



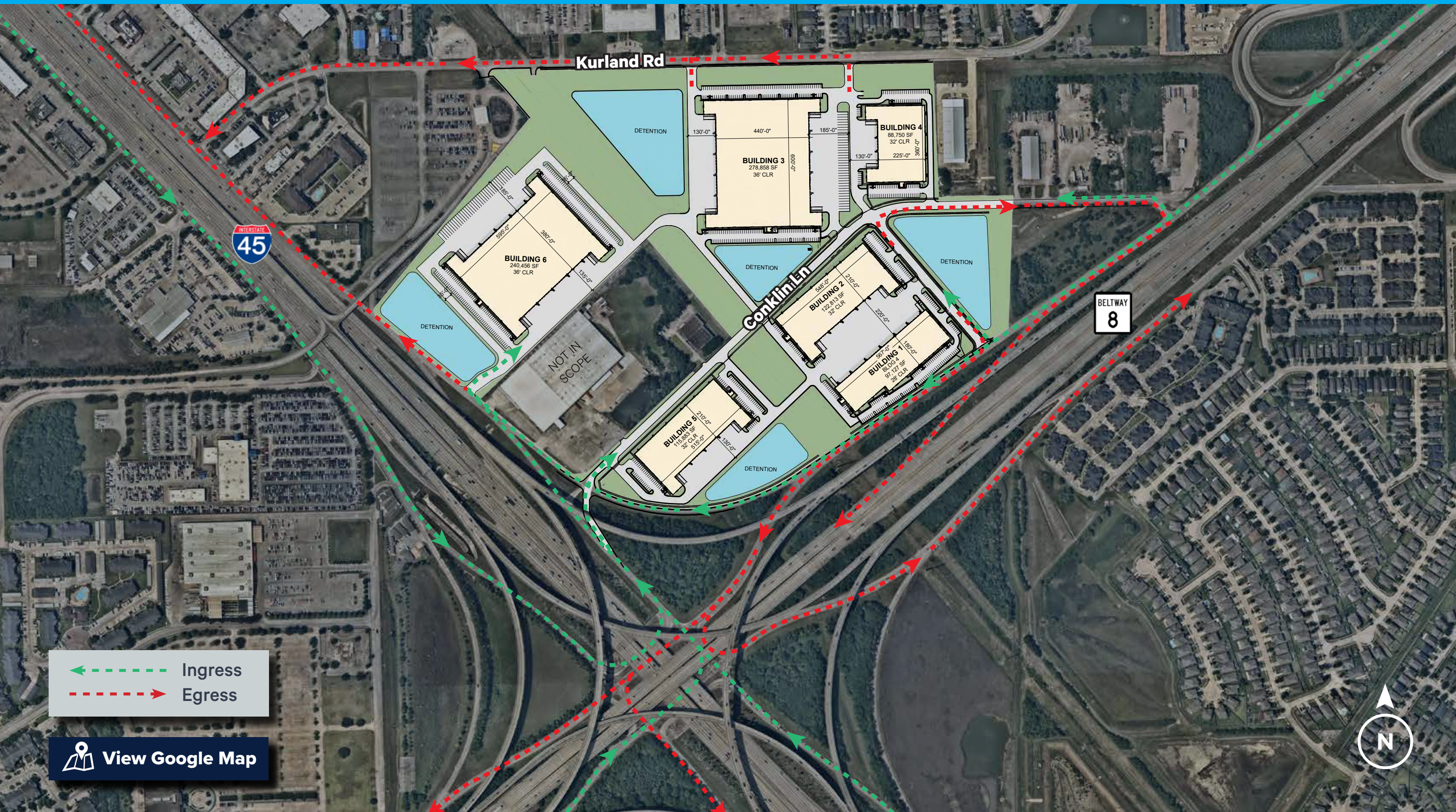
For Lease

New Six Building Class A Business Park
±88,749 – ±278,864 SF on ±72.5 Acres

