



NEAR BELTWAY 8 & BEAMER RD



NOW UNDER CONSTRUCTION

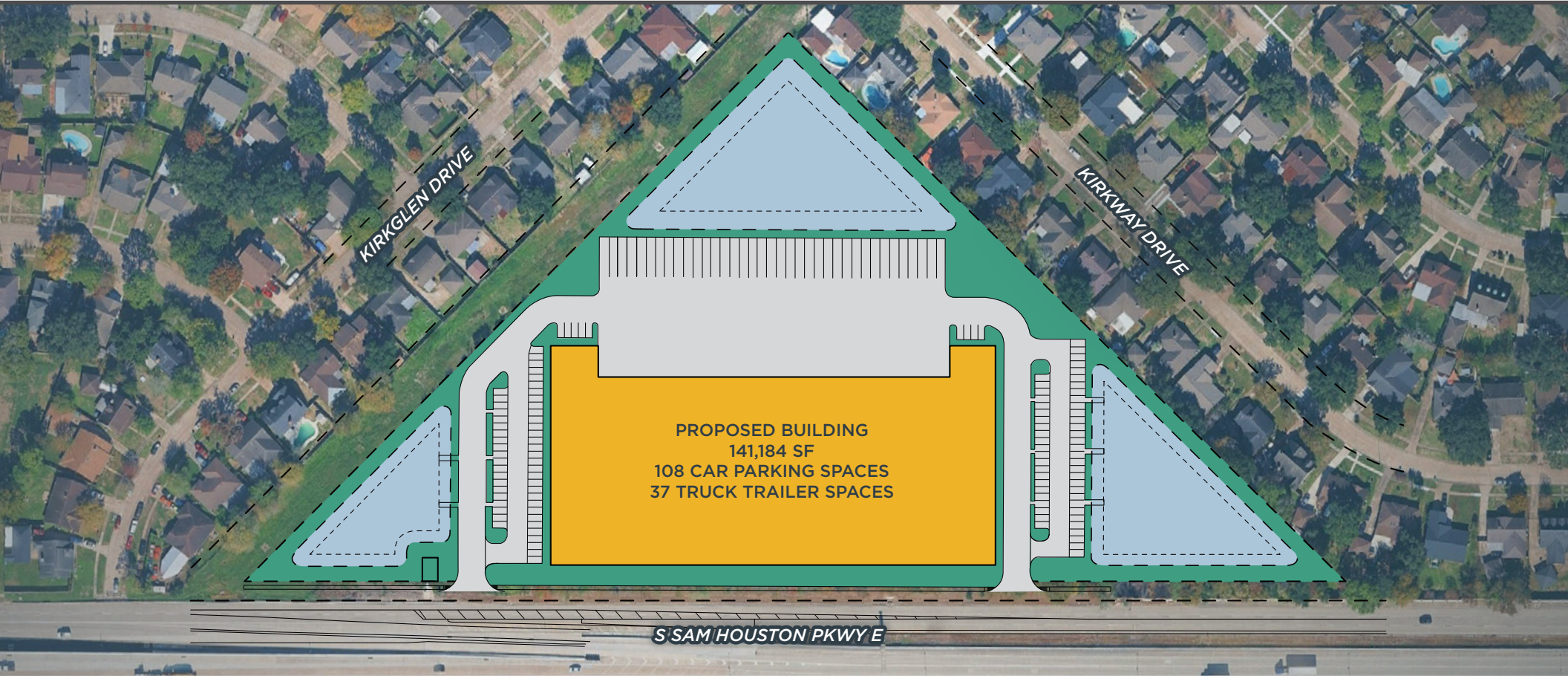
141,184 SF FOR SALE OR LEASE

SOUTH X SOUTHEAST LOGISTICS CENTER

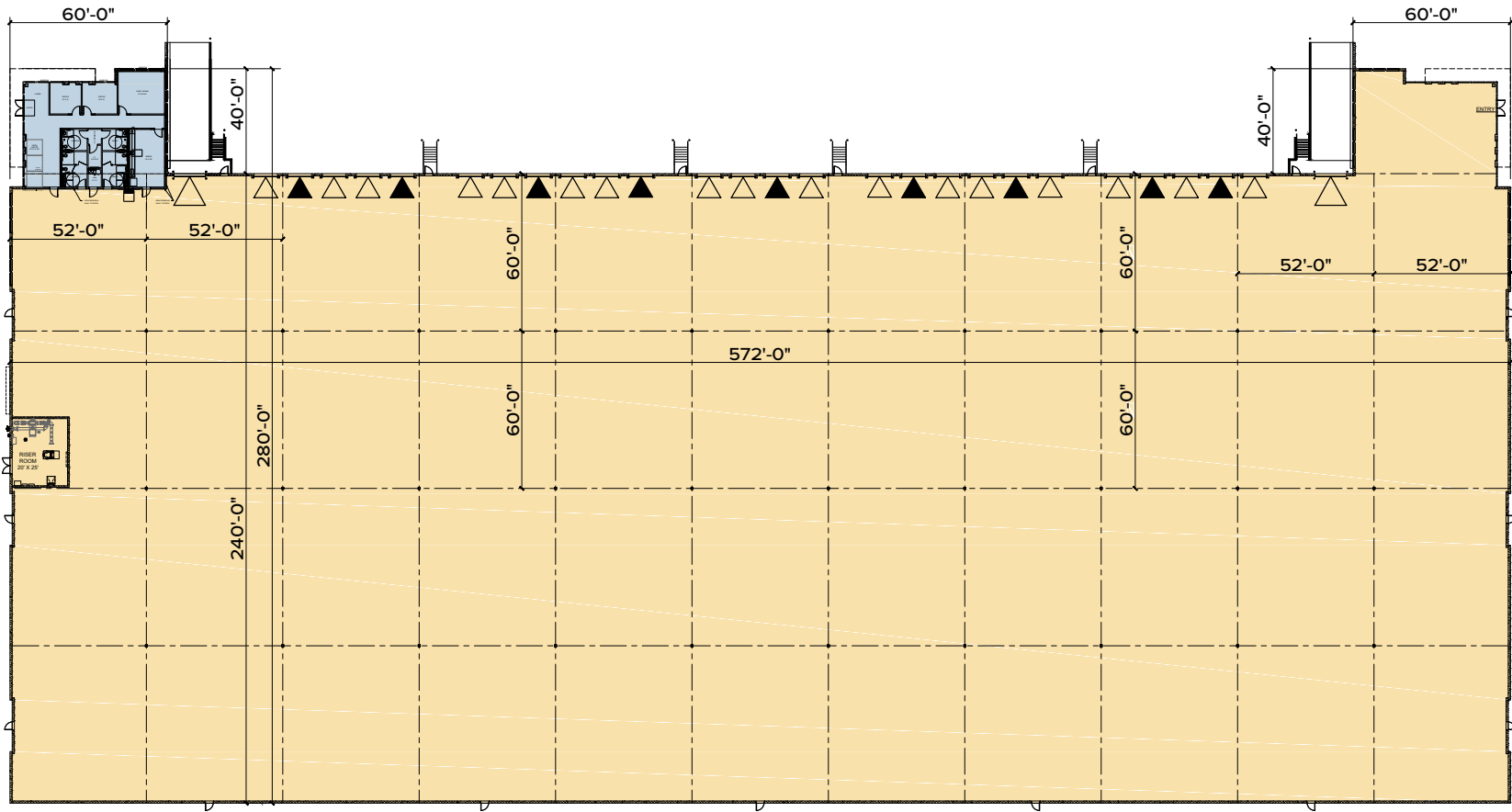
10923 S SAM HOUSTON PKWY E | HOUSTON, TX 77089

PROPERTY HIGHLIGHTS

BUILDING AREA	141,184 SF	CONFIGURATION	Front Load	SLAB	6" Reinforced Concrete
SITE AREA	±11.33 AC	TRUCK COURT	185'	SPRINKLERS	ESFR
SPEC OFFICE	2,257 SF	TRAILER SPACES	37	LIGHTING	2 per Bay - 25' Candles on 15' Whips
CLEAR HEIGHT	32'	PARKING SPACES	108	ELECTRICAL	1,500 kVA Transformer
DIMENSIONS	572' x 240'	DOCK HIGH DOORS	26	DELIVERY	Q4 2026
COLUMN SPACING	52' x 60'	DOCK EQUIPMENT	(9) 35,000 lb Pit Levelers	FRONTAGE	1,250' on BW8
SPEED BAY	60'	DRIVE-IN DOORS	2 (12' W x 14' H)	LOCATION	Direct ingress and egress from BW8



