



# BELTWAY35

business park

CLASS A INDUSTRIAL SPACE AVAILABLE

OPPORTUNITIES RANGING FROM 20,000 SF - 342,667 SF



**DELIVERING Q2 2026**

**BELTWAY 8 & TELEPHONE RD.**

**HOUSTON, TX 77075**



**WHITMAN PETERSON GREYSTAR**

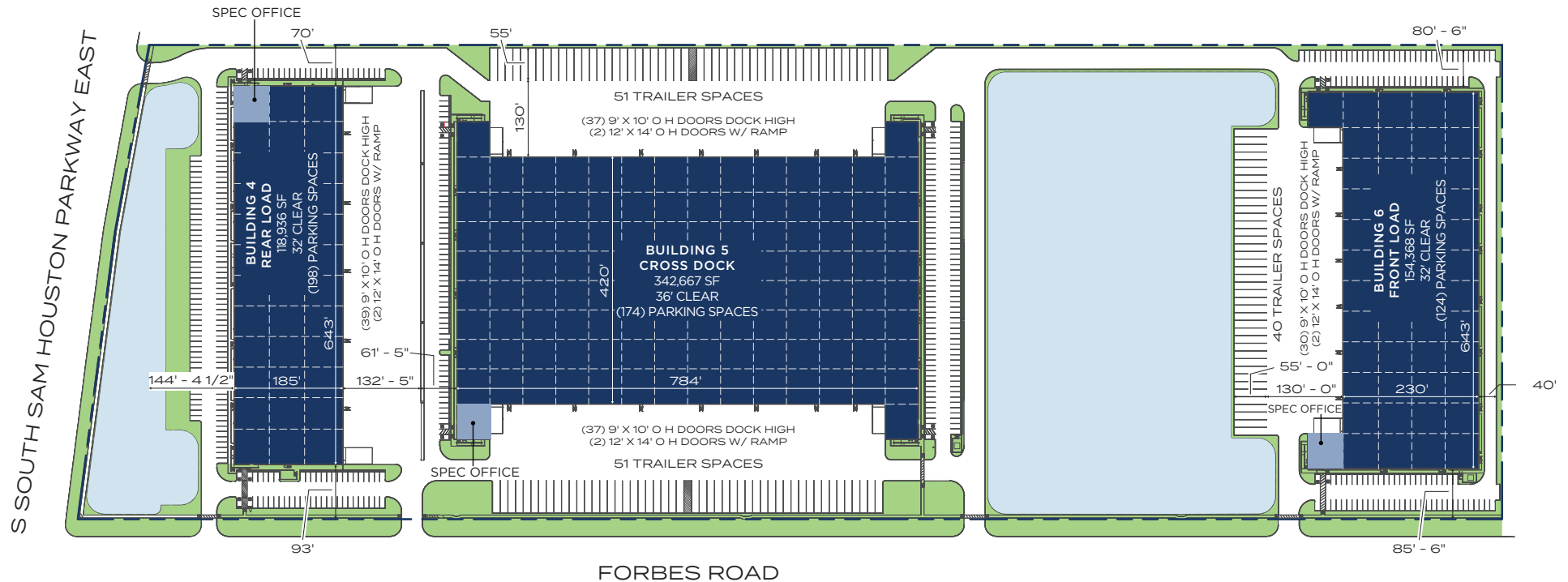


**CUSHMAN &  
WAKEFIELD**

# MASTER SITE PLAN



**BELTWAY35**  
business park



BUILDING 4	118,936 SF	32' CLEAR	198 PARKING SPACES
BUILDING 5	342,667 SF	36' CLEAR	174 PARKING SPACES
BUILDING 6	154,368 SF	32' CLEAR	124 PARKING SPACES

FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL FOREMAN**

Executive Director  
Direct: +1 713 963 2850  
Mobile: +1 713 818 6217  
michael.foreman@cushwake.com

