



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 | AVAILABLE NOW

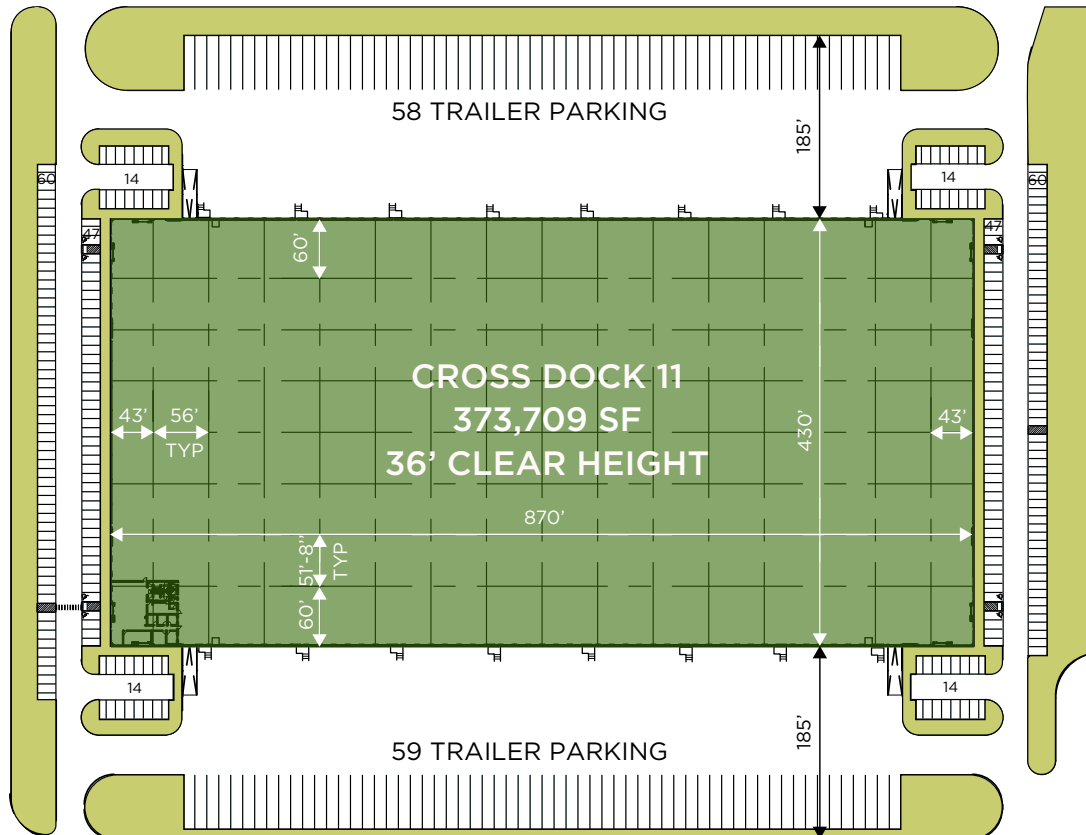
















CUSHMAN &
WAKEFIELD

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 CENTER & DOWNTOWN HOUSTON

QUICK ACCESS FROM
SOUTHWEST & SOUTHEAST *SUBMARKETS*