CBRE Investment
Management

Trammell Crow Company

CBRE



 Ingress

 Egress

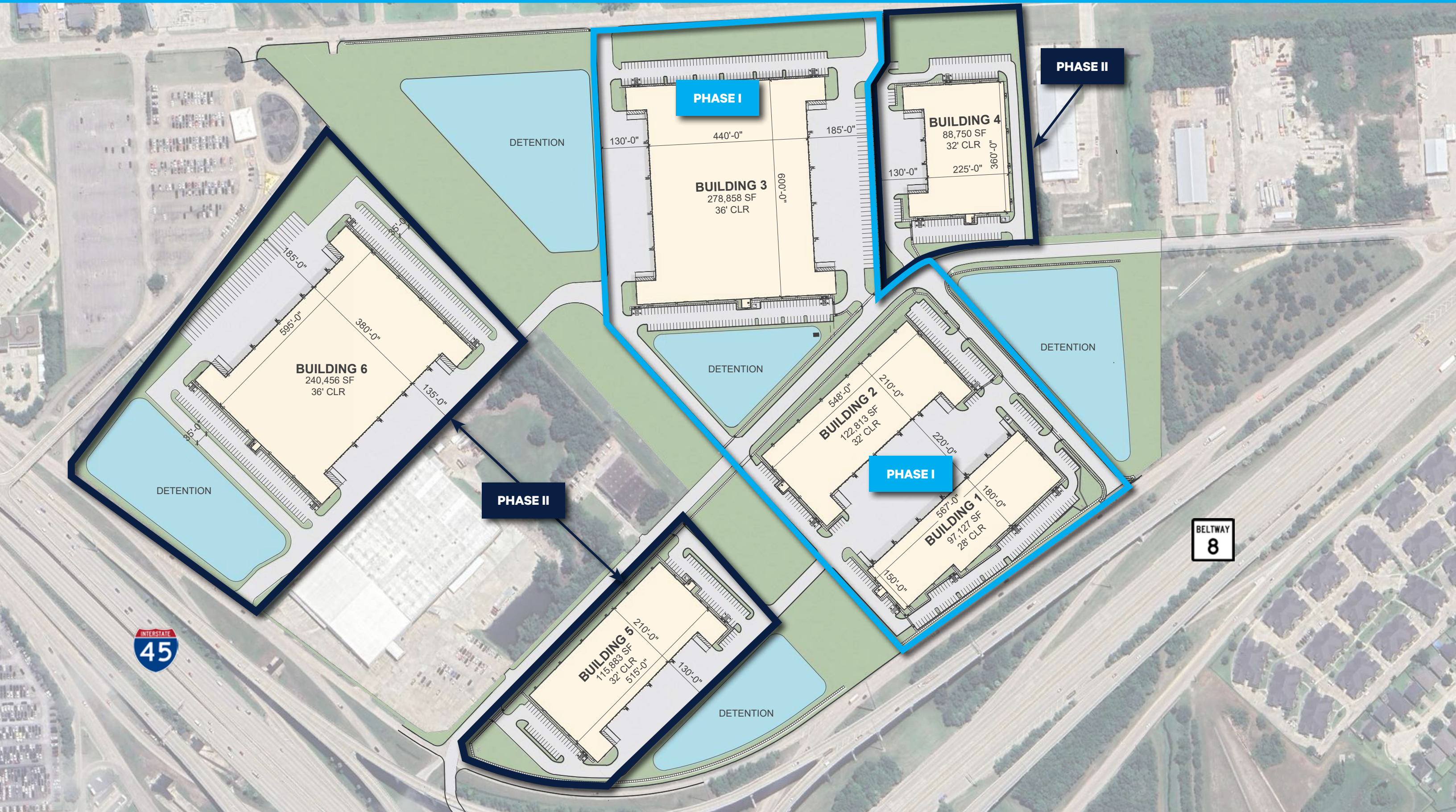
 [View Google Map](#)

