



# SOUTH BELT **CENTRAL**

BUSINESS PARK PHASE III

14041 JOURNEY RD  
HOUSTON, TX 77048



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

AVAILABLE FOR SALE OR LEASE | AVAILABLE NOW

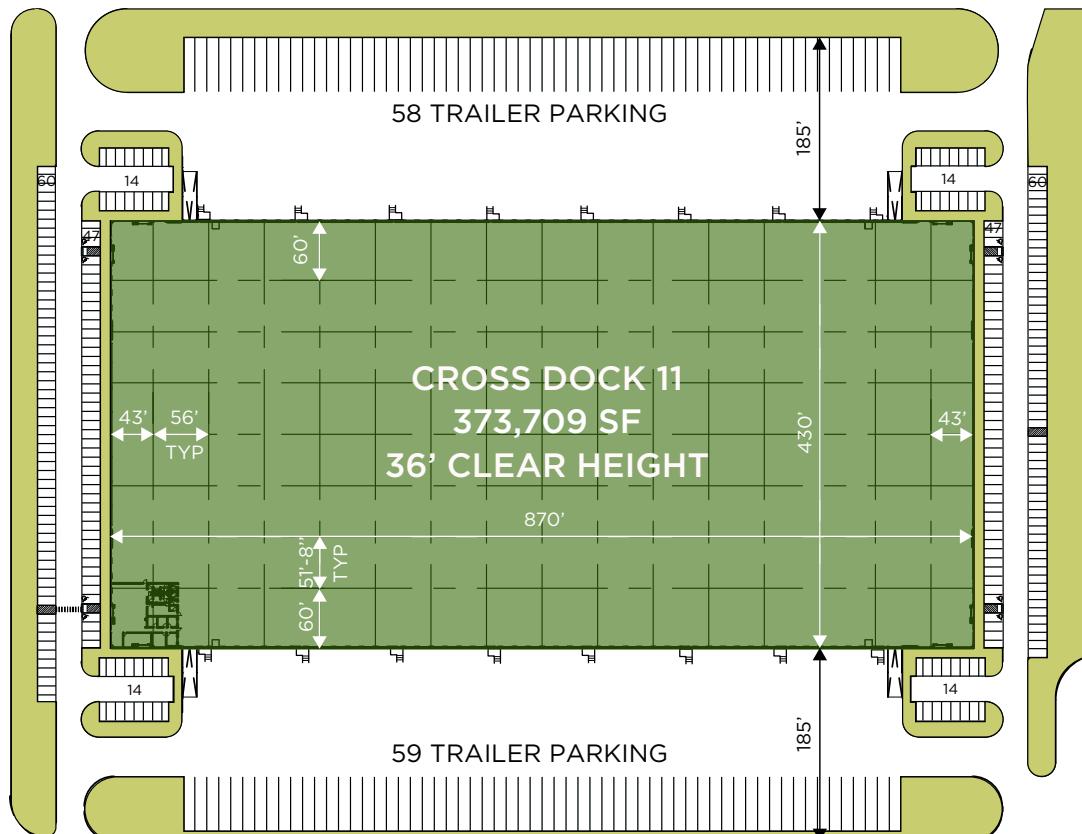


WHERE **CONVENIENCE** &  
**ACCESSIBILITY** INTERSECT



# BUILDING 11

AVAILABLE NOW



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



FOUR (4) 40 LB. MECHANICAL DOCK LEVELERS



268 CAR PARKING



ESFR SPRINKLERS



2 LED LIGHT FIXTURES PER BAY



84 DOCK DOORS



4 DRIVE IN RAMPS



# OFFICE FLOOR PLAN

4,342 SF





