

MAIN **CENTRAL**
BUSINESS PARK

MOVE-IN READY WITH
2,445 SF OF SPEC OFFICE



FOR LEASE OR SALE | AVAILABLE NOW

164,837 SF FRONT LOAD - LAST SPACE AVAILABLE

13393 SOUTH MAIN STREET | HOUSTON, TEXAS





BUILDING PLAN



164,837 SF AVAILABLE



3 DOCK LEVELERS



2,445 SF SPEC OFFICE



1 RAMP



FRONT LOAD



44 TRAILER PARKS



50' X 52' COLUMN SPACING



50 CAR PARKS



60' SPEED BAYS



ESFR SPRINKLERS



185' TRUCK COURTS



36' CLEAR HEIGHT



35 DOCK DOORS



LEASED
 AVAILABLE

MOVE-IN READY IMPROVEMENTS INCLUDE:



OFFICE
2,445 SF



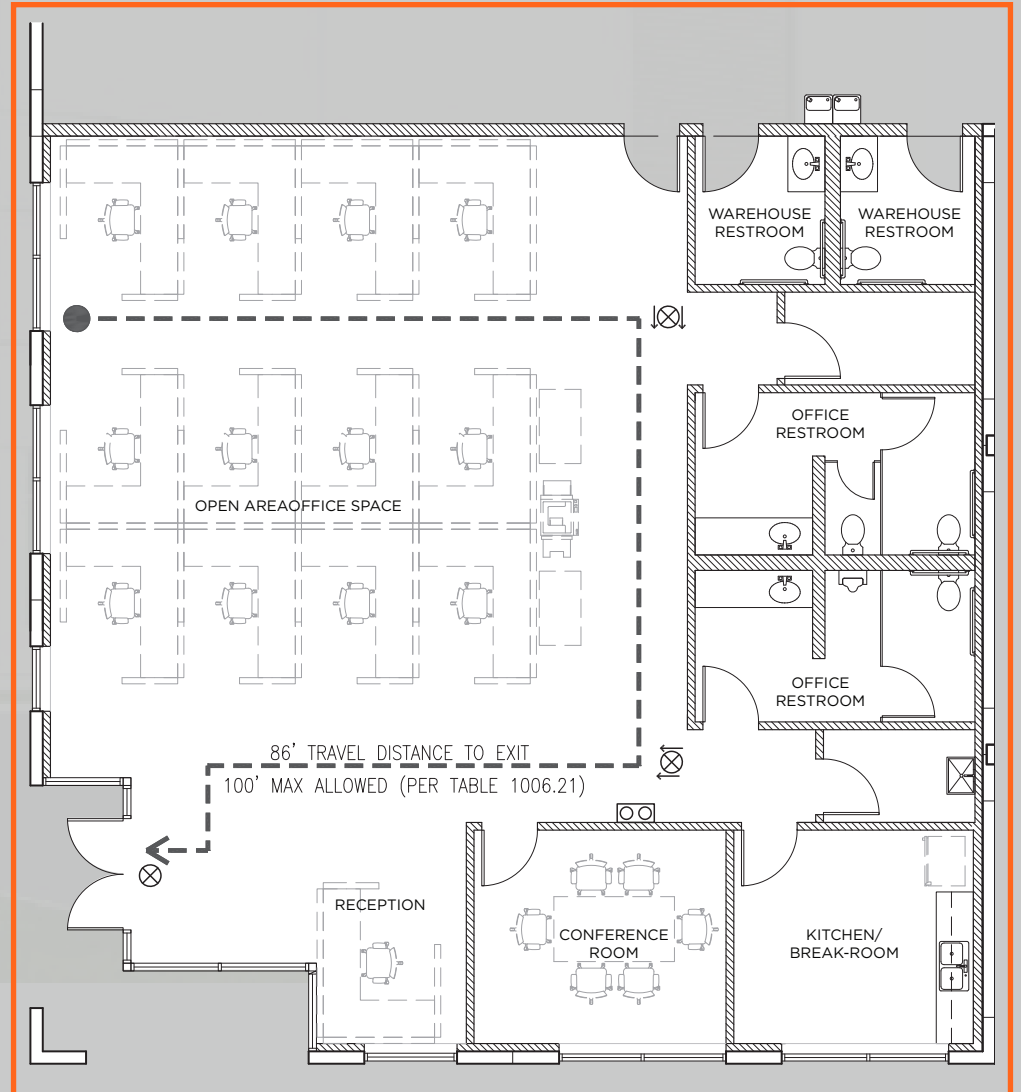
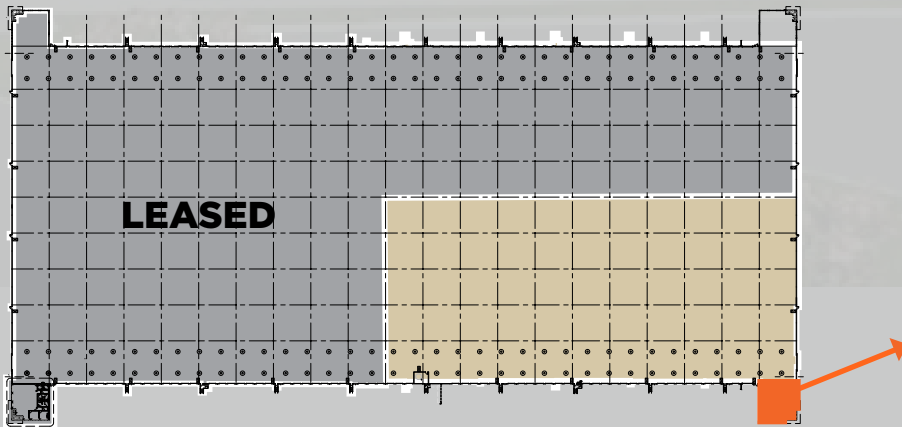
LIGHTS
30' FC WITH
10' WHIPS LED



