



[WEBSITE](#)



# SOUTH BELT **CENTRAL**

*BUSINESS PARK PHASE II AVAILABLE NOW*

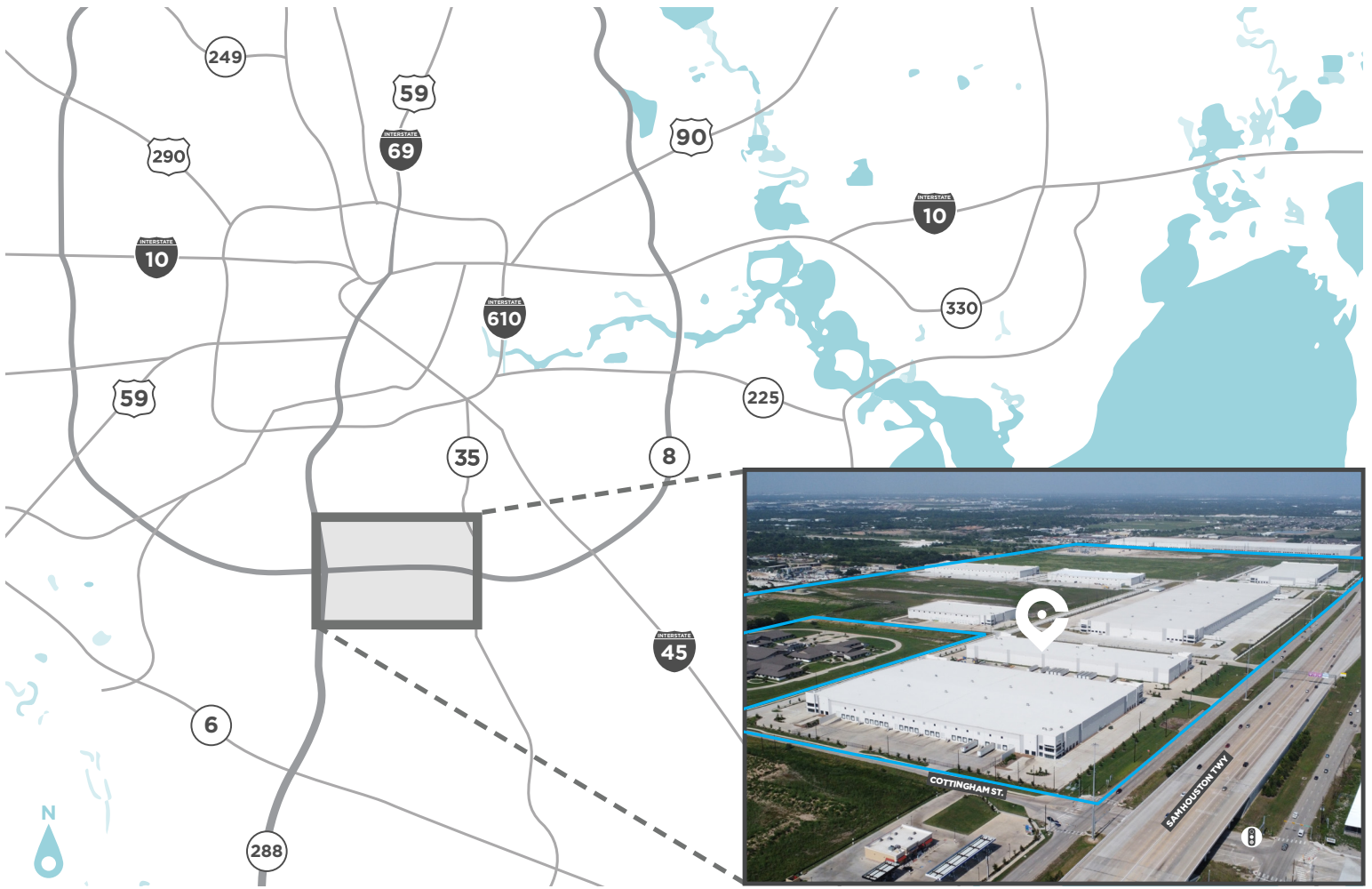
**13930 JOURNEY RD  
HOUSTON, TX 77048**