**ALLISON BERGMANN**

Managing Director  
Direct: +1 713 963 2865  
allison.bergmann@cushwake.com

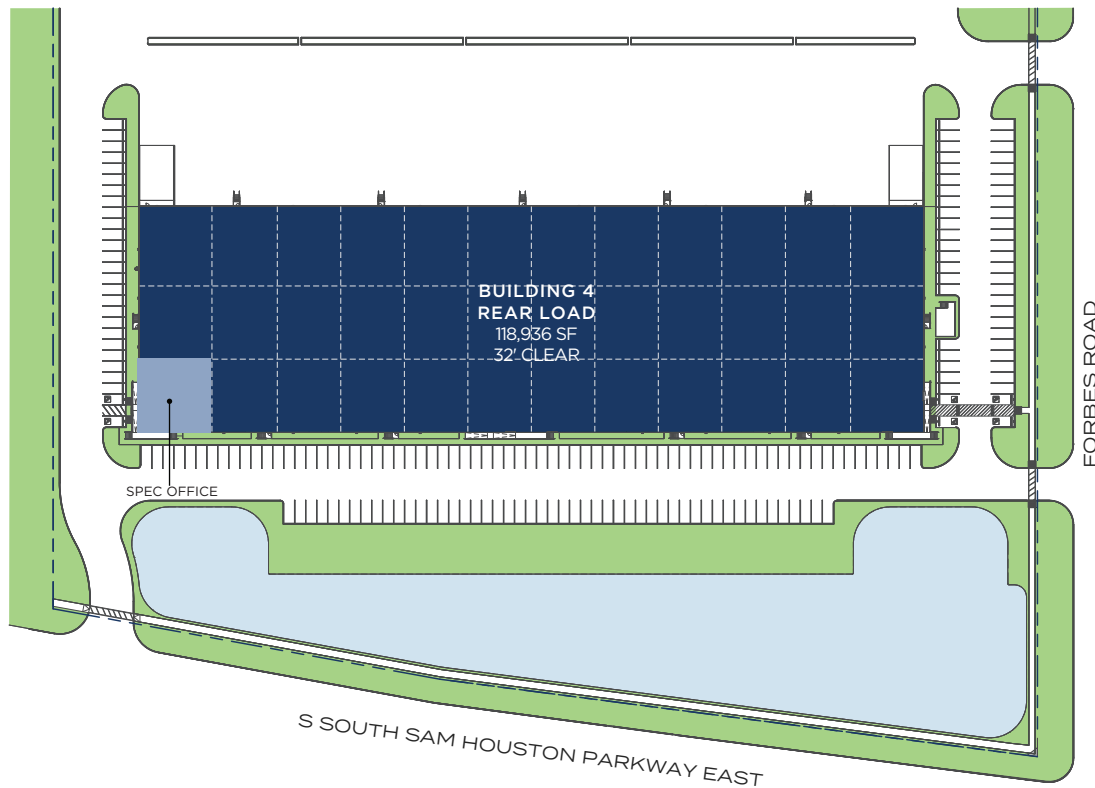
**BEAU KALEEL, SIOR**

Executive Managing Director  
Direct: +1 713 963 2844  
beau.kaleel@cushwake.com

# BUILDING 4 DETAILS



**BELTWAY35**  
business park



**TOTAL SF**  
**118,936 SF**



**OFFICE SF**  
**Spec office**



**CONFIGURATION**  
**Rear Load**



**BUILDING DEPTH**  
**185'**



**CLEAR HEIGHT**  
**32'**



**COLUMN SPACING**  
**58.5' x 61.5'**



**DOCK DOORS**  
**39**



**RAMP**  
**2 (12' x 14')**



**SPRINKLER**  
**ESFR**



**PARKING SPACES**  
**198**



**TRUCK COURT**  
**132.5'**

FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL FOREMAN**

Executive Director  
Direct: +1 713 963 2850  
Mobile: +1 713 818 6217  
michael.foreman@cushwake.com

