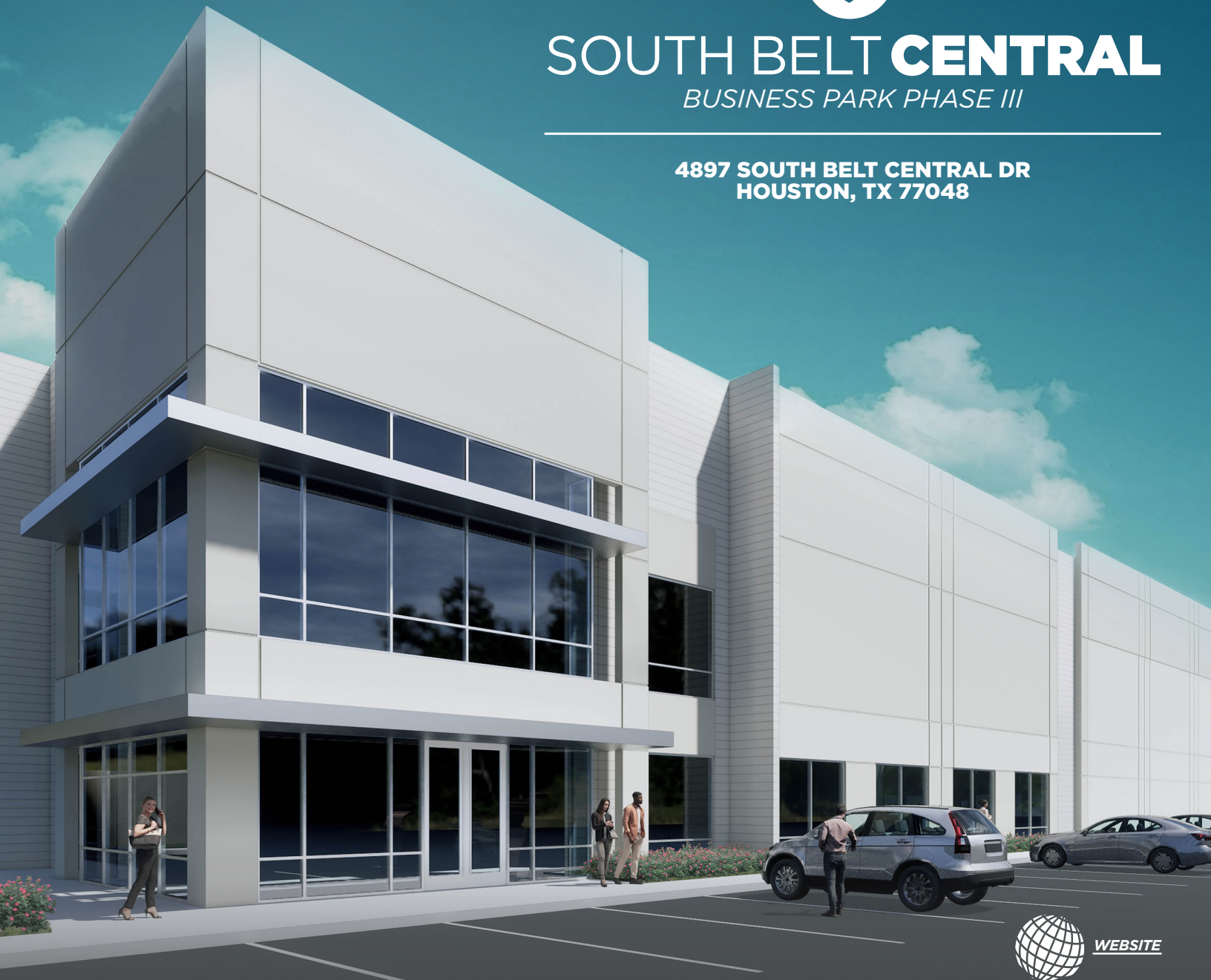




SOUTH BELT **CENTRAL**

BUSINESS PARK PHASE III

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



WEBSITE

BUILDING 11 | ± 373,709 SF CROSS DOCK

