



SOUTH BELT **CENTRAL**

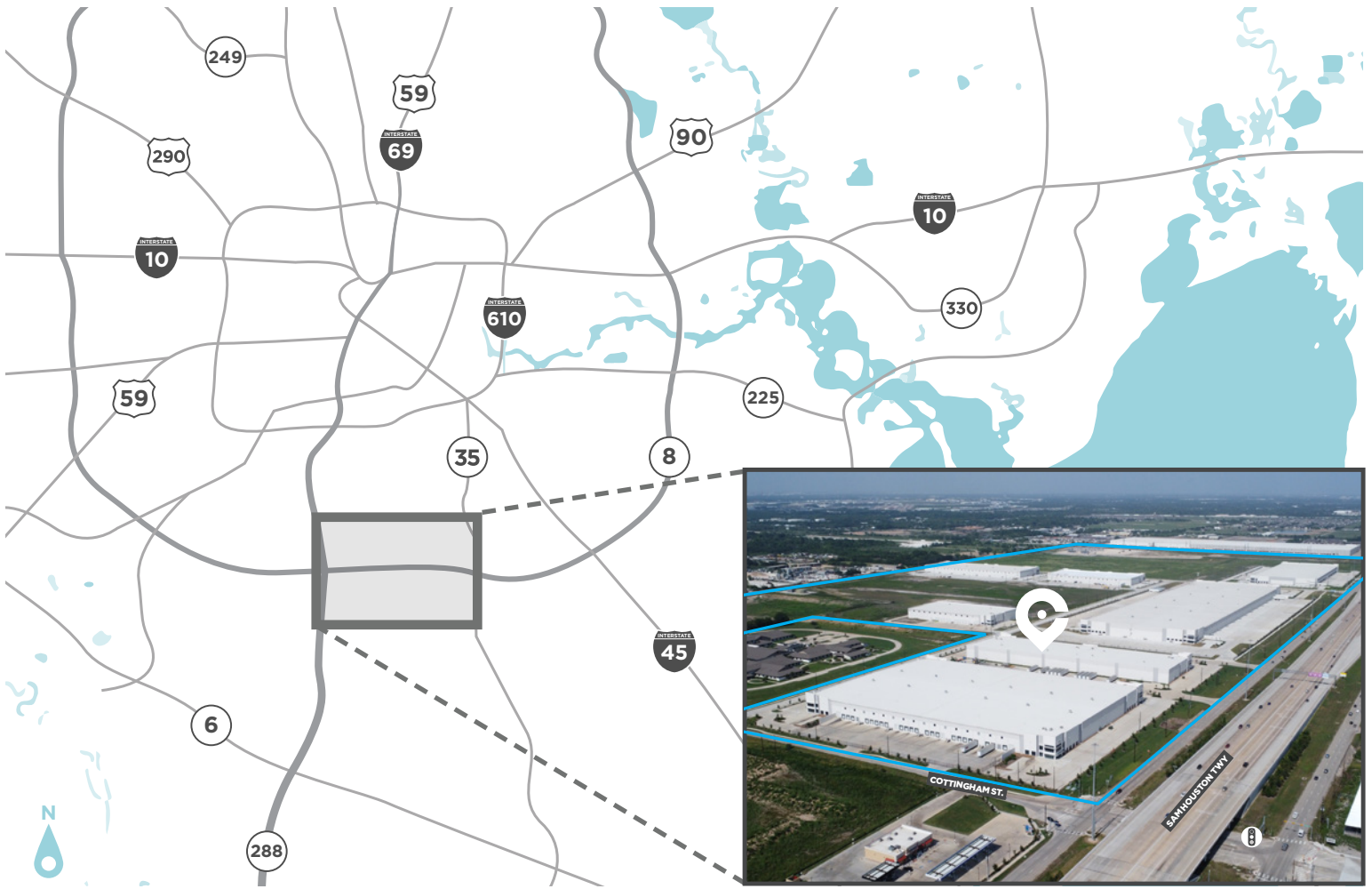
BUSINESS PARK PHASE III

**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 CENTER & DOWNTOWN HOUSTON

QUICK ACCESS FROM

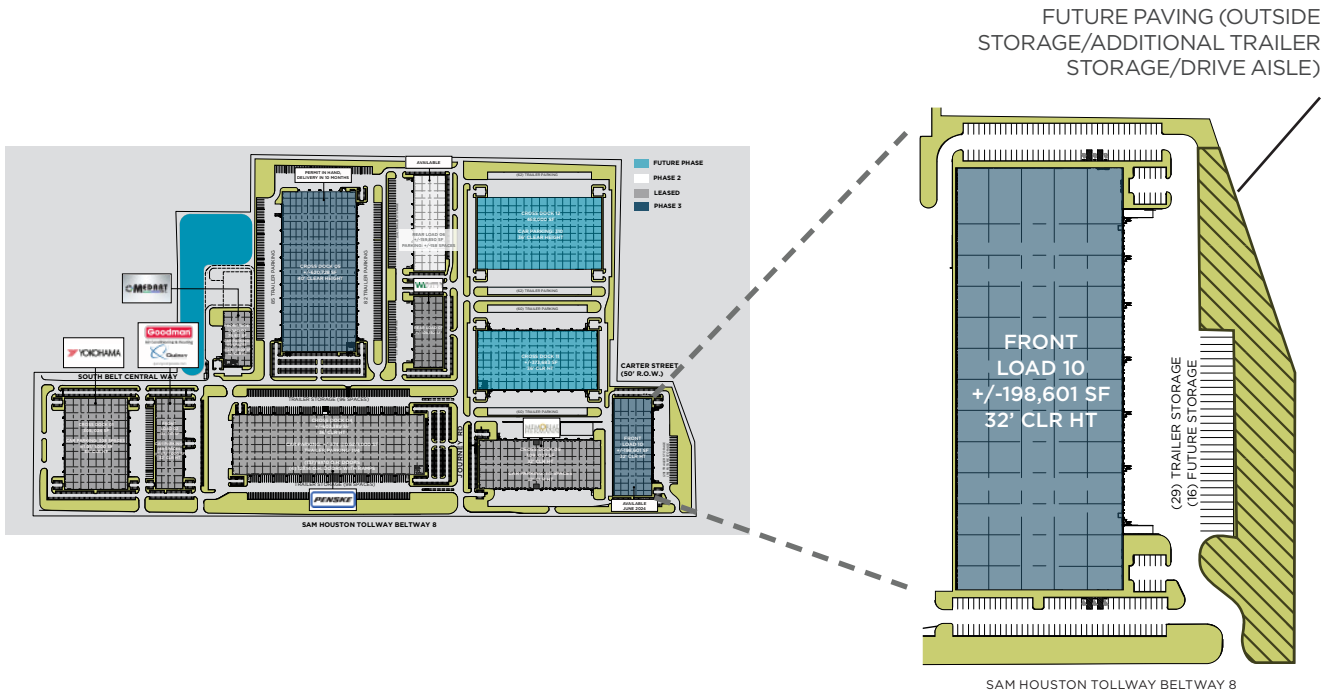
SOUTHWEST & SOUTHEAST SUBMARKETS

101,971 CARS PASS DAILY ON BELTWAY 8

CLOSE TO **A MILE** OF FRONTAGE ALONG BELTWAY 8

INFILL / HIGH LOCATION / **DENSITY** RESIDENTIAL ACCESS

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



* Z I ° Z Z \$ %
* Z I ° Z Z \$ %



(2) 40,000 LB. MECHANICAL DOCK LEVELERS



FOR MORE INFO:

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