**BUILDING 6 | 159,697 SF REAR LOAD | AVAILABLE FOR SALE OR LEASE**



CUSHMAN &  
WAKEFIELD

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

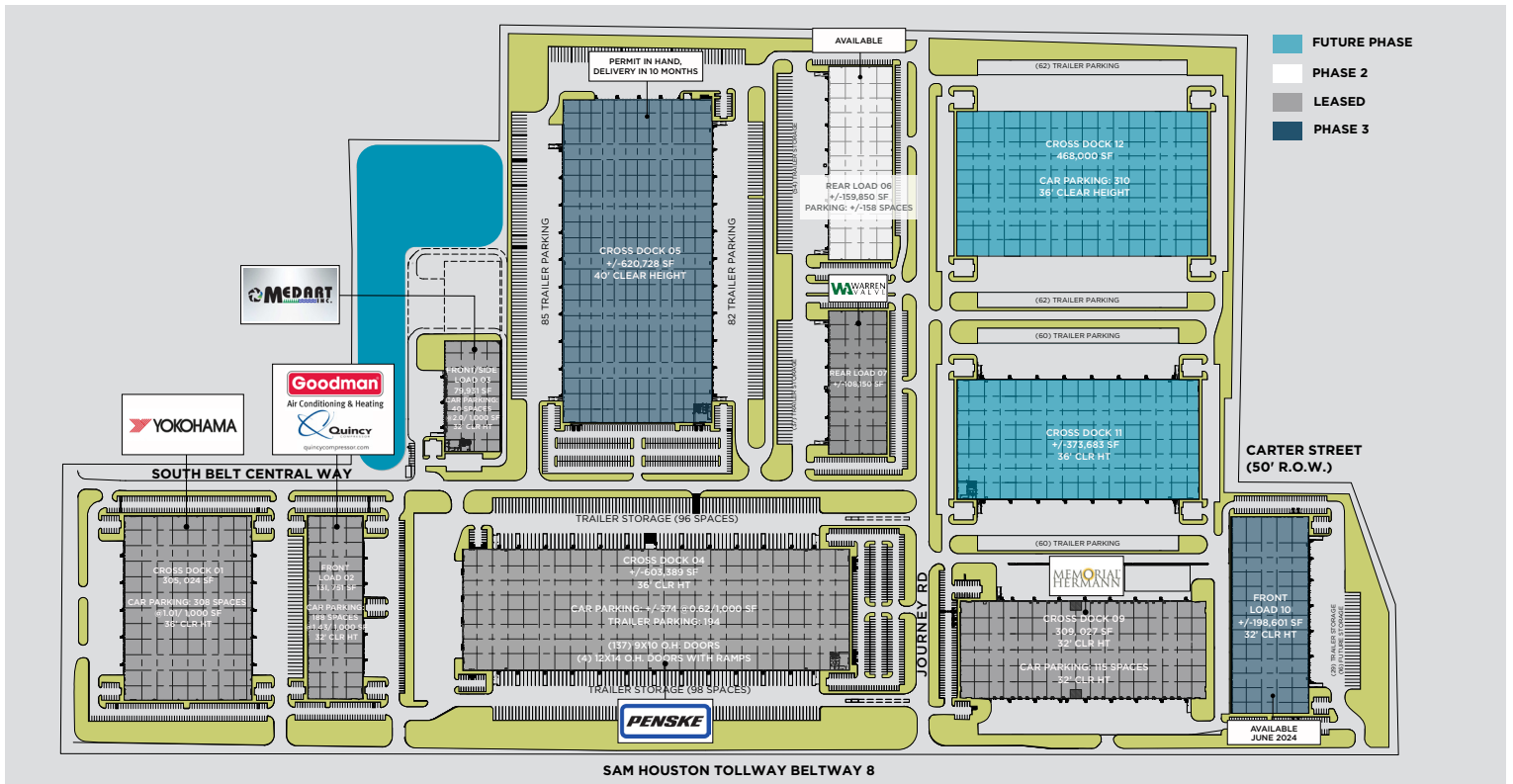
**101,971 CARS PASS DAILY** ON BELTWAY 8