**ALLISON BERGMANN**

Managing Director  
Direct: +1 713 963 2865  
allison.bergmann@cushwake.com

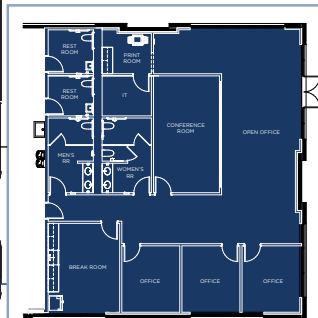
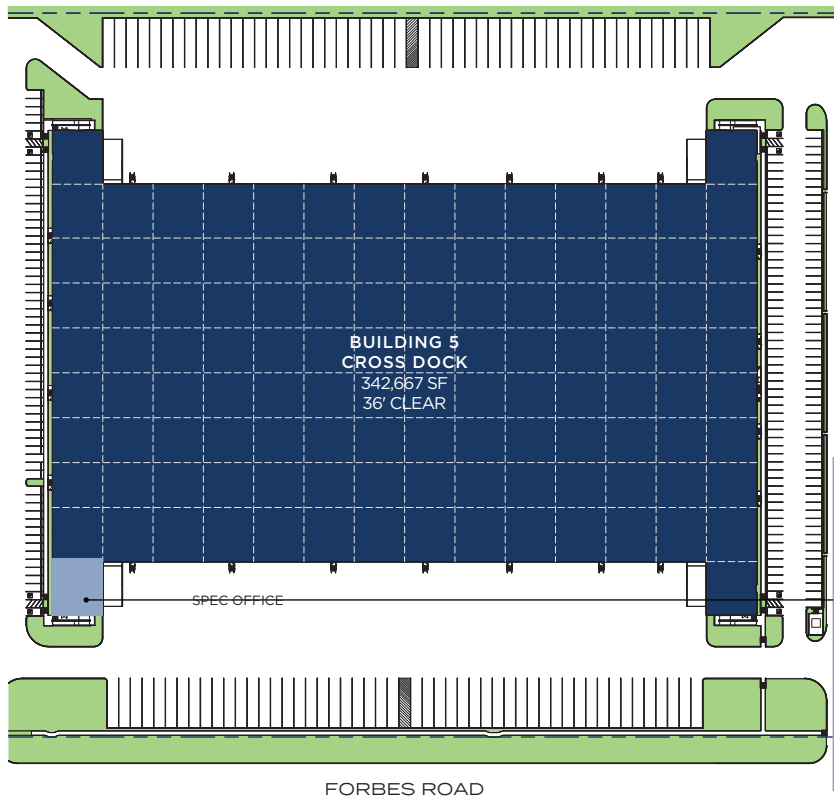
**BEAU KALEEL, SIOR**

Executive Managing Director  
Direct: +1 713 963 2844  
beau.kaleel@cushwake.com

# BUILDING 5 DETAILS



**BELTWAY35**  
business park



**TOTAL SF**  
**342,667 SF**



**OFFICE SF**  
**Spec Office**



**CONFIGURATION**  
**Cross Dock**



**BUILDING DEPTH**  
**420'**



**CLEAR HEIGHT**  
**36'**



**COLUMN SPACING**  
**56' x 50.5'**



**DOCK DOORS**  
**74**



**RAMP**  
**4 (12' x 14')**



**SPRINKLER**  
**ESFR**



**PARKING SPACES**  
**174**



**TRAILER PARKING**  
**102**



**TRUCK COURT**  
**185'**

FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL FOREMAN**

Executive Director  
Direct: +1 713 963 2850  
Mobile: +1 713 818 6217  
michael.foreman@cushwake.com

