

±42,390 SF FREESTANDING SHOWROOM / WAREHOUSE **FOR LEASE**

CONTACT LISTING AGENT FOR MORE INFORMATION

15135 BELLAIRE BLVD

HOUSTON, TX 77083

FREESTANDING SHOWROOM / WAREHOUSE FACILITY

Strategically positioned in Southwest Houston with dock-high loading, substantial power, and convenient access to major commercial corridors.



±42,390 SF

TOTAL BUILDING

5

DOCK-HIGH POSITIONS

600 AMPS

120/208V • 3-PHASE

30'

EAVE HEIGHT

PROPERTY HIGHLIGHTS

- ±42,390 SF total building area
- ±2.68 Acres
- 5 Dock-High loading positions
- 1 Drive in ramp
- 30' Eave height
- 600 Amps, 120/208V, 3-Phase, 4-Wire power
- Office / showroom component
- Freestanding facility
- Prominent Bellaire Boulevard frontage
- Ideal for distribution, logistics, wholesale, e-commerce, showroom and warehouse users



PROPERTY DESCRIPTIONS

15135 Bellaire Blvd | Houston, TX 77083

FREESTANDING SHOWROOM / WAREHOUSE FACILITY

±42,390 SF | ±2.68 Acres | 30' Eave Height | Dock-High Loading

Strategically located along Bellaire Boulevard in Southwest Houston, 15135 Bellaire Blvd offers a highly functional freestanding showroom and warehouse facility with excellent visibility and convenient access to the surrounding Houston market.

The property offers approximately 42,390 SF of space with a functional combination of warehouse and office/showroom areas. Featuring 30' eave height, five dock-high loading positions, and one ramp, the facility is well suited for distribution, logistics, wholesale, e-commerce, showroom, and warehouse users.

PROPERTY HIGHLIGHTS

- * ±42,390 SF Total Building
- * ±2.68 Acres
- * 5 Dock-High Loading Positions
- * 1 Ramp
- * 30' Eave Height
- * Freestanding Facility
- * Office / Showroom Component
- * Prominent Bellaire Blvd Frontage
- * Excellent Loading & Distribution Functionality
- * Built in 2017
- * Convenient Southwest Houston Location
- * Ideal for Distribution, Logistics, Wholesale, E-Commerce, Showroom & Warehouse Users

LOCATION

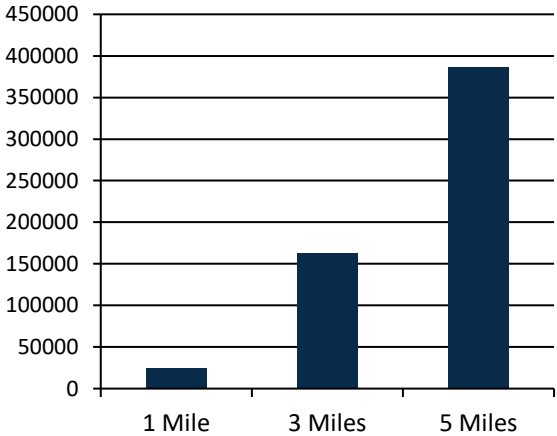
Located along the highly traveled Bellaire Boulevard corridor in Southwest Houston, the property provides convenient connectivity throughout the Houston metropolitan area and offers strong visibility for businesses requiring both warehouse functionality and a customer-facing presence.



DEMOGRAPHIC OVERVIEW

Dense Southwest Houston trade area with a substantial residential and workforce base.