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

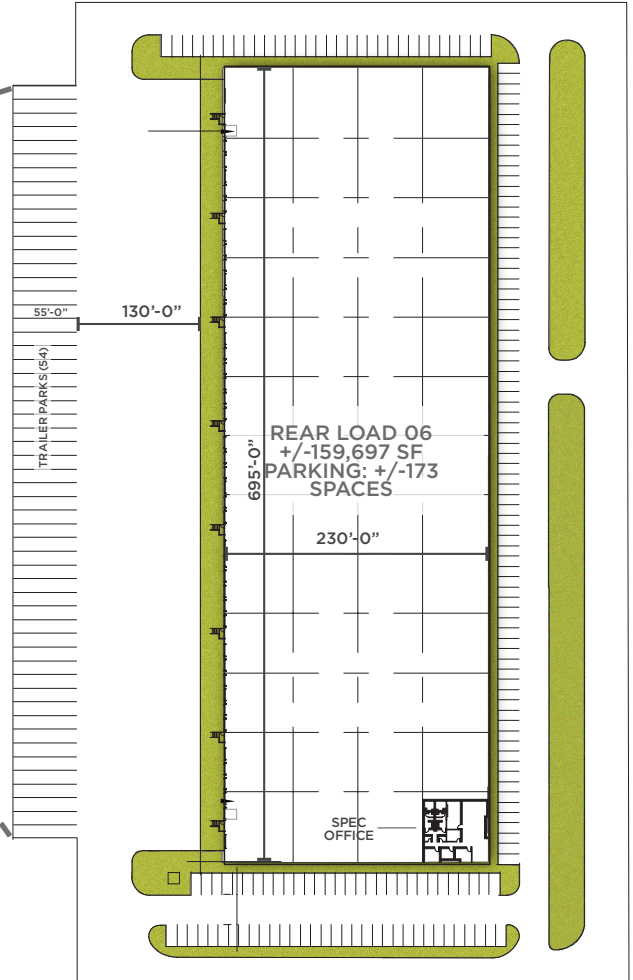
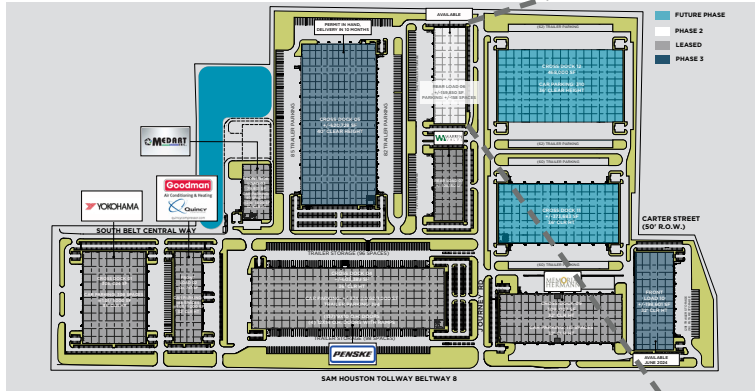
**INFILL / HIGH LOCATION / DENSITY** RESIDENTIAL ACCESS





# PROPERTY FEATURES





- Building 6 Available Now
- Convenient access to both the southwest and southeast submarkets.
- Access via Beltway 8
- 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 6 - PHASE 2



-  159,697 SF
-  185' TRUCK COURT
-  54 TRAILER PARKS
-  DIVISIBLE
-  32' CLEAR
-  3,101 SF SPEC OFFICE
-  150 AUTO PARKING SPACES
-  2 LED LIGHT FIXTURES PER BAY
-  ESFR SPRINKLERS
-  40 DOCK DOORS WITH 2 RAMPED DRIVE-INS

-  1 AIR CHANGE PER HOUR EXHAUST FANS
-  JOINT SEALANTS AND DIAMOND FLOOR SEALER THROUGHOUT
-  TWO (2) 40,000 LB. MECHANICAL DOCK LEVELERS
-  COLUMN SPACING 56'8" X 52'



**FOR MORE INFO:**

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