PAINT
WHITEBOXING
ENTIRE
WAREHOUSE
WALLS



LEVELERS
3 PIT
LEVELERS





SITEPLAN

CHIMNEY ROCK RD.

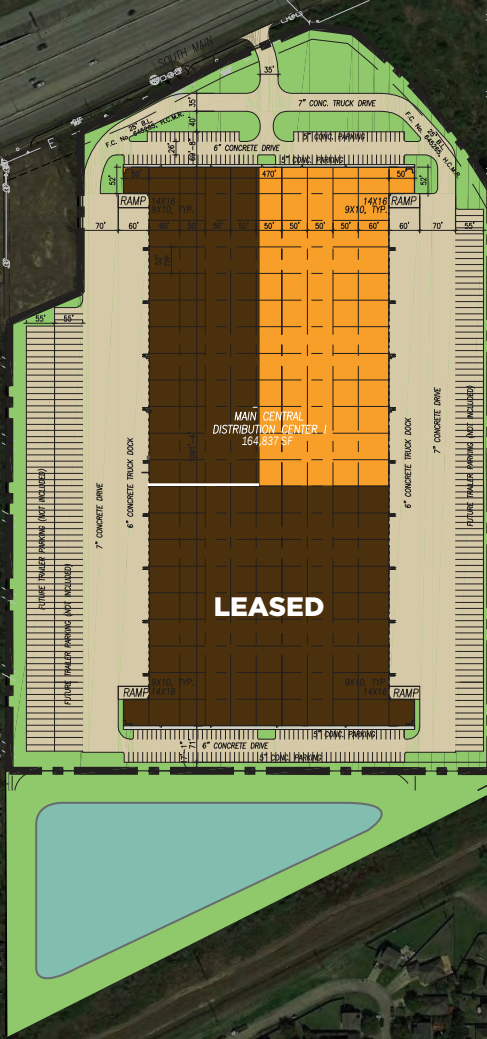


S. MAIN ST.

GOLDEN BROOK DR.

BURDINE ST.

VERDANT BROOK DR.