2025 Population by Radius



386,140+ Population Within 5 Miles

131,052+ Households Within 5 Miles

\$69,764 Median Household Income — 5 Miles

8.6% Projected Population Growth 2025–2030 — 5 Miles

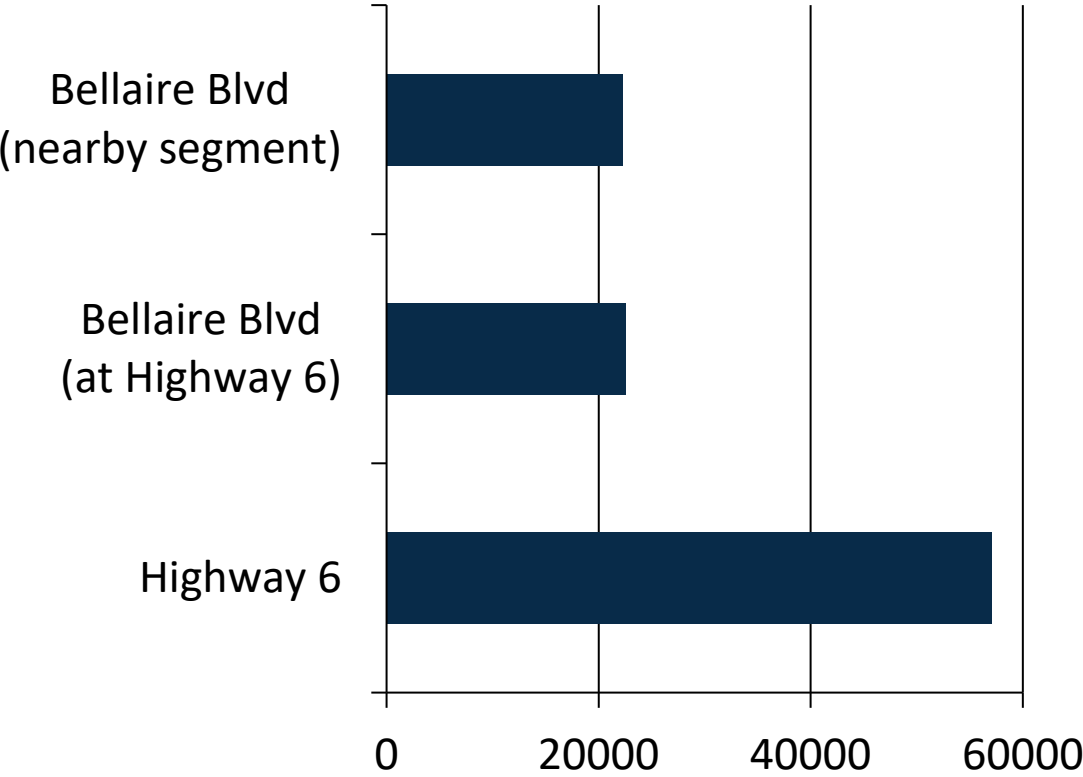


Radius	1 Mile	3 Miles	5 Miles
2025 Population	24,223	162,471	386,140
2030 Population	25,730	175,945	419,341
Households	7,529	51,568	131,052
Median HH Income	\$61,126	\$68,006	\$69,764

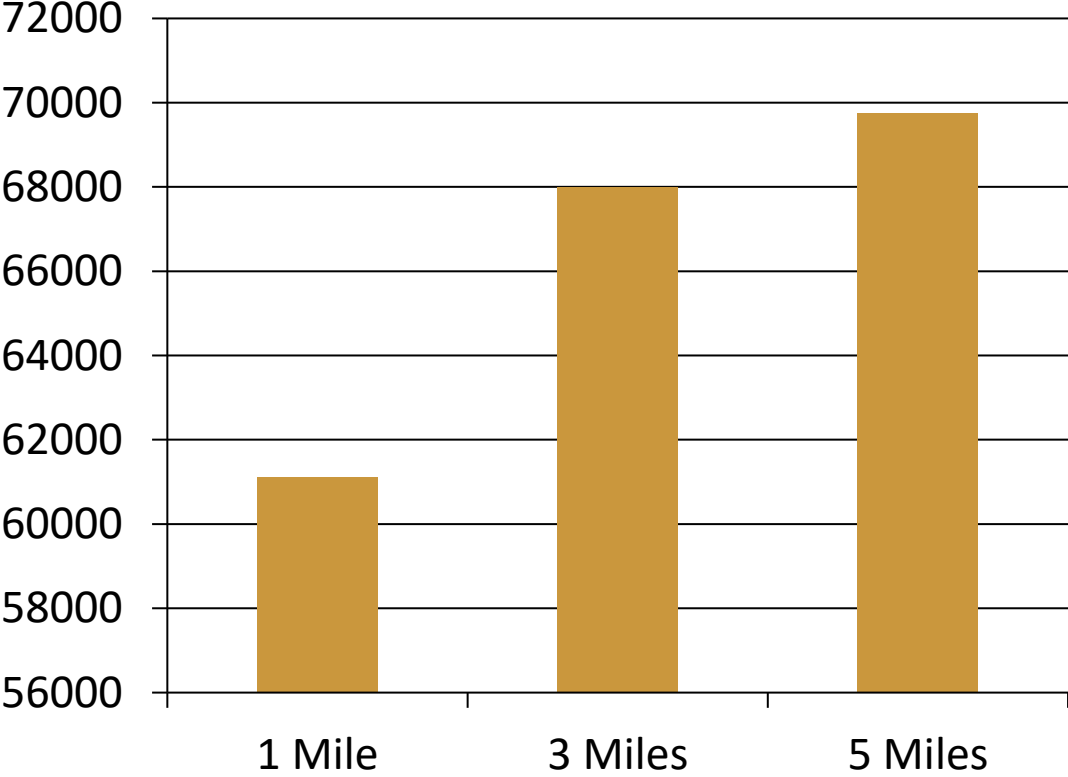
TRAFFIC & INCOME

Strong surrounding traffic volumes and household purchasing power.