AVAILABLE FOR SALE OR LEASE | UNDER CONSTRUCTION Q3 2025 DELIVERY



**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*

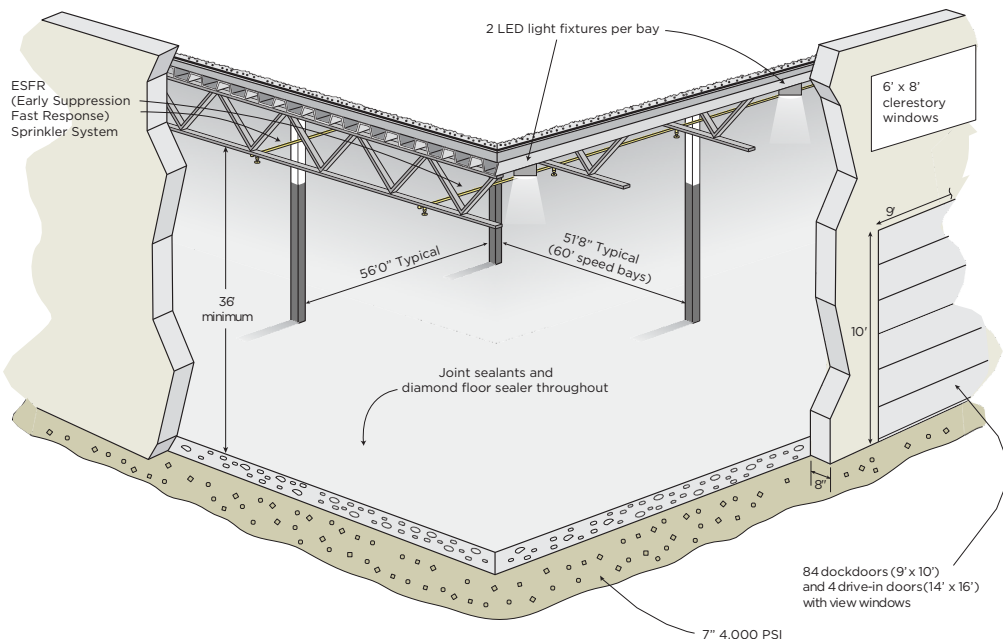
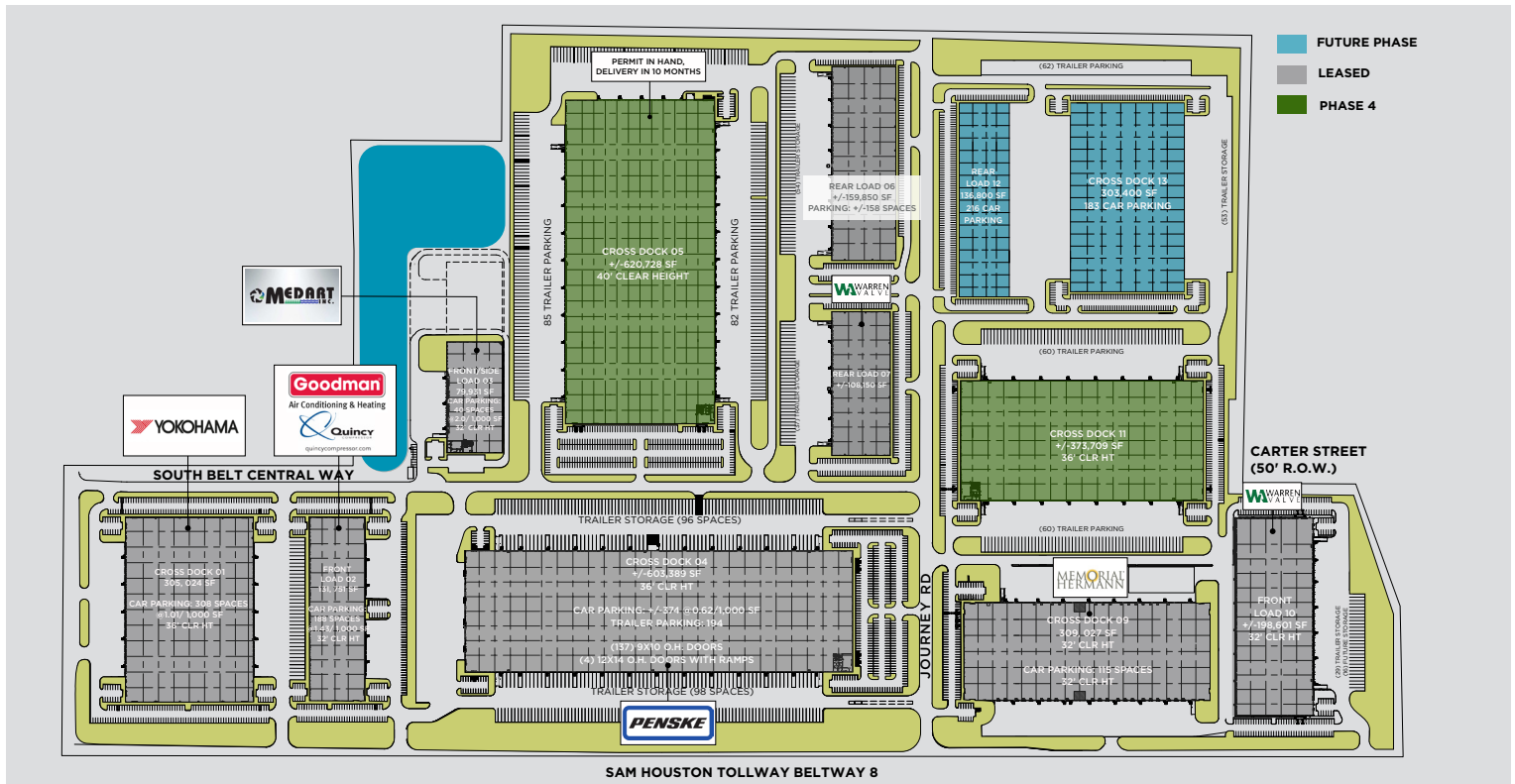
101,971
CARS PASS DAILY
ON BELTWAY 8

