



# SOUTH BELT **CENTRAL**

*BUSINESS PARK PHASE III*

**14041 JOURNEY RD  
HOUSTON, TX 77048**



**WEBSITE**

## **BUILDING 11 | ± 373,709 SF CROSS DOCK**

AVAILABLE FOR SALE OR LEASE | DELIVERING 11/1/2025



**CUSHMAN &  
WAKEFIELD**

WHERE **CONVENIENCE** &  
**ACCESSIBILITY** INTERSECT



**GREAT VISIBILITY & ACCESS** *FROM BELTWAY 8*

**2.7 MILES TO HWY 288**, PROVIDING  
CONVENIENT ACCESS TO THE  
**TEXAS MEDICAL CENTER & DOWNTOWN HOUSTON**

**QUICK ACCESS FROM**  
**SOUTHWEST & SOUTHEAST** *SUBMARKETS*

**101,971**  
**CARS PASS DAILY**  
ON BELTWAY 8

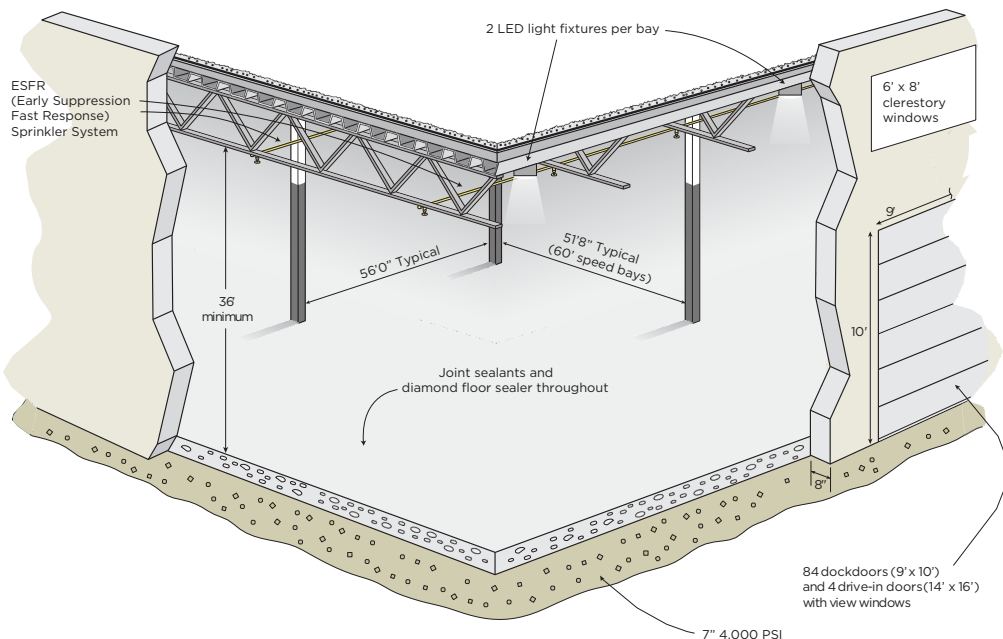
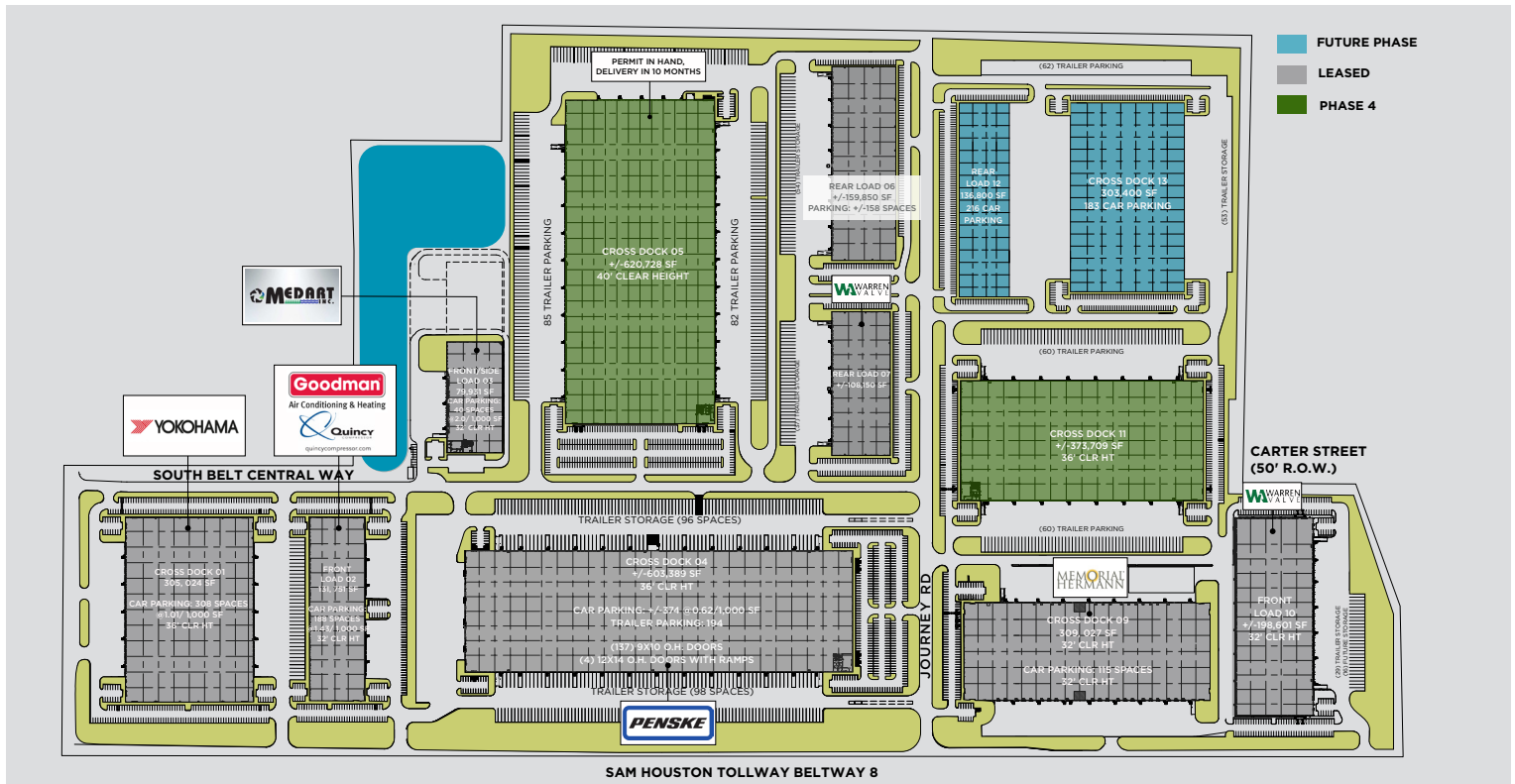
**CLOSE TO**  
**A MILE**  
*OF FRONTAGE ALONG*  
**BELTWAY 8**