**ALLISON BERGMANN**

Managing Director  
Direct: +1 713 963 2865  
allison.bergmann@cushwake.com

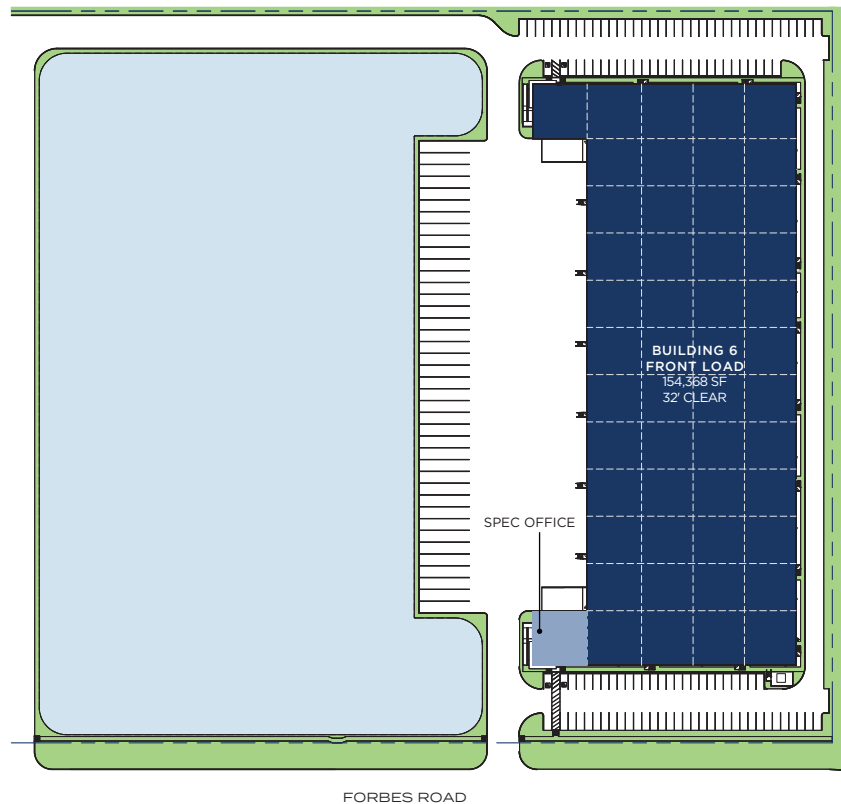
**BEAU KALEEL, SIOR**

Executive Managing Director  
Direct: +1 713 963 2844  
beau.kaleel@cushwake.com

# BUILDING 6 DETAILS



**BELTWAY35**  
business park



**TOTAL SF**  
**154,368 SF**



**OFFICE SF**  
**Spec Office**



**CONFIGURATION**  
**Front Load**



**BUILDING DEPTH**  
**230'**



**CLEAR HEIGHT**  
**32'**



**COLUMN SPACING**  
**53.3' x 57.5'**



**DOCK DOORS**  
**30**



**RAMP**  
**2 (12' x 14')**



**SPRINKLER**  
**ESFR**



**PARKING SPACES**  
**124**



**TRUCK COURT**  
**185'**



**TRAILER PARKING**  
**40**

FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL FOREMAN**

Executive Director  
Direct: +1 713 963 2850  
Mobile: +1 713 818 6217  
michael.foreman@cushwake.com

**ALLISON BERGMANN**

Managing Director  
Direct: +1 713 963 2865  
allison.bergmann@cushwake.com

**BEAU KALEEL, SIOR**

Executive Managing Director  
Direct: +1 713 963 2844  
beau.kaleel@cushwake.com



# TOP-RANKED PORT OF HOUSTON



**BELTWAY35**  
business park



**Largest Gulf Coast container port**, handling **70% of U.S.** Gulf Coast container traffic



**1st ranked**  
U.S. port in foreign waterborne tonnage – 220.1 million short tons (2024)



**1st ranked**  
U.S. port in Total foreign and domestic waterborne – 309.5 million short tons (2023)



**2nd ranked**  
U.S. port in terms of total foreign cargo valued (\$222.5 billion)



**Largest Texas port** with **44% market share** by tonnage (2024)



**5th ranked**  
U.S. container port by total TEUs



2024: **432.6 million** short tons  
2023: **309.5 million** short tons

FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL FOREMAN**

Executive Director  
Direct: +1 713 963 2850  
Mobile: +1 713 818 6217  
michael.foreman@cushwake.com