AERIAL VIEW



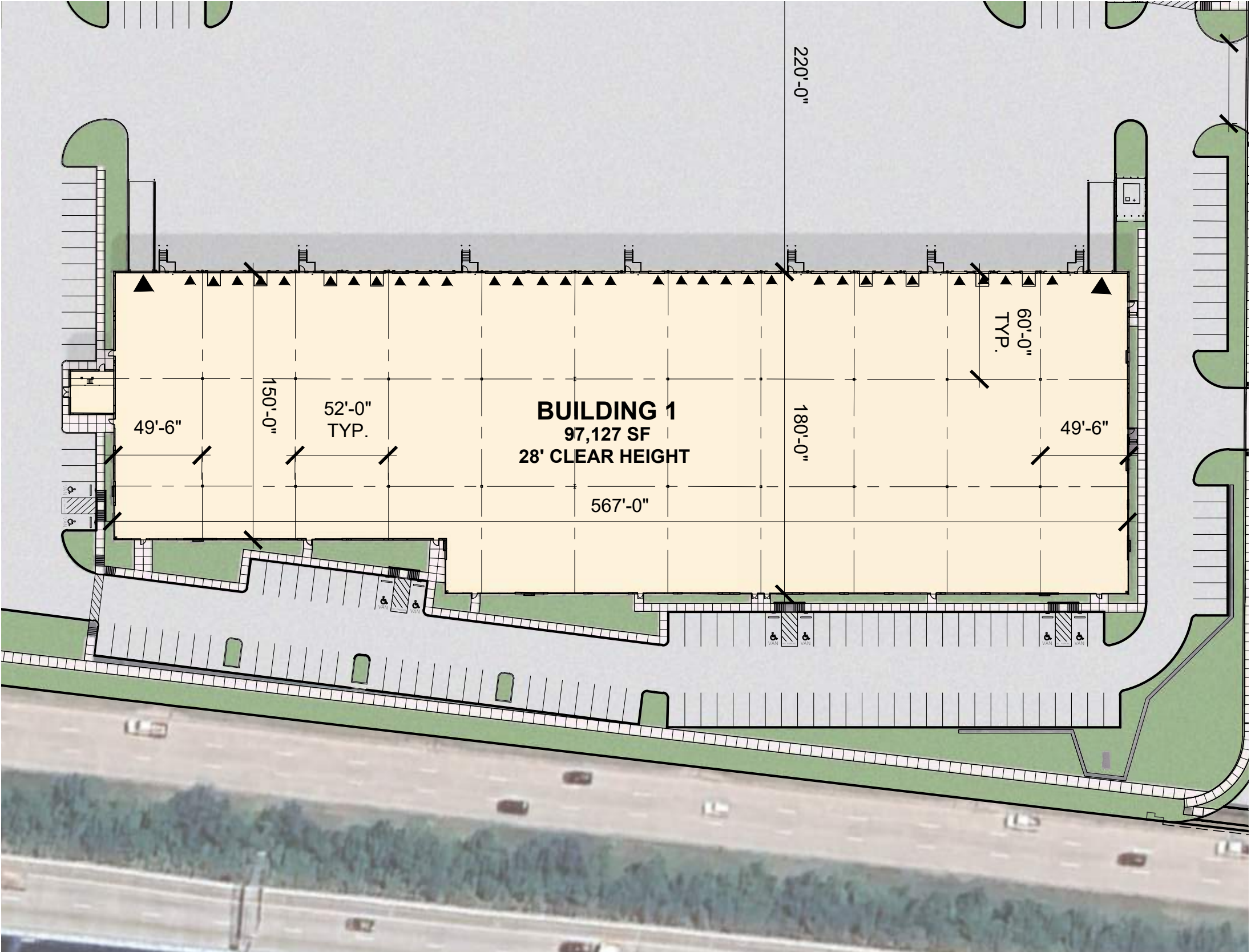
PHASE 1			PHASE 2		
BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
Rear-load	Front-load	Cross-dock	Front-load	Front-load	Cross-dock
97,127 SF	122,813 SF	278,858 SF	88,750 SF	115,883 SF	240,456 SF
28' Clear Height	32' Clear Height	36' Clear Height	32' Clear Height	32' Clear Height	36' Clear Height
150-180' Bldg Depth	210' Bldg Depth	440' Bldg Depth	225' Bldg Depth	210' Bldg Depth	380' Bldg Depth

