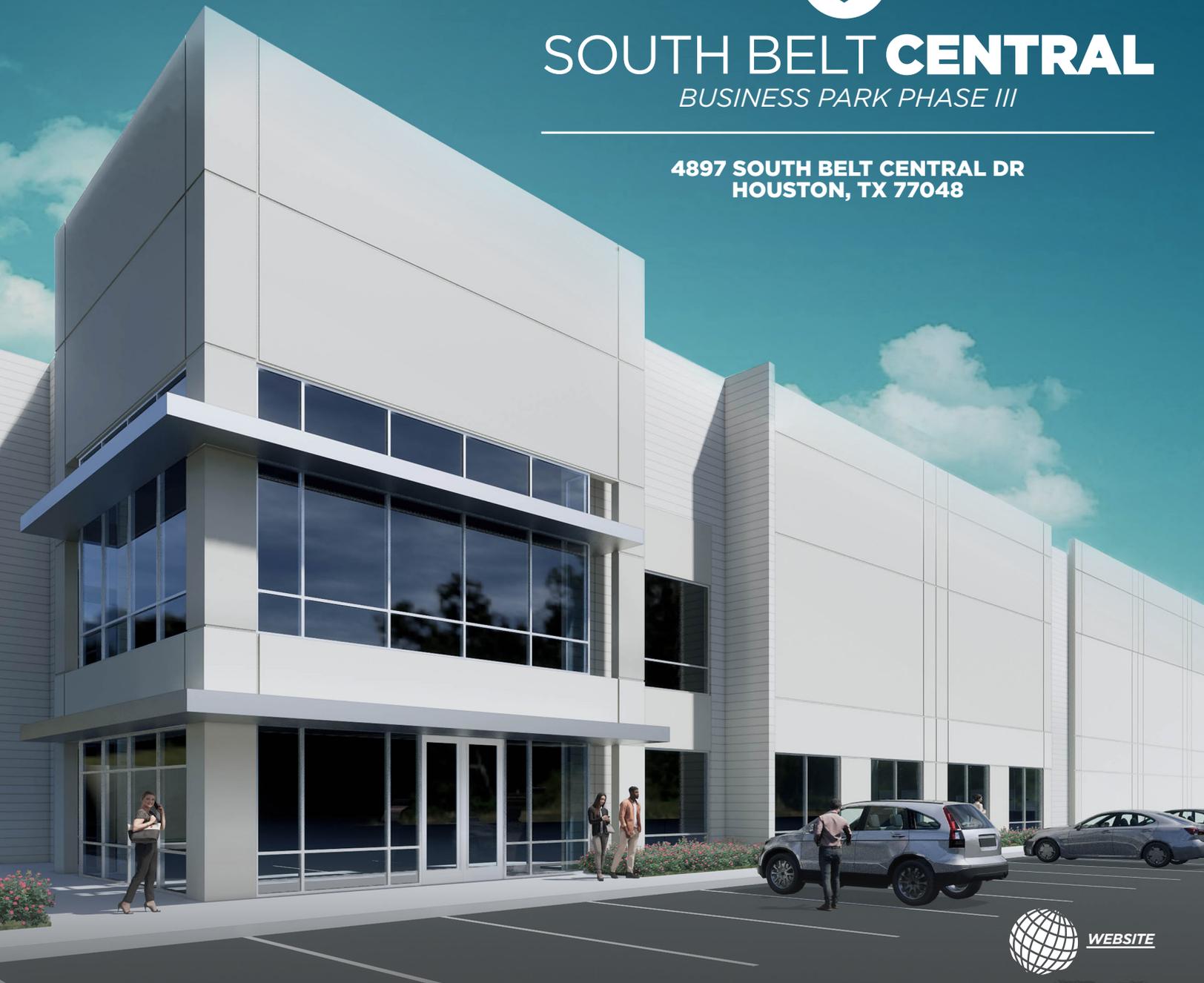




# SOUTH BELT **CENTRAL**

*BUSINESS PARK PHASE III*

**4897 SOUTH BELT CENTRAL DR  
HOUSTON, TX 77048**



**BUILDING 11 | ± 373,709 SF CROSS DOCK**

AVAILABLE FOR SALE OR LEASE | UNDER CONSTRUCTION Q3 2025 DELIVERY