Nearby Traffic Counts (VPD)



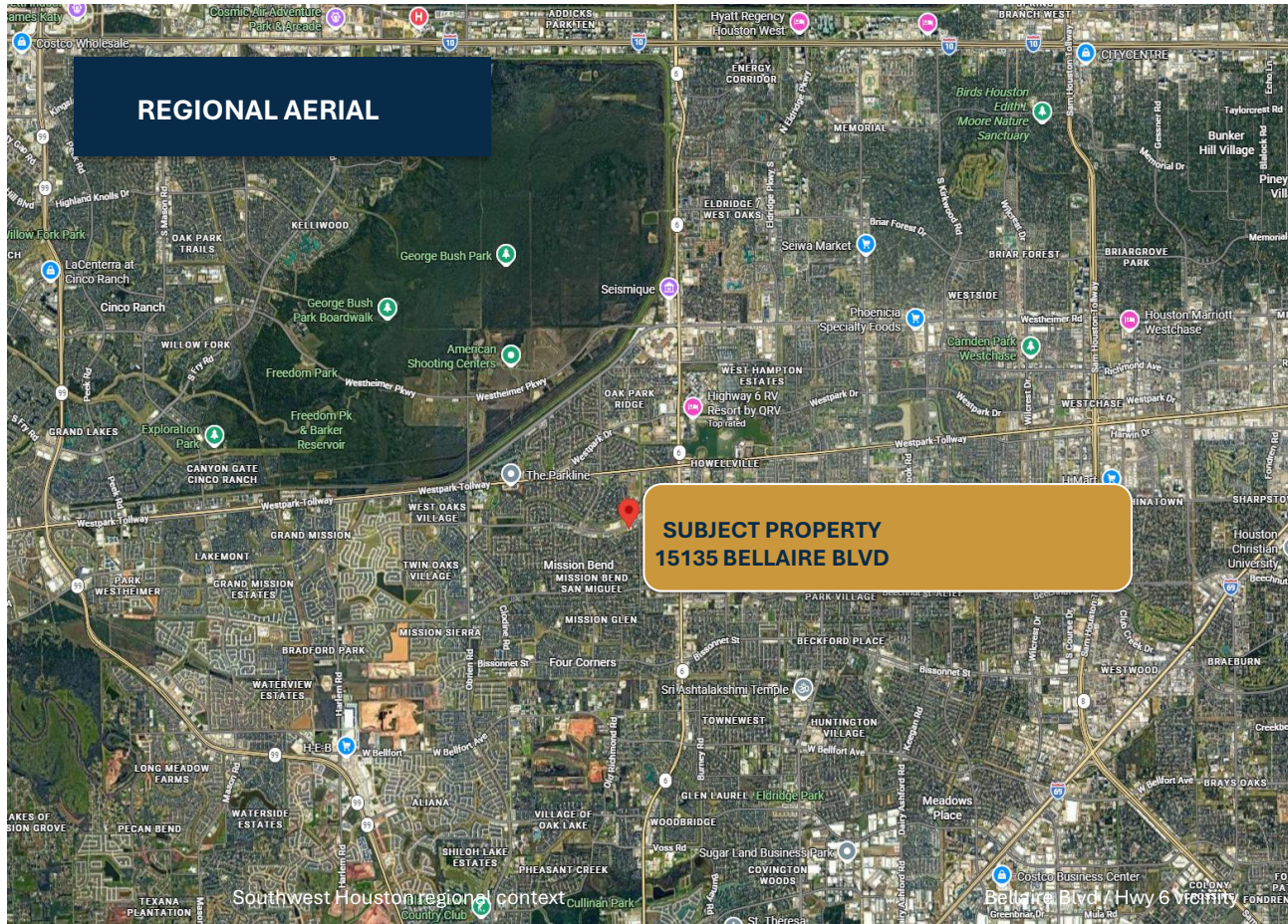
2025 Median Household Income



Traffic counts are nearby published counts and should be presented as “Nearby Traffic Counts,” not as a precise driveway count for the subject property.

LOCATION ADVANTAGES

15135 Bellaire Blvd | Houston, TX 77083



- ✓ Prominent positioning along the Bellaire Boulevard corridor
- ✓ Convenient access to Highway 6, Westpark Tollway and Beltway 8
- ✓ Dense surrounding residential base and substantial labor pool
- ✓ Close proximity to retail, restaurants, banks and service amenities
- ✓ Well positioned for distribution and service throughout the Houston metropolitan area

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