SITEPLAN



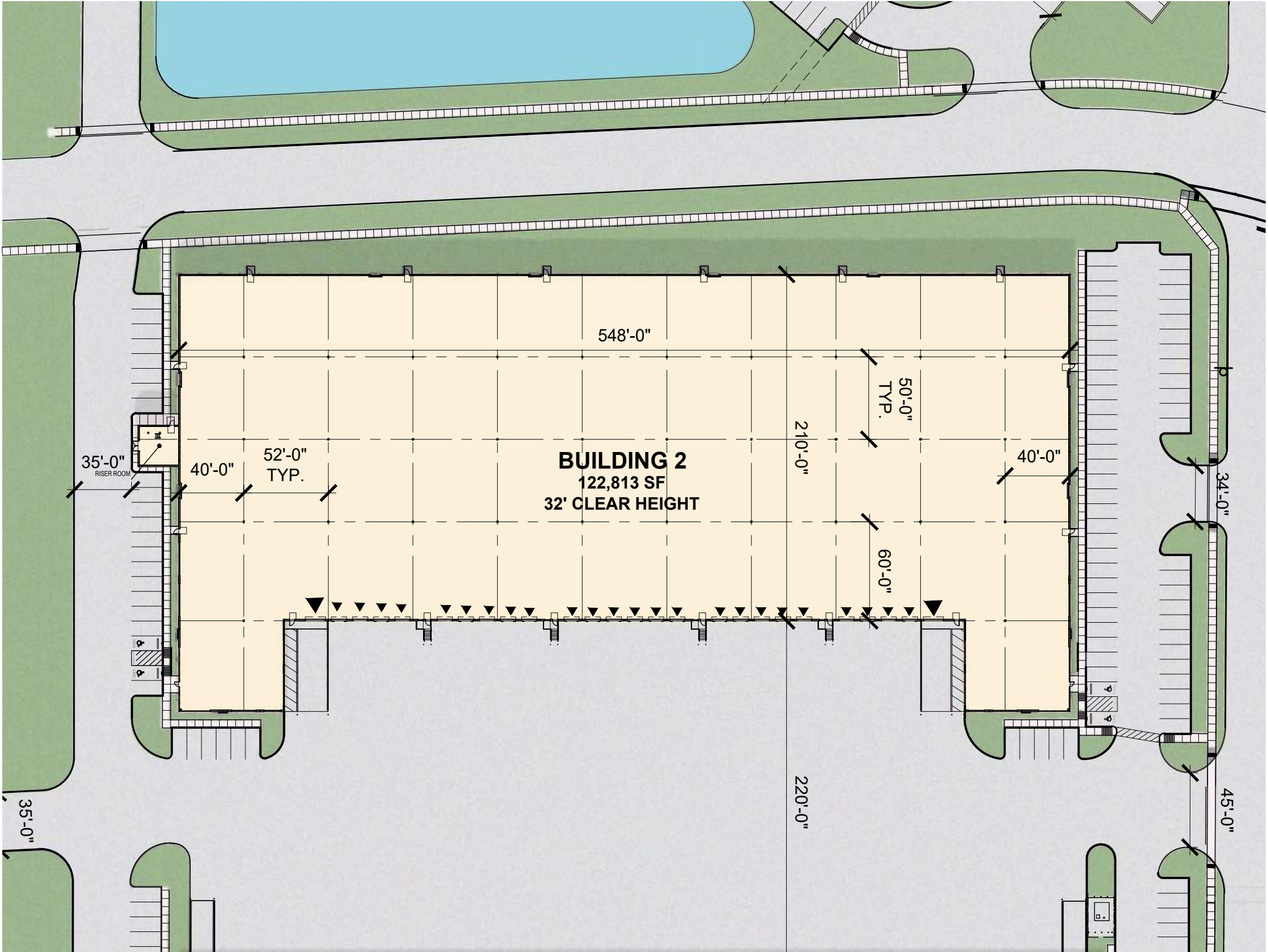
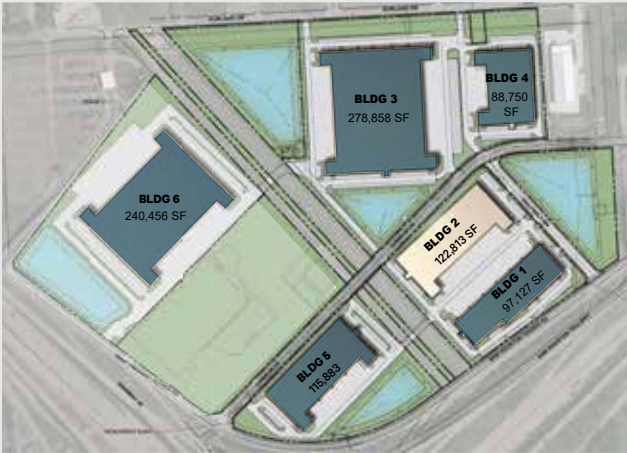
Building Features