- LEASED
- AVAILABLE

LEASED



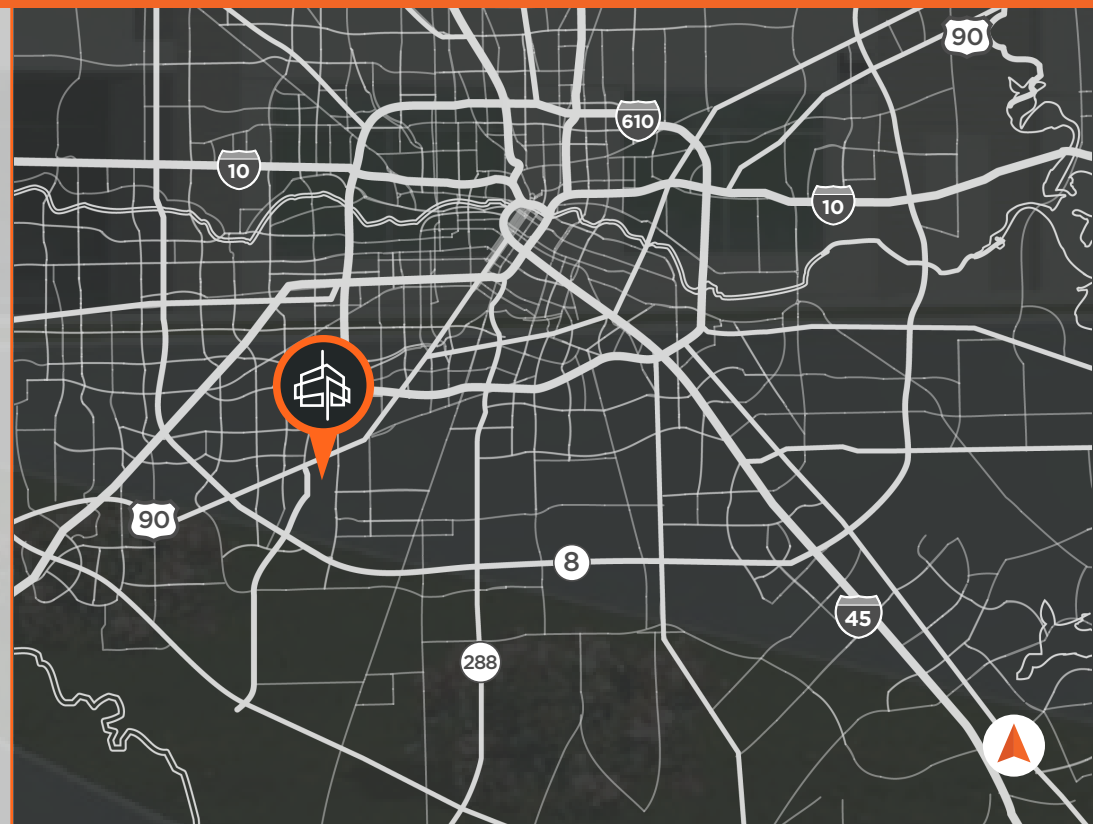


PROPERTY SUMMARY



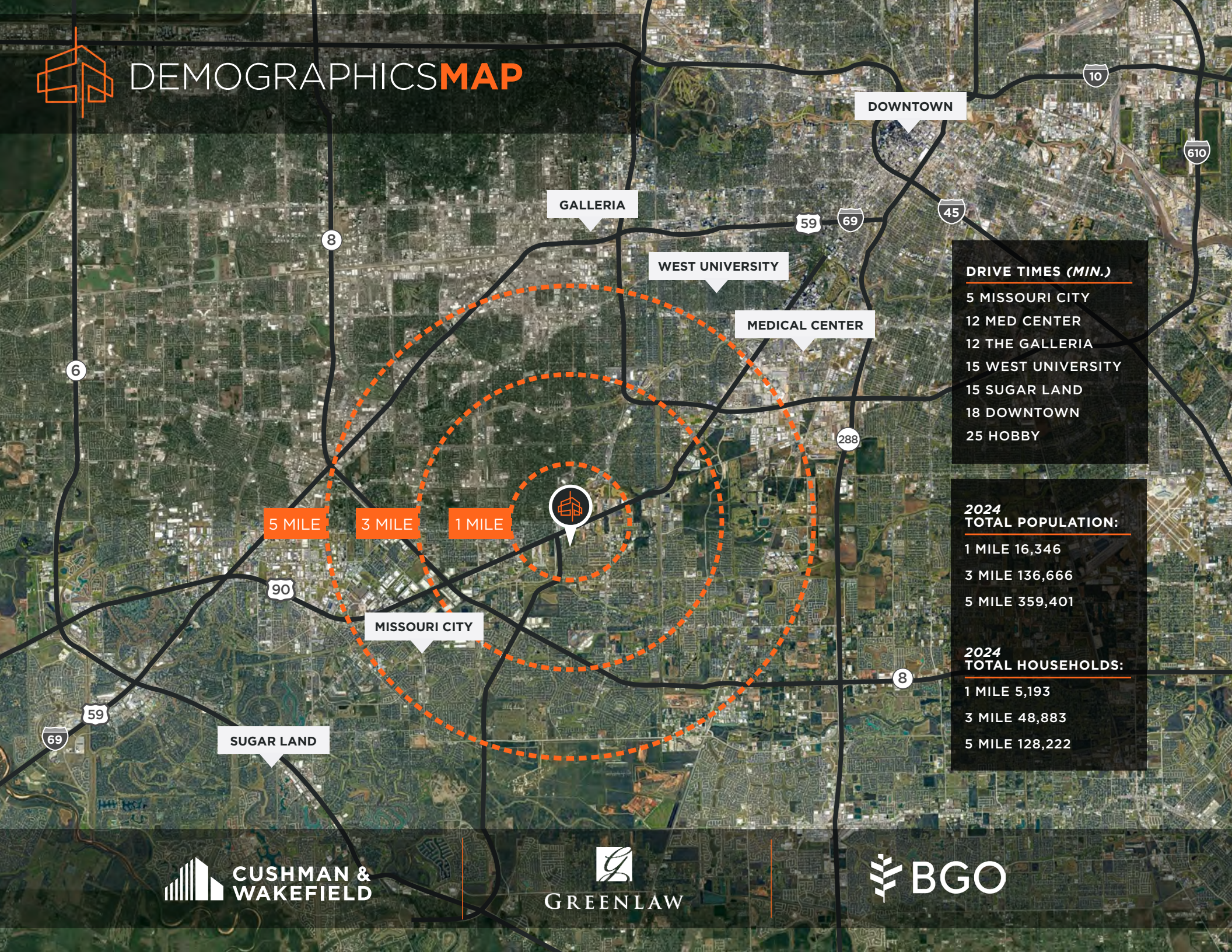
NEW CONSTRUCTION FOR LEASE IN PRIME INFILL LOCATION

Greenlaw and BGO are pleased to announce their newest industrial project, Main Central Business Park, located in **Southwest Houston**. As the closest-in **Class A+** business park in Houston, Texas. Main Central Business Park revolutionizes **last-mile distribution** with easy access to inner city population, **Texas Medical Center**, as well as the explosive Southwest residential base. Located inside of Beltway 8 at **US-90 & Chimney Rock**, Main Central Business Park contains a **524,186 SF cross dock (164,837 SF Front Load available)** featuring trailer parking, ESFR sprinklers, generous column spacing, and ample car parks. With all modern amenities and convenient access to two of Houston's innermost loops, this new development offers tremendous advantage to single or multi-tenant users.





DEMOGRAPHICSMAP



DRIVE TIMES (MIN.)

5 MISSOURI CITY
12 MED CENTER
12 THE GALLERIA
15 WEST UNIVERSITY
15 SUGAR LAND
18 DOWNTOWN
25 HOBBY

2024 TOTAL POPULATION:

1 MILE 16,346
3 MILE 136,666
5 MILE 359,401

2024 TOTAL HOUSEHOLDS:

1 MILE 5,193
3 MILE 48,883
5 MILE 128,222





MAINCENTRAL BUSINESS PARK

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