**ALLISON BERGMANN**

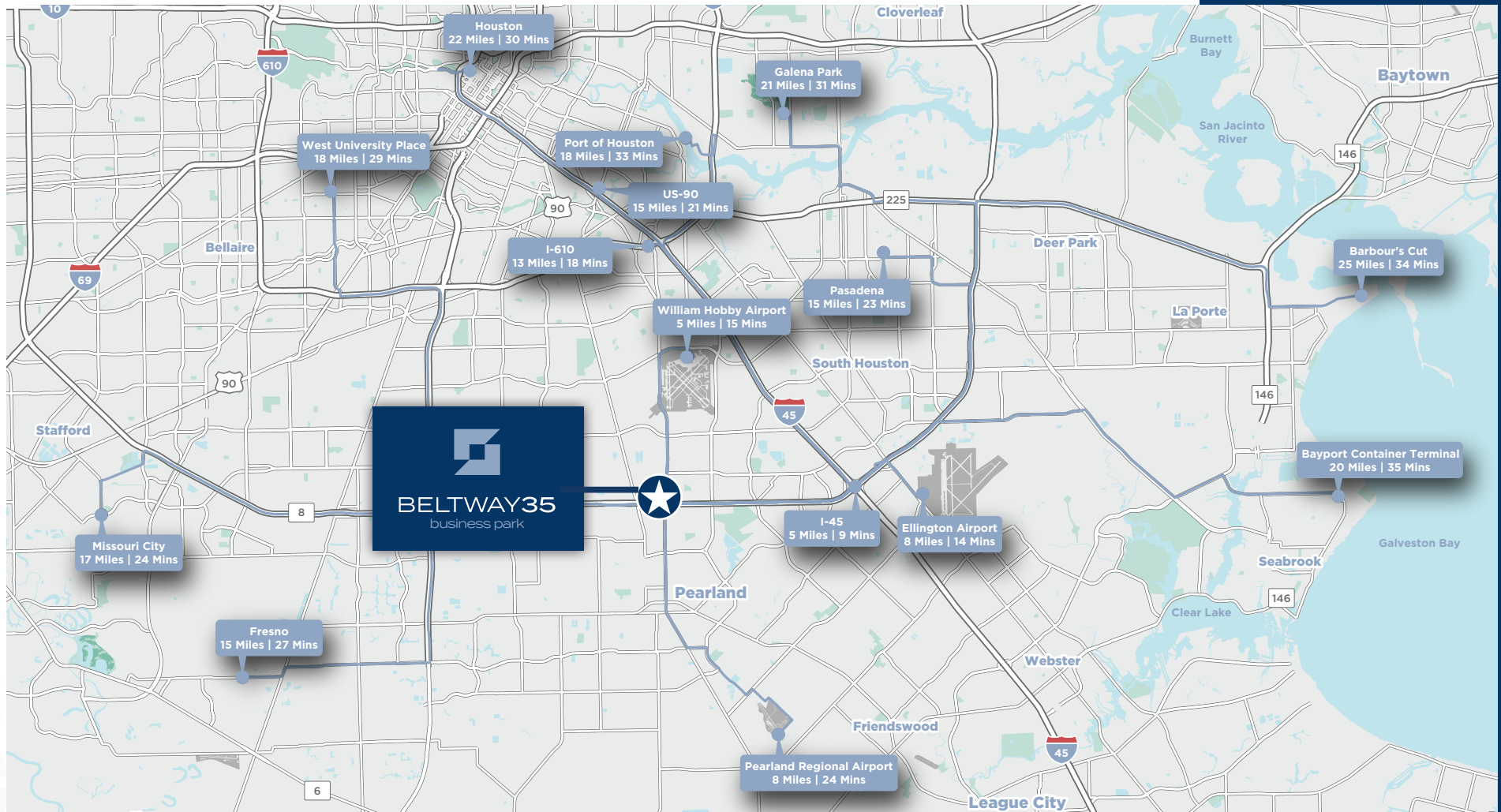
Managing Director  
Direct: +1 713 963 2865  
allison.bergmann@cushwake.com

**BEAU KALEEL, SIOR**

Executive Managing Director  
Direct: +1 713 963 2844  
beau.kaleel@cushwake.com



# STRATEGICALLY LOCATED SEAMLESSLY CONNECTED



FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL FOREMAN**

Executive Director  
Direct: +1 713 963 2850  
Mobile: +1 713 818 6217  
[michael.foreman@cushwake.com](mailto:michael.foreman@cushwake.com)

**ALLISON BERGMANN**