Total SF:	±97,127 SF
Configuration:	Rear Load (Divisible)
Building Depth:	150'-180'
Clear Height:	28'
Column Spacing:	60' x 52'
Dock Doors:	33 (9'x10')
Ramp Doors:	2 (12'x14')
Car Parking:	131 spaces
Sprinkler:	ESFR



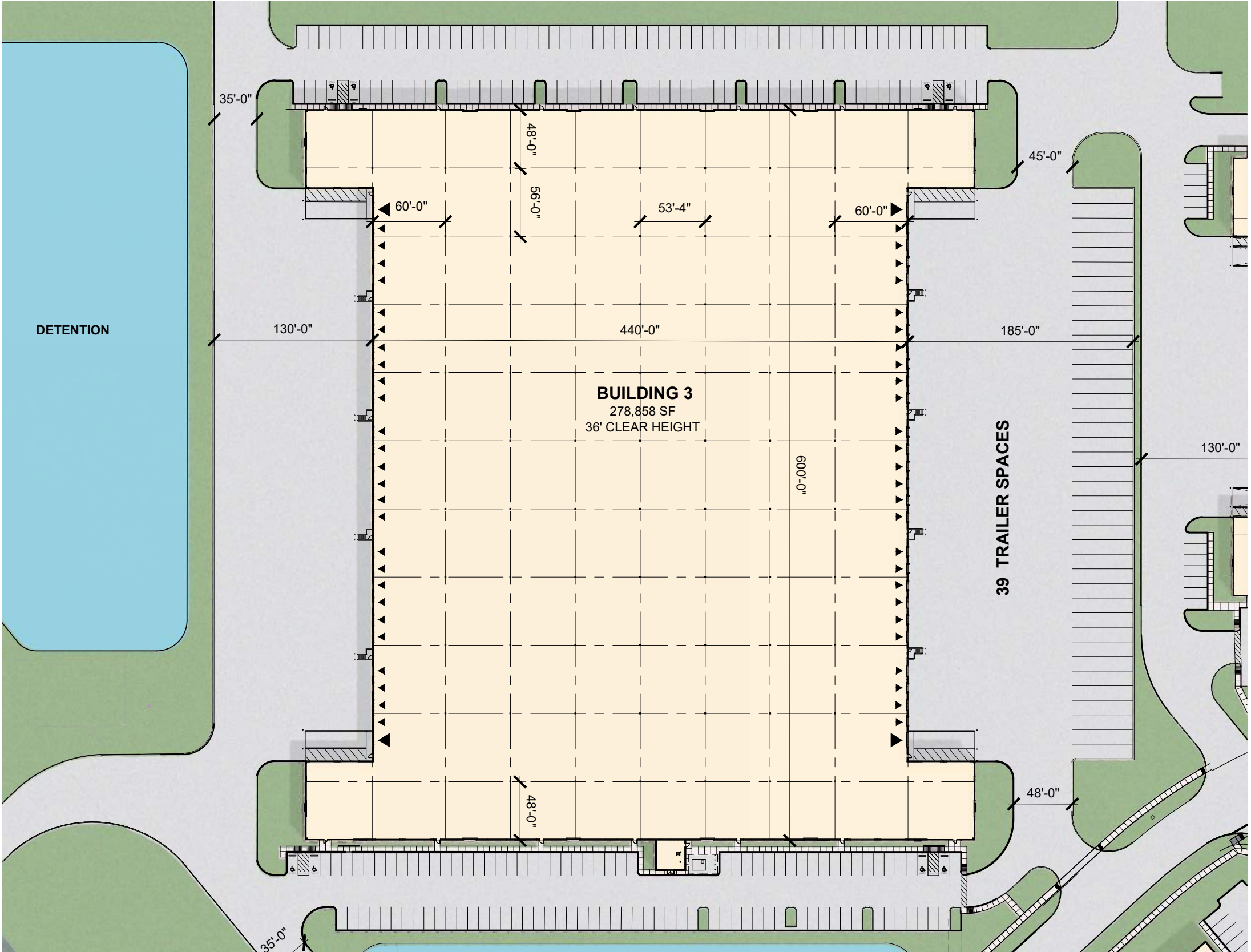
Building Features

Total SF:	±122,813 SF
Configuration:	Front Load (Divisible)
Building Depth:	210'
Clear Height:	32'
Column Spacing:	50' x 52'
Dock Doors:	24 (9'x10')
Ramp Doors:	2 (12'x14')
Car Parking:	77 spaces
Sprinkler:	ESFR