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

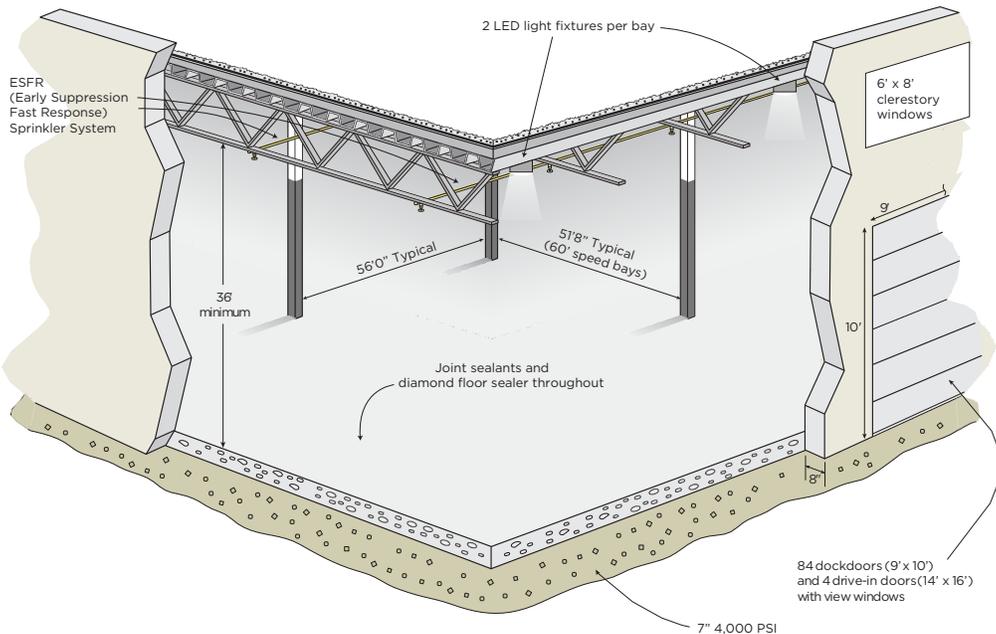
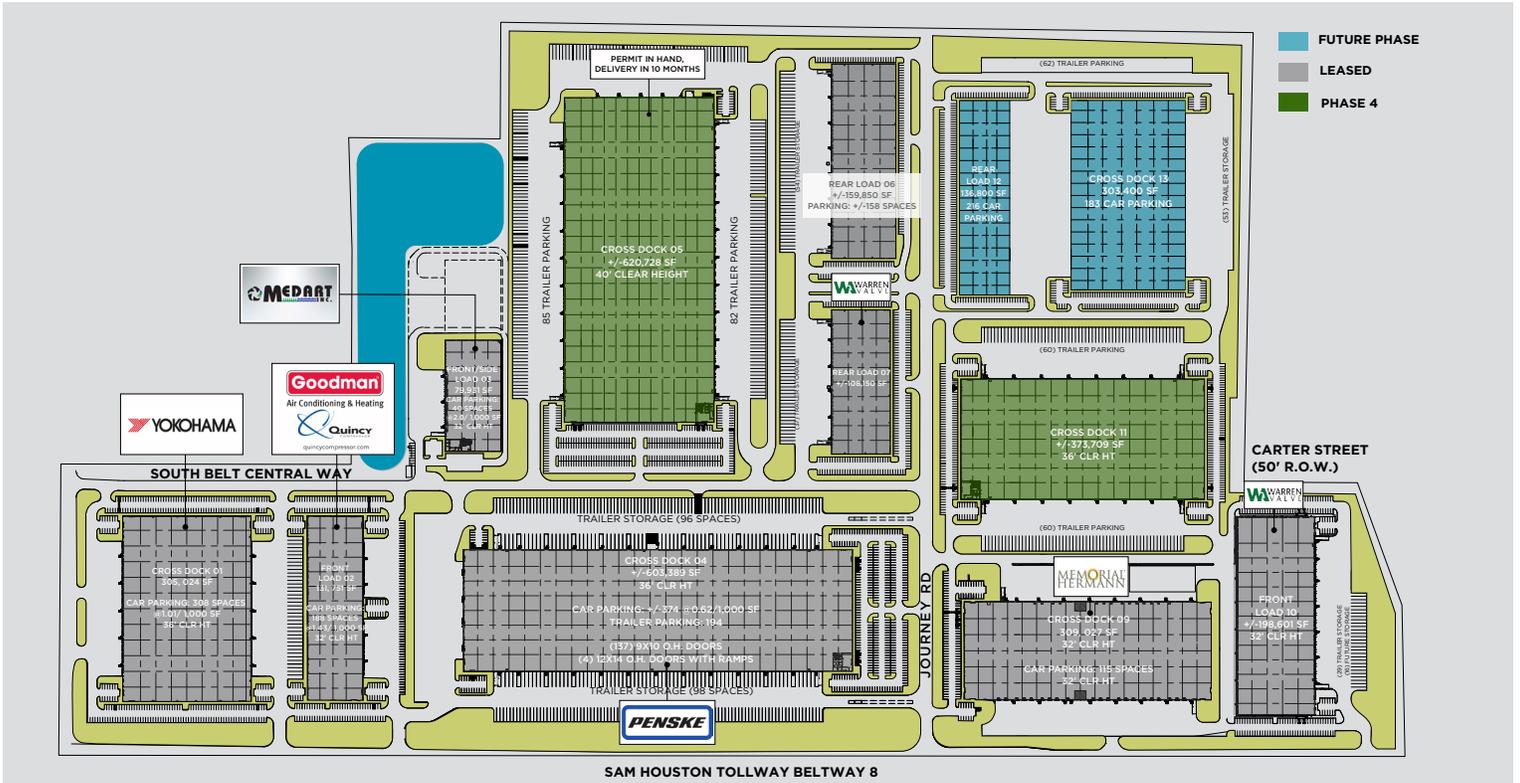
CLOSE TO  
**A MILE**  
OF FRONTAGE ALONG  
**BELTWAY 8**

