

DELIVERING Q2 2027



SOUTHBELT 35

LOGISTICS CENTER

FOR SALE OR LEASE

157,920 SF, FREE-STANDING BUILDING

7559 South Sam Houston Parkway E > Houston, Texas 77075



SOUTHBELT 35

LOGISTICS CENTER



SOUTHBELT 35 LOGISTICS CENTER is a premier 157,920-square-foot Class-A industrial distribution facility located in the fast-growing South Houston industrial submarket.

Strategically positioned with frontage along Beltway 8 and two points of access, this free-standing building provides seamless connectivity to Houston's major thoroughfares. Designed with operational efficiency in mind, the property features auto parking ratios above city requirements, multiple access points, and the ability to fully fence and secure the site.

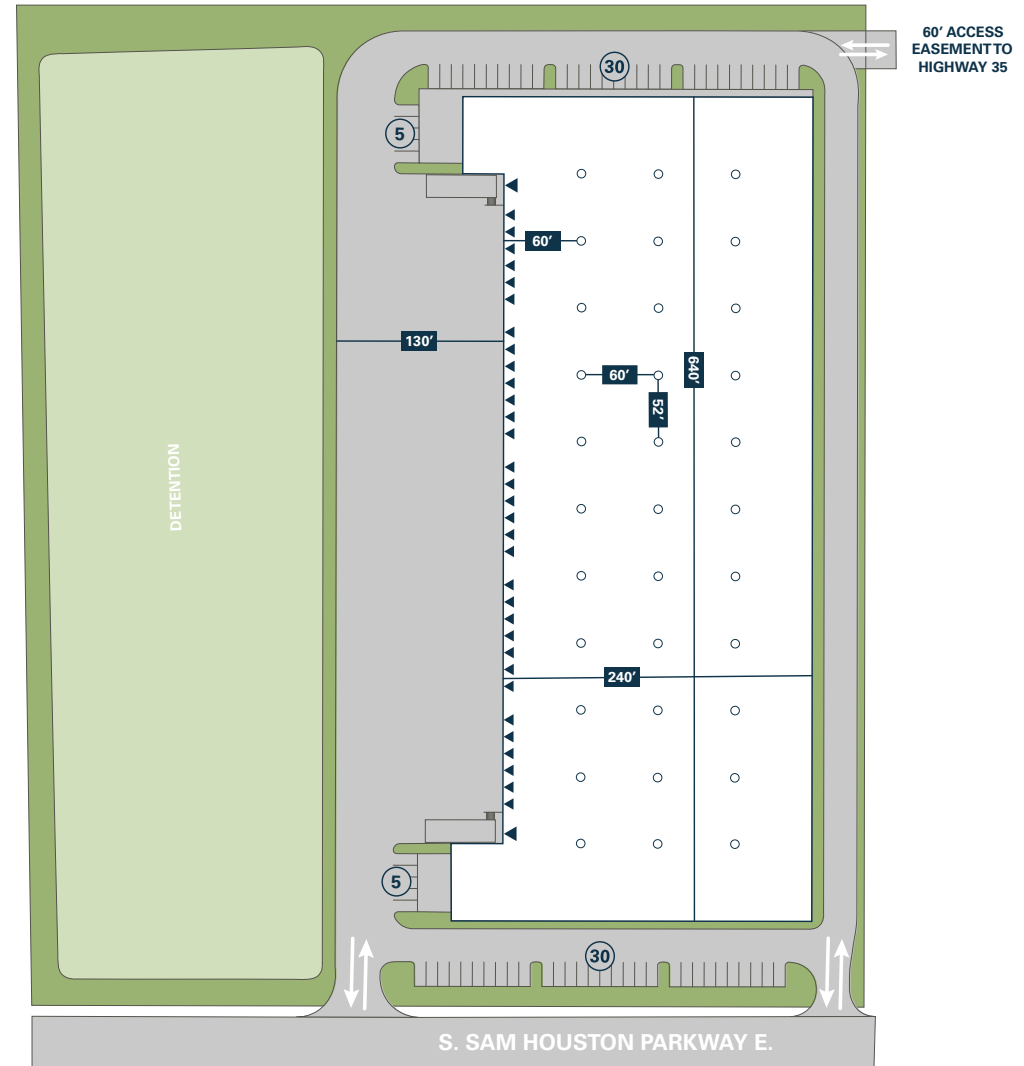
SITE PLAN

Building Size	157,920 SF
Office	BTS
Loading	Front-Load
Clear Height	32'
Building Dimensions	640' x 240'
Column Spacing	60' x 52'
Speed Bay	60'
Truck Court	130'
Dock-High Doors	32
Drive-In Doors	2
Car Parking	70 Spaces
Sprinkler	ESFR
Access Points	2 (with 3rd Option Available to Highway 35)