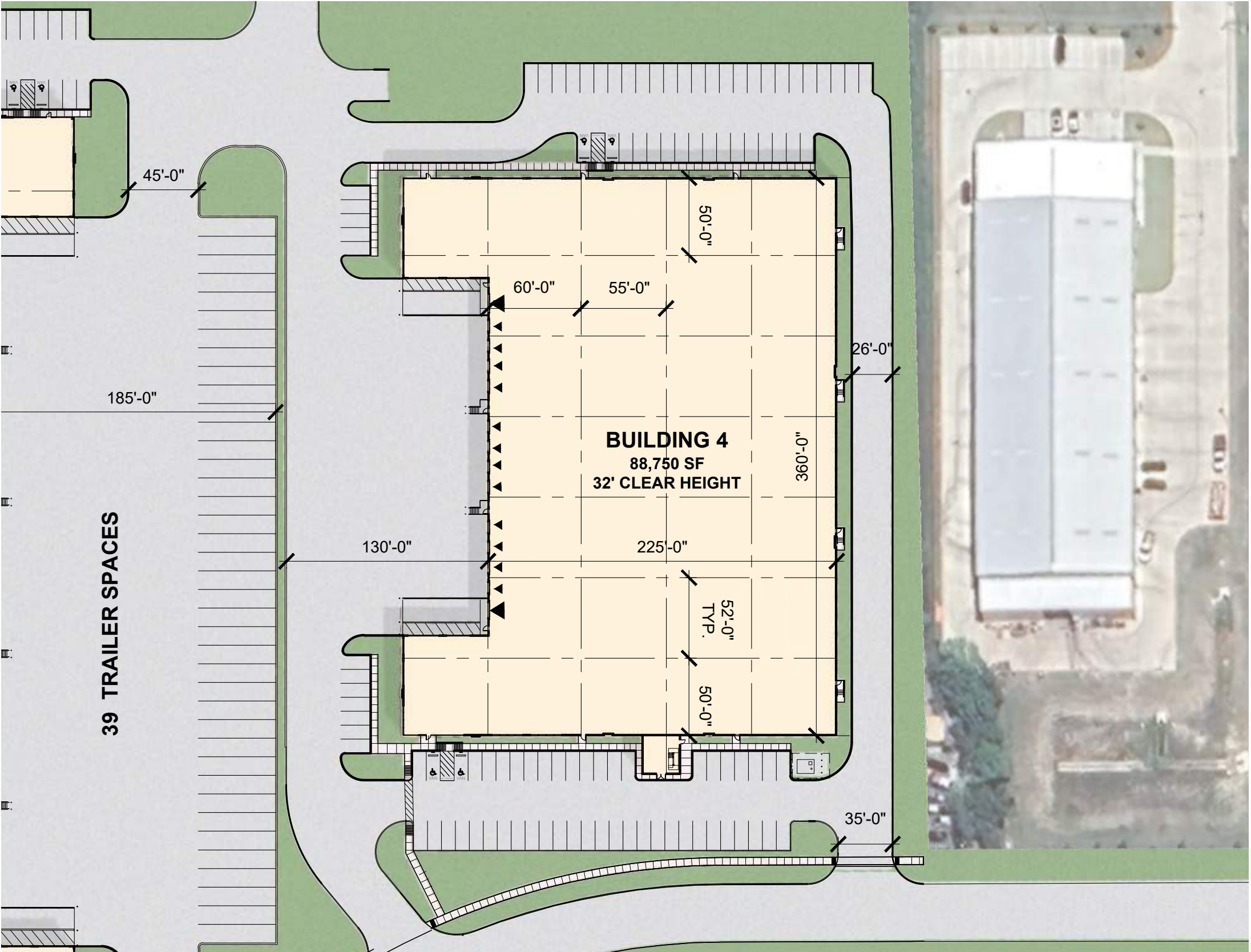
Building Features

Total SF:	±278,858 SF
Configuration:	Cross Dock (Divisible)
Building Depth:	440'
Clear Height:	36'
Column Spacing:	56' x 53.4'
Dock Doors:	52 (9'x10')
Ramp Doors:	4 (12'x14')
Trailer Parking:	39 spaces
Car Parking:	238 spaces
Sprinkler:	ESFR



Building Features

Total SF:	±88,750 SF
Configuration:	Front Load (Divisible)
Building Depth:	225'
Clear Height:	32'
Column Spacing:	55' x 52'
Dock Doors:	12 (9'x10')
Ramp Doors:	2 (12'x14')
Car Parking:	85 spaces
Sprinkler:	ESFR



