



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

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**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

SIZE

42000 sqft. total

2000 sqft. to 42000 sqft. available

HIGHLIGHTS

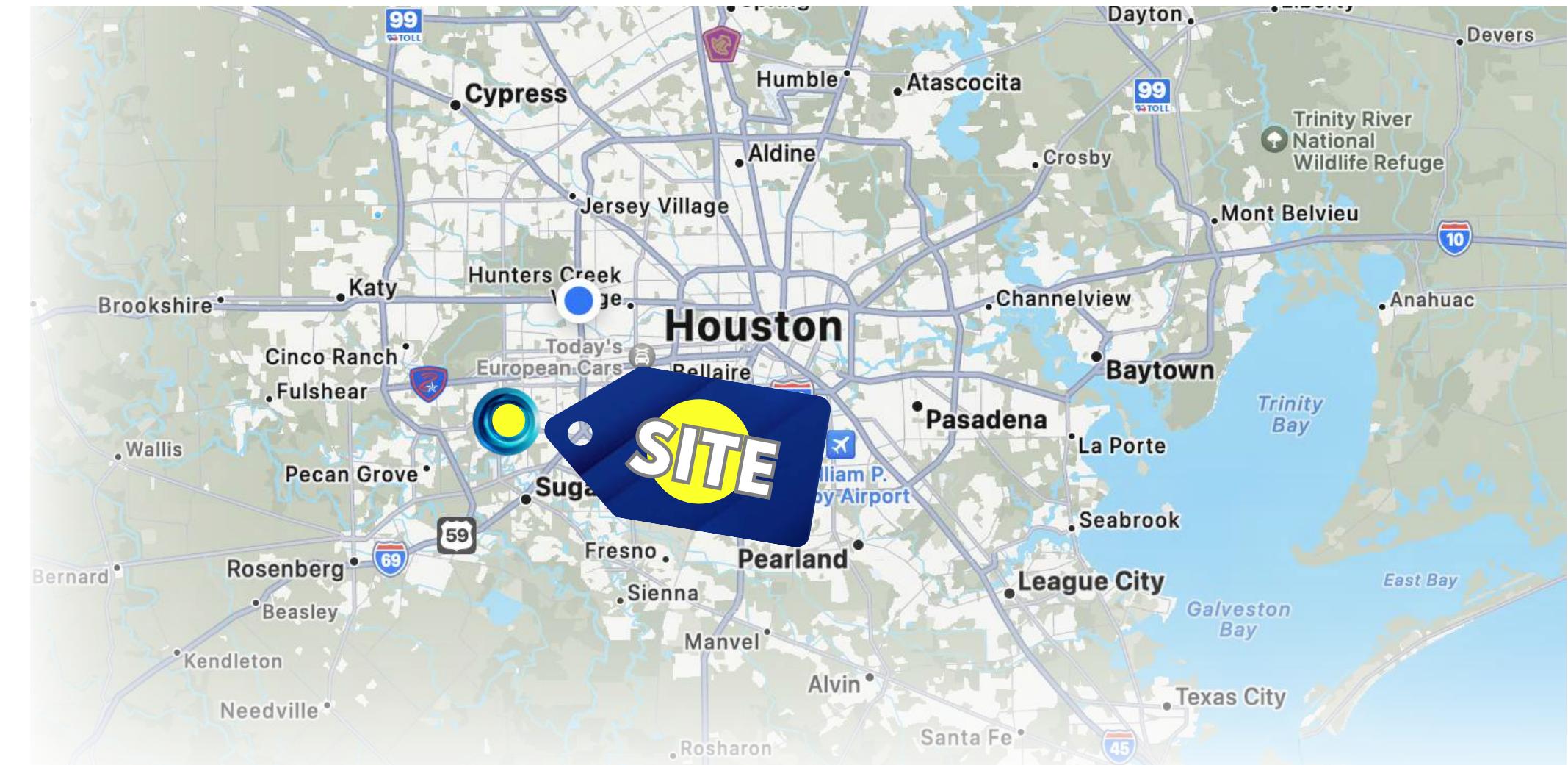
- Flexible Unit Sizes: Scalable spaces to fit various business needs.
- Clear Height: 21' (24' at apex) – Ideal for storage and operations.
- Zoning: Suitable for warehouse, distribution, light manufacturing, and showroom use.
- Accessibility: Easy access to major highways (U.S. 59, Beltway 8, Grand Parkway).
- Loading Options: Grade-level roll-up doors for efficient loading/unloading.
- Modern Infrastructure: High-quality construction with energy-efficient features.
- Ample Parking: Dedicated parking for tenants and customers.
- Prime Location: Growing business hub in Sugar Land with strong economic growth.
- Sale & Lease Options: Ideal for owner-occupants, investors, and tenants.

TRAFFIC COUNTS

West Bellfort Street 16,944 VPD

PRICE

Ask Broker

**DEMOGRAPHICS**

	1 mile	3 mile
Population	10,095	136,123
Median HH Income	\$68,705	\$77,695
Population Growth '24-'29	↑19.39%	↑16.81%





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**16230 West Bellfort Sugar Land,
Texas 77498**



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