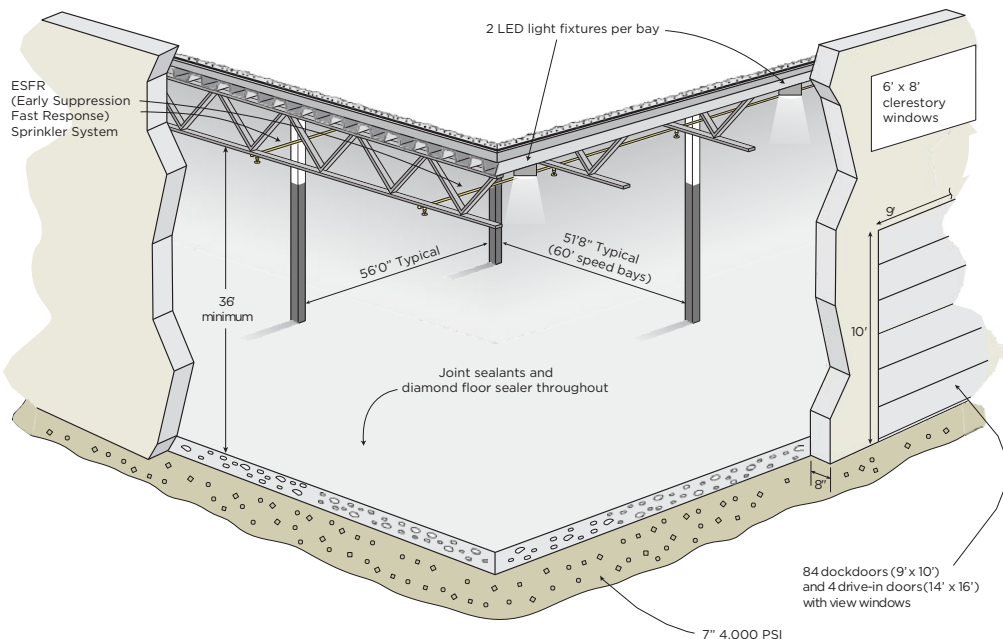
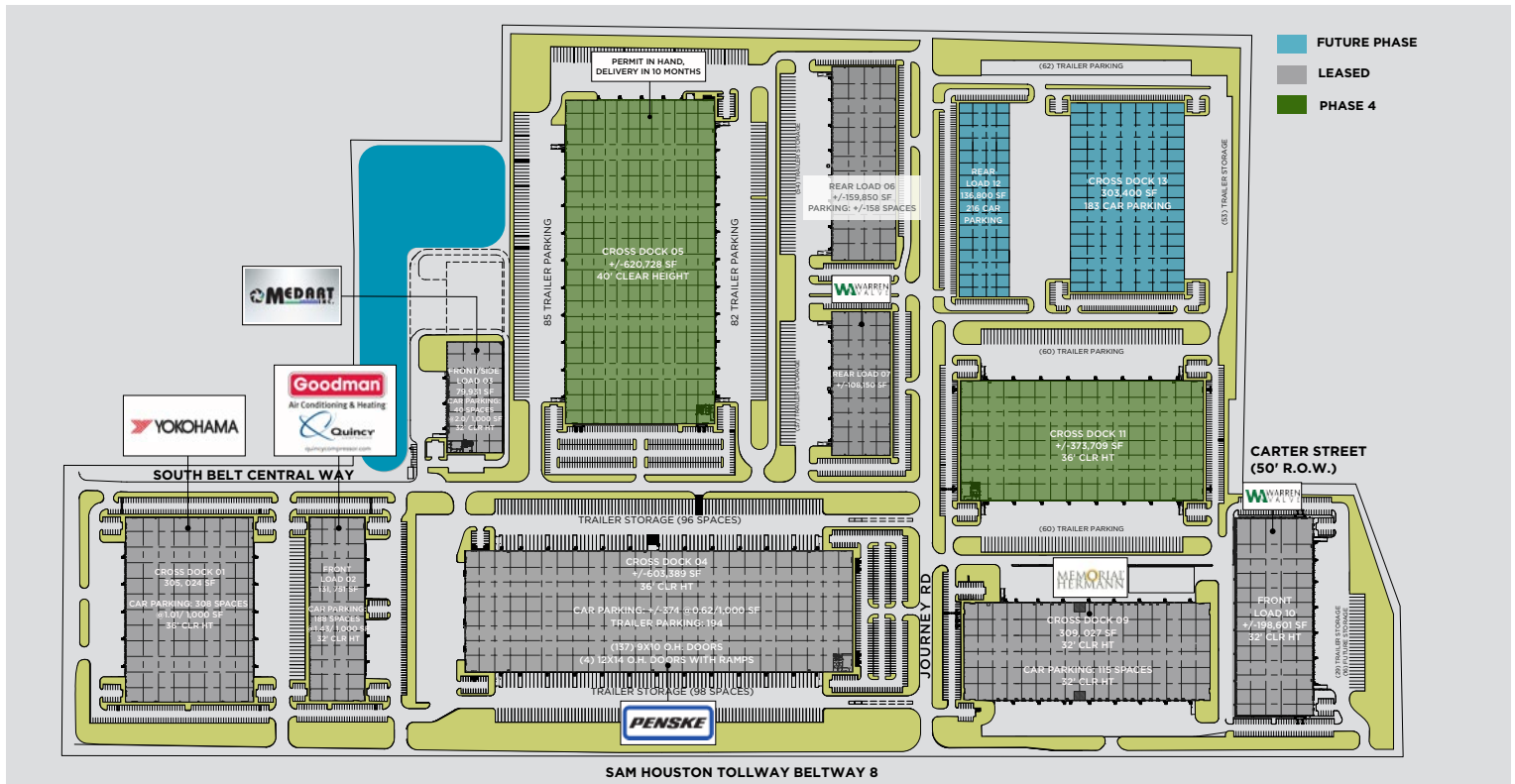
101,971
CARS PASS DAILY
ON BELTWAY 8

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.





FOR MORE INFO:

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WAKEFIELD**