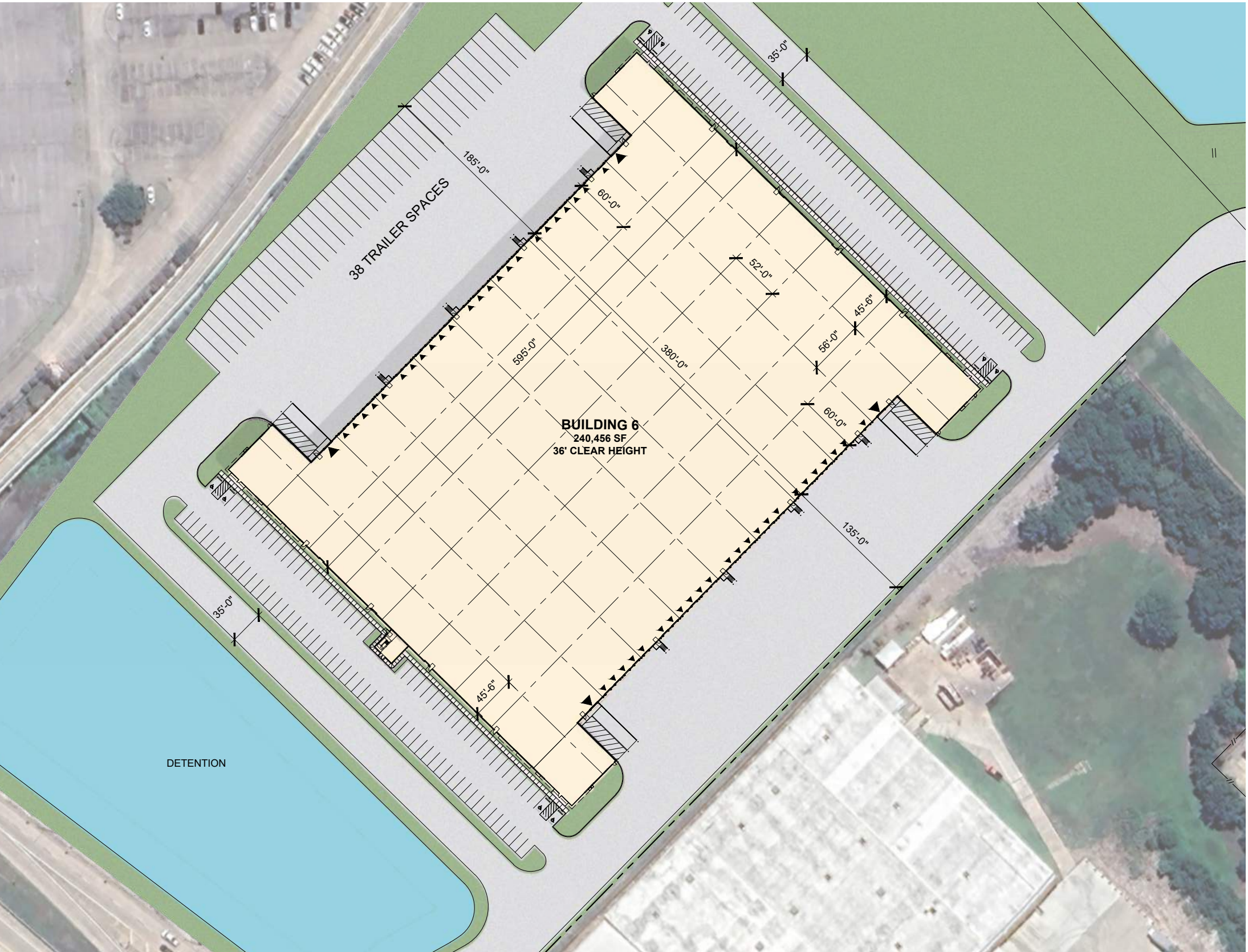
Building Features

Total SF:	±115,883 SF
Configuration:	Front Load (Divisible)
Building Depth:	210'
Clear Height:	32'
Column Spacing:	50' x 52'
Dock Doors:	23 (9'x10')
Ramp Doors:	2 (12'x14')
Car Parking:	85 spaces
Sprinkler:	ESFR



Building Features

Total SF:	±240,456 SF
Configuration:	Cross Dock (Divisible)
Building Depth:	380'
Clear Height:	36'
Column Spacing:	52' x 56'
Dock Doors:	48 (9'x10')
Ramp Doors:	4 (12'x14')
Trailer Parking:	38 spaces
Car Parking:	220 spaces
Sprinkler:	ESFR



AERIAL VIEW





GULFBELT

LOGISTICS PARK

For additional information, please contact:

Jason Dillee

Executive Vice President

T +1 713 577 1796

C +1 832 741 0733

jason.dillee@cbre.com

Cape Bell

Senior Vice President

T +1 713 577 1737

C +1 713 882 0899

cape.bell@cbre.com

Kayla Ripple

Transaction Manager

T +1 713 577 1731

C +1 281 546 5044

kayla.ripple@cbre.com

Trammell Crow Company, founded in 1948, is one of the nation's leading developers, operators and investors in real estate. The company has developed or acquired over 3,000 properties with a value exceeding \$90 billion. The philosophy of Trammell Crow Company is built upon the commitment of servicing the needs of its customers, employees and communities through a network of local partners who understand the specific dynamics of their local markets.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