**INFILL** / **HIGH**  
**LOCATION** / **DENSITY**  
*RESIDENTIAL ACCESS*



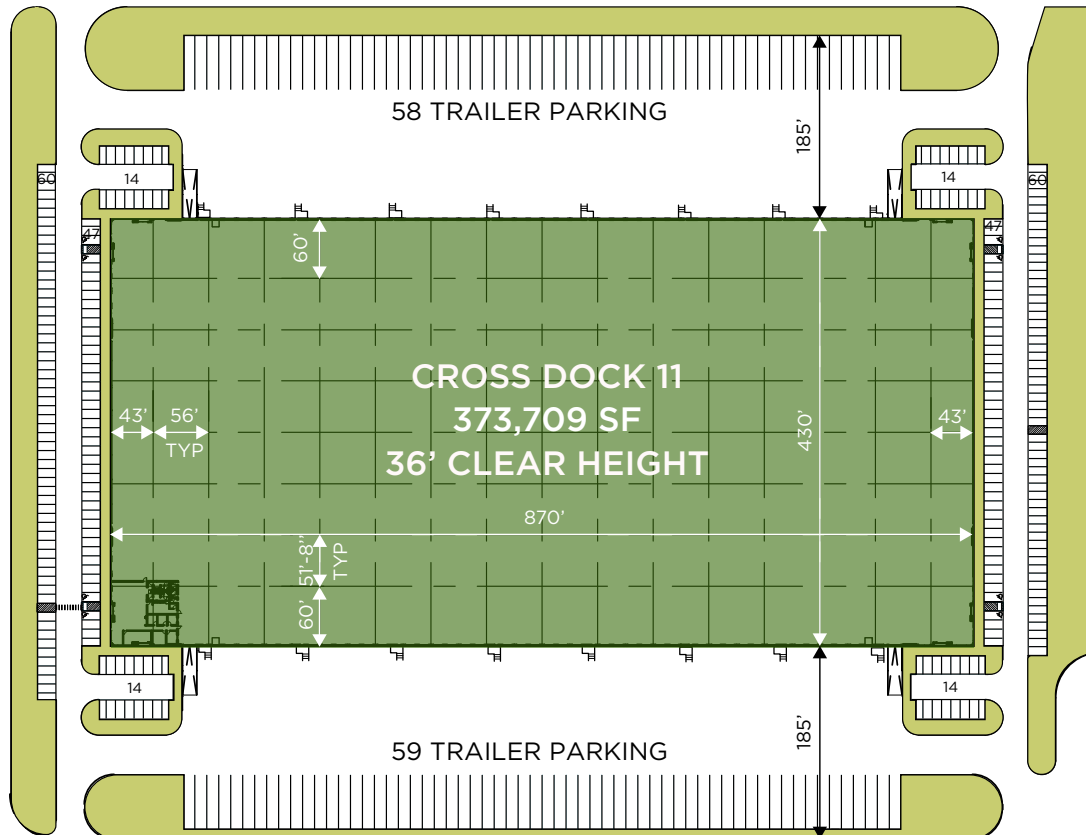
# PROPERTY FEATURES

- Convenient access to both the southwest and southeast submarkets.
- Building 11 is located in South Belt Central Business Park with easy and convenient access to Beltway 8.
- Park has six curb cuts along Beltway 8. Nine total points of ingress/egress.
- Right-hand turn lane onto Journey Rd and signalized intersection at BW8 & Cottingham Rd
- Regional fire water pump facility and distribution: regional fire water distribution loop and pump facility are complete and are accessible to the entire business park.



# BUILDING 11

*UNDER CONSTRUCTION Q3 2025 DELIVERY*



373,709 SF (DIVISIBLE)



4,231 SF SPEC OFFICE



1 AIR CHANGE PER HOUR EXHAUST FANS



117 TRAILER PARKING



185' TRUCK COURT



JOINT SEALANTS AND DIAMOND FLOOR SEALER THROUGHOUT



36' CLEAR



56' x 51'-8" COLUMN SPACING W/ 60' SPEED BAYS



SIX (6) 40 LB. MECHANICAL DOCK LEVELERS



268 CAR PARKING



ESFR SPRINKLERS



2 LED LIGHT FIXTURES PER BAY



84 DOCK DOORS



4 DRIVE IN RAMPS



**FOR MORE INFO:**

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