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

SOUTH BELT CENTRAL  
SCENES

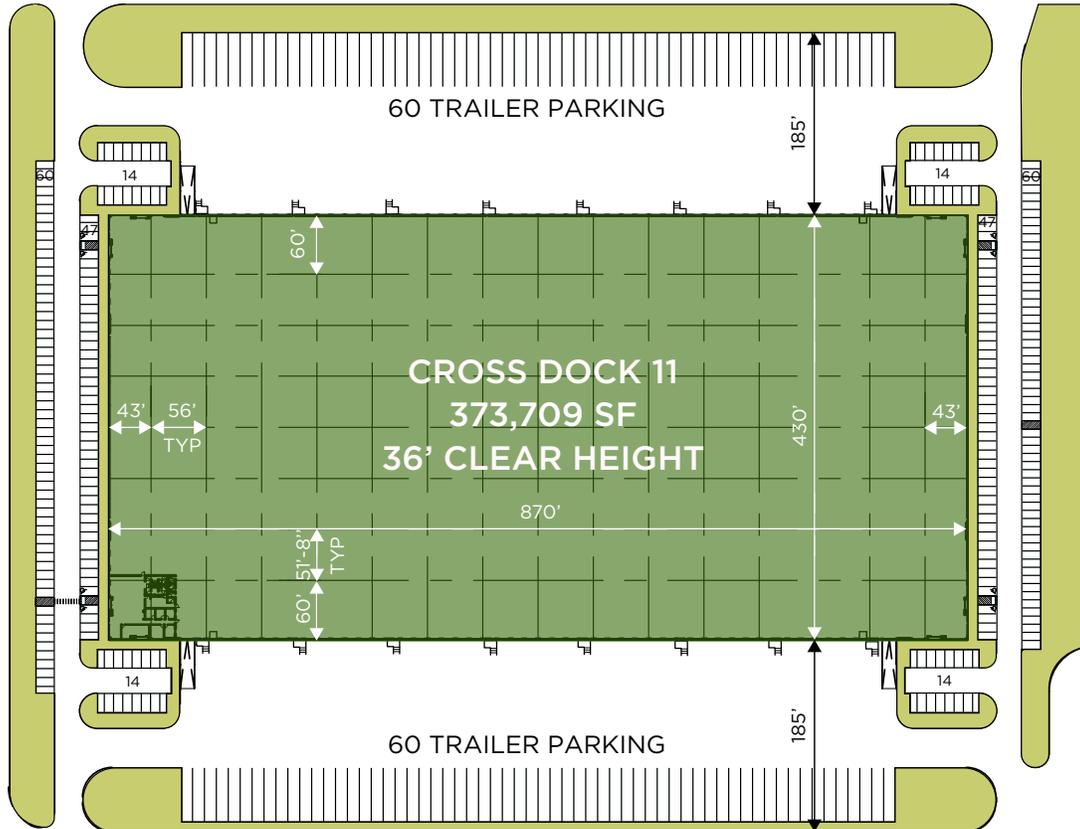
# PROPERTY FEATURES

- Convenient access to both the southwest and southeast submarkets.
- Building 8 is located in South Belt Central Business Park with easy and convenient access to Beltway 8.
- Park has 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 11

UNDER CONSTRUCTION Q3 2025 DELIVERY



373,709 SF (DIVISIBLE)



4,231 SF SPEC OFFICE



1 AIR CHANGE PER HOUR EXHAUST FANS



120 TRAILER PARKING



185' TRUCK COURT



JOINT SEALANTS AND DIAMOND FLOOR SEALER THROUGHOUT



36' CLEAR



56' x 51'-8" COLUMN SPACING W/ 60' SPEED BAYS



SIX (6) 40 LB. MECHANICAL DOCK LEVELERS



262 CAR PARKING



ESFR SPRINKLERS



2 LED LIGHT FIXTURES PER BAY



84 DOCK DOORS



4 DRIVE IN RAMPS



**FOR MORE INFO:**

**BROOKE SWERDLOW**  
(713) 331-1735  
brooke.swerdlow@cushwake.com

**JIM FOREMAN**  
(713) 963-2824  
jim.foreman@cushwake.com