CLOSE TO
A MILE
OF FRONTAGE ALONG
BELTWAY 8

INFILL / HIGH
LOCATION / DENSITY
RESIDENTIAL ACCESS

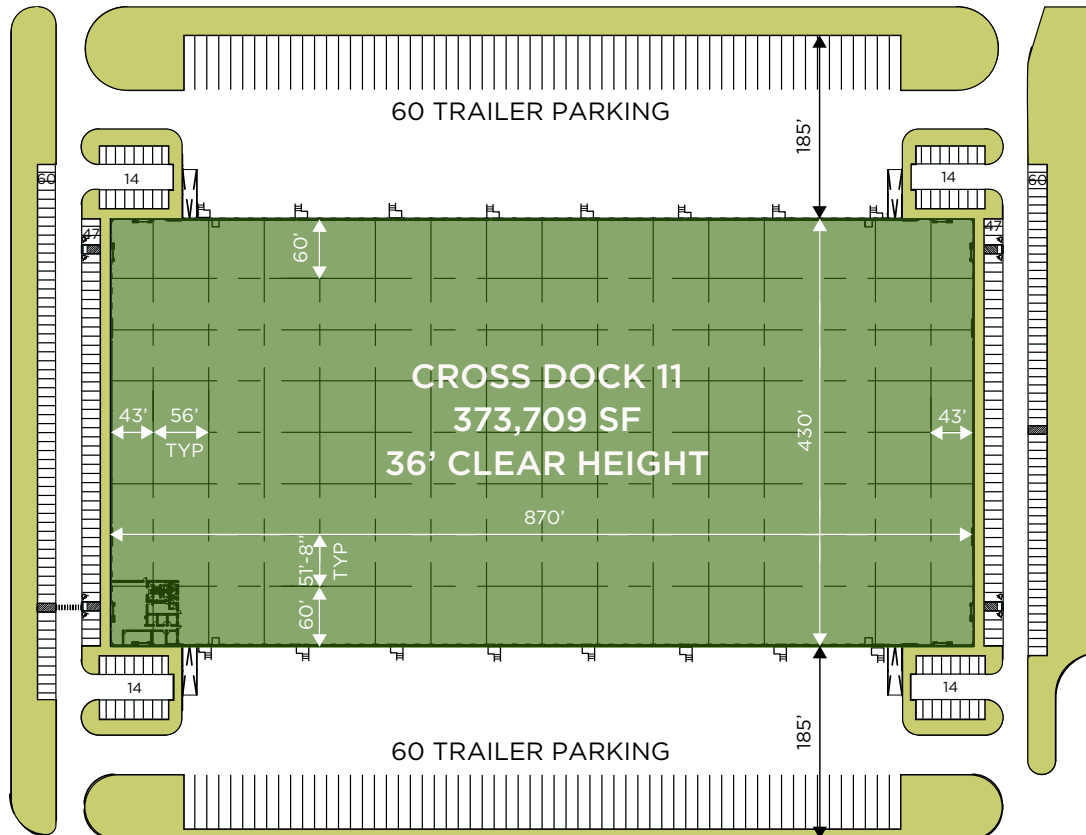
PROPERTY FEATURES

- 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:

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