**GREAT** VISIBILITY &  
ACCESS FROM BELTWAY 8

2.7 MILES TO HWY 288, PROVIDING  
CONVENIENT ACCESS TO THE

**TEXAS MEDICAL** & **DOWNTOWN**  
CENTER HOUSTON

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

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

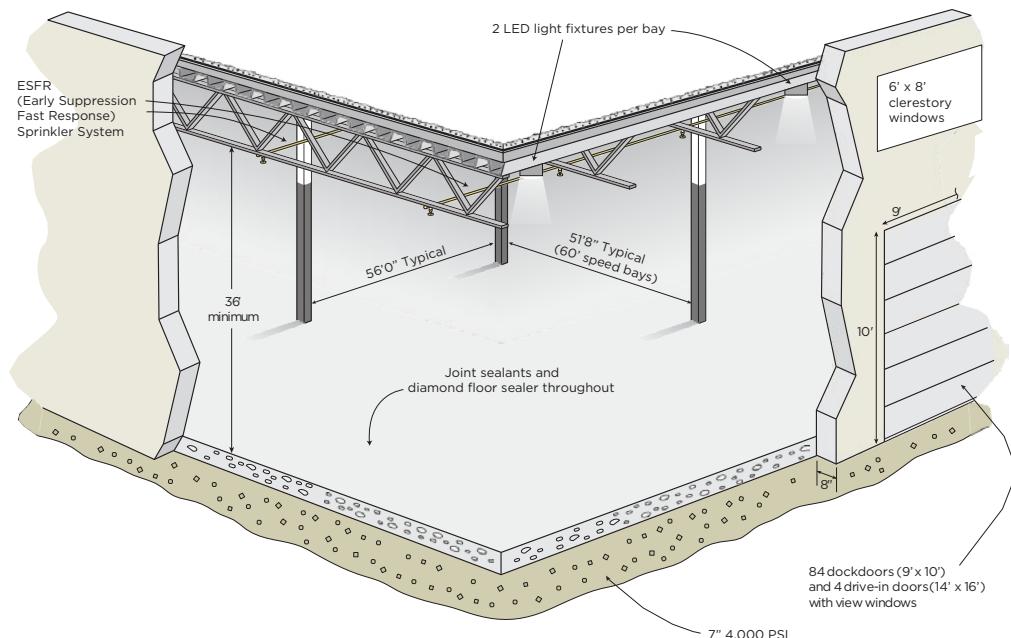
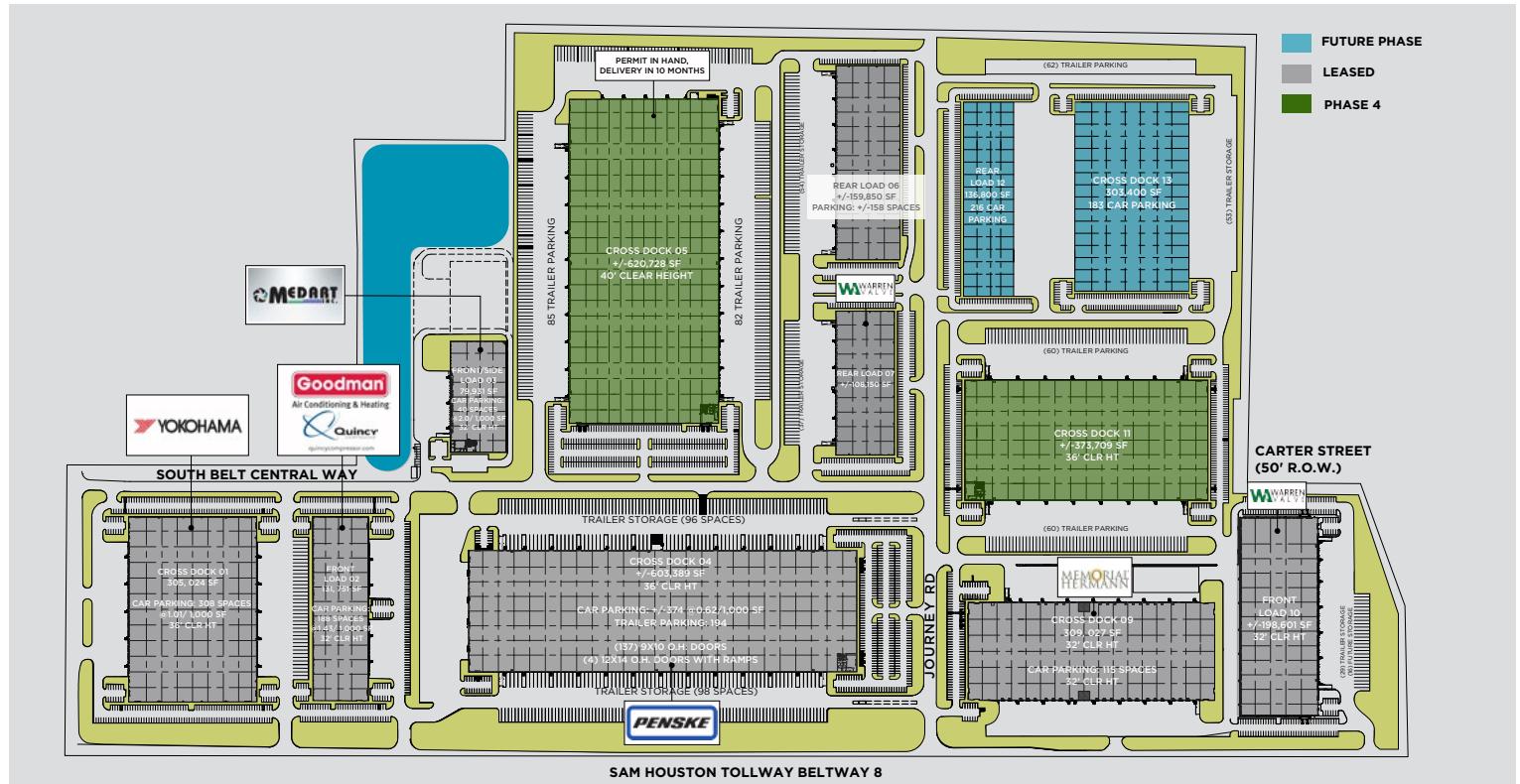
CLOSE TO  
**A MILE**  
OF FRONTEAGE ALONG  
**BELTWAY 8**

**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.





## FOR MORE INFO:

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