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SITE

INGRESS & EGRESS

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SITE LOCATION

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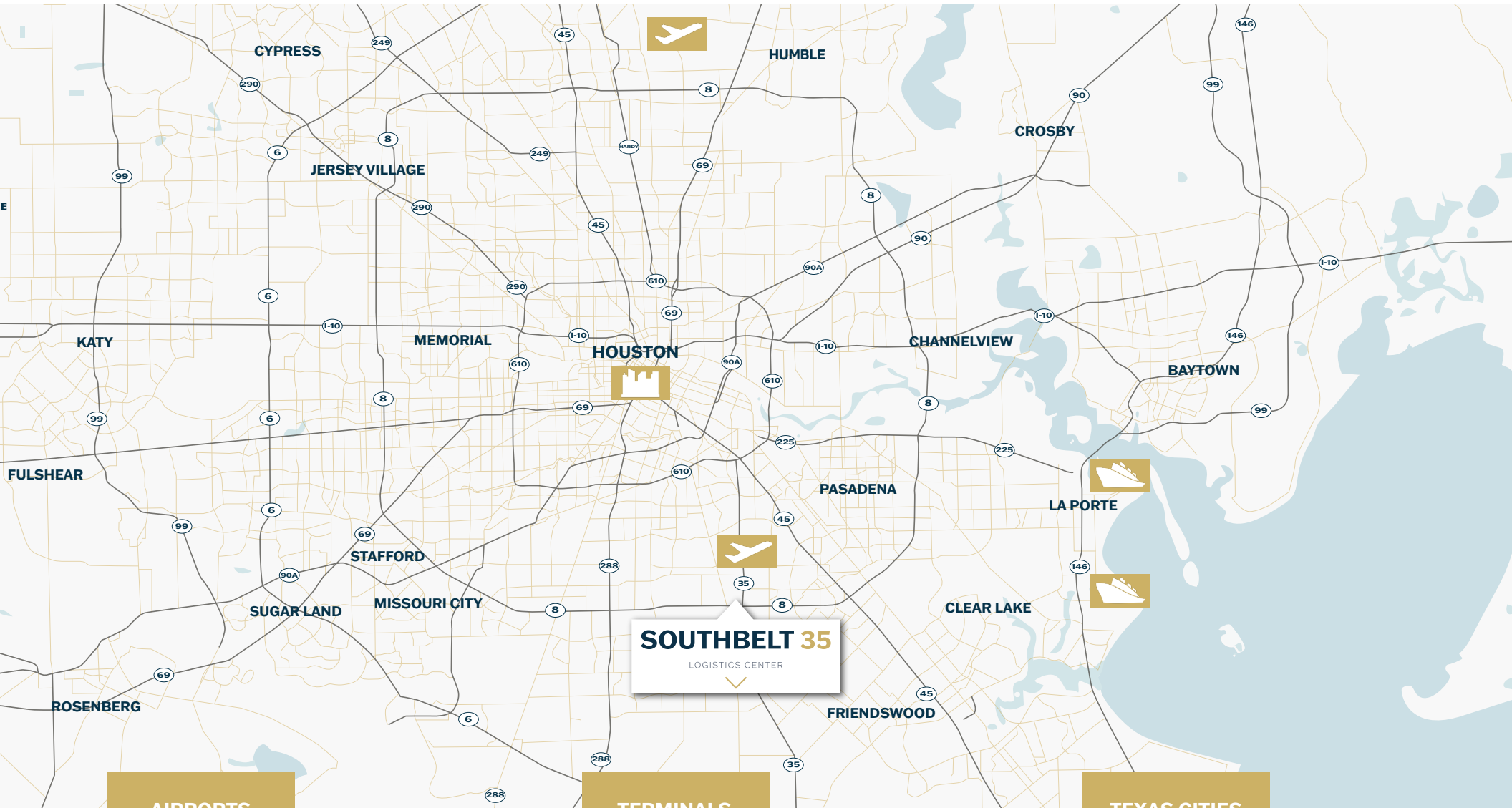
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SITE CONNECTIVITY

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AIRPORTS

William P. Hobby Aiport (HOU) 4 Miles
 Bush Intercontinental (IAH) 33 Miles

TERMINALS

Bayport Container Terminal 20 Miles
 Barbours Cut Terminal 22 Miles

TEXAS CITIES

Houston, Texas CBD 18 Miles
 Austin, Texas 178 Miles
 San Antonio, Texas 210 Miles
 Dallas, Texas 257 Miles

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LEASING & SALES TEAM

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