



# SOUTH BELT CENTRAL

BUSINESS PARK PHASE III

#### 5471 S SAM HOUSTON PKWY E HOUSTON, TX 77048

BUILDING 10 | 198,601 SF FRONT LOAD | AVAILABLE FOR SALE OR LEASE | DELIVERING MAY 2024







WHERE **CONVENIENCE** & **ACCESSIBILITY** INTERSECT



# GREAT VISIBILITY& ACCESS FROM BELTWAY 8

2.7 MILES TO HWY 288, PROVIDING CONVENIENT ACCESS TO THE

TEXAS MEDICAL & DOWNTOWN CENTER & HOUSTON

QUICK ACCESS FROM

SOUTHWEST & SOUTHFAST SUBMARKETS

101,971

CARS PASS DAILY
ON BELTWAY 8

CLOSE TO

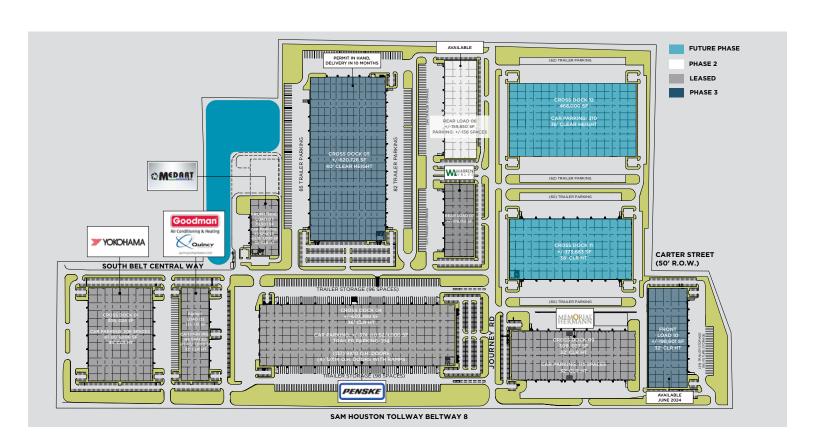
A MILE
OF FRONTAGE ALONG
BELTWAY 8

INFILL / HIGH LOCATION / DENSITY RESIDENTIAL ACCESS



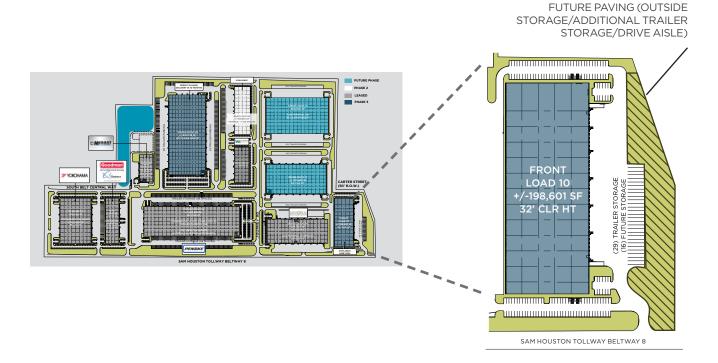
### **PROPERTY** FEATURES

- Convenient access to both the southwest and southeast submarkets.
- · Beltway 8 frontage, access and visibility.
- Six curb cuts along Beltway 8. Nine total points of ingress/egress.
- Right-hand turn lane onto Journey Rd and signalized intersection at BW8 & Cottingham Rd
- Regional fire water pump facility and distribution: regional fire water distribution loop and pump facility are complete and are accessible to the entire business park.





## BUILDING 10 - MAY 2024 DELIVERY





198,601 SF (DIVISIBLE)



4,364 SF SPEC OFFICE



1 AIR CHANGE PER HOUR EXHAUST FANS



29 TRAILER STORAGE



185' TRUCK COURT



JOINT SEALANTS AND DIAMOND FLOOR SEALER THROUGHOUT



16 ADDITIONAL TRAILER STORAGE SPOTS AVAILABLE



32' CLEAR



55' X 52' COLUMN SPACING W/ 60' SPEED BAYS



ESFR SPRINKLERS



2 LED LIGHT FIXTURES PER BAY



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(2) 40,000 LB. MECHANICAL DOCK LEVELERS



#### **FOR MORE INFO:**

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