BUILDING FLOORPLAN



LEGEND



Spec Office



Ramped Drive-in Door



Dock High Door with Pit Leveler

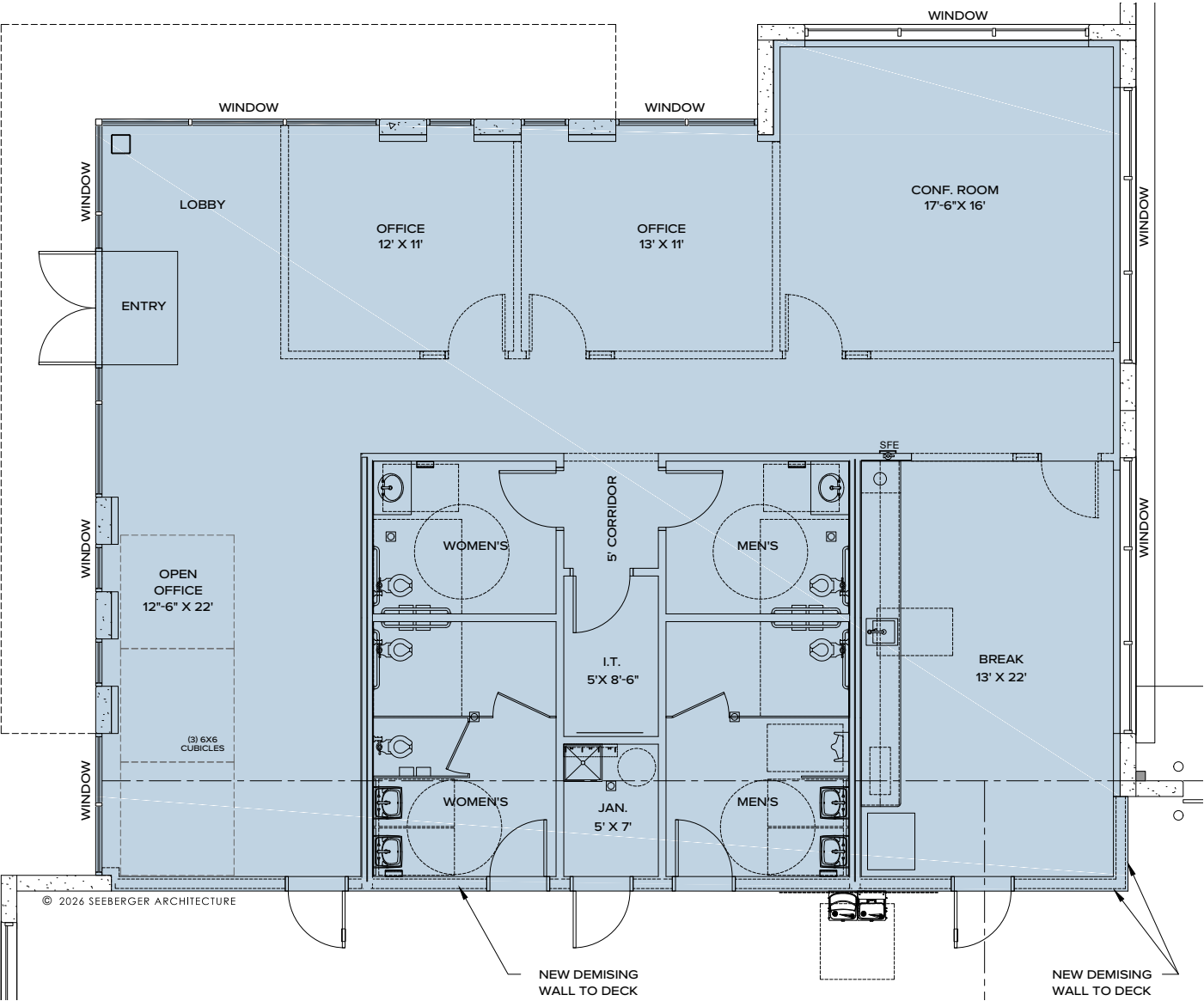


Warehouse Area



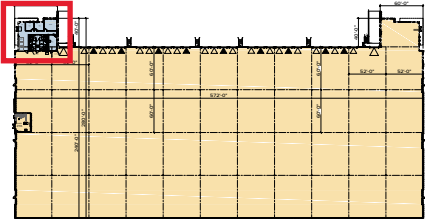
Dock High Door

OFFICE DETAIL



SPEC OFFICE INCLUDES:

- 1 CONFERENCE ROOM
- 1 BREAKROOM
- RESTROOMS
- LOBBY
- OPEN OFFICE AREA
- 2 PRIVATE OFFICES



AERIAL



IMMEDIATE ACCESS





SOUTH X SOUTHEAST LOGISTICS CENTER

CONTACT

DAVID MUNSON, SIOR

Executive Managing Director
+1 713 913 5473
david.munson@cushwake.com

GARRETT THOMAS

Director
+1 713 260 0244
garrett.thomas@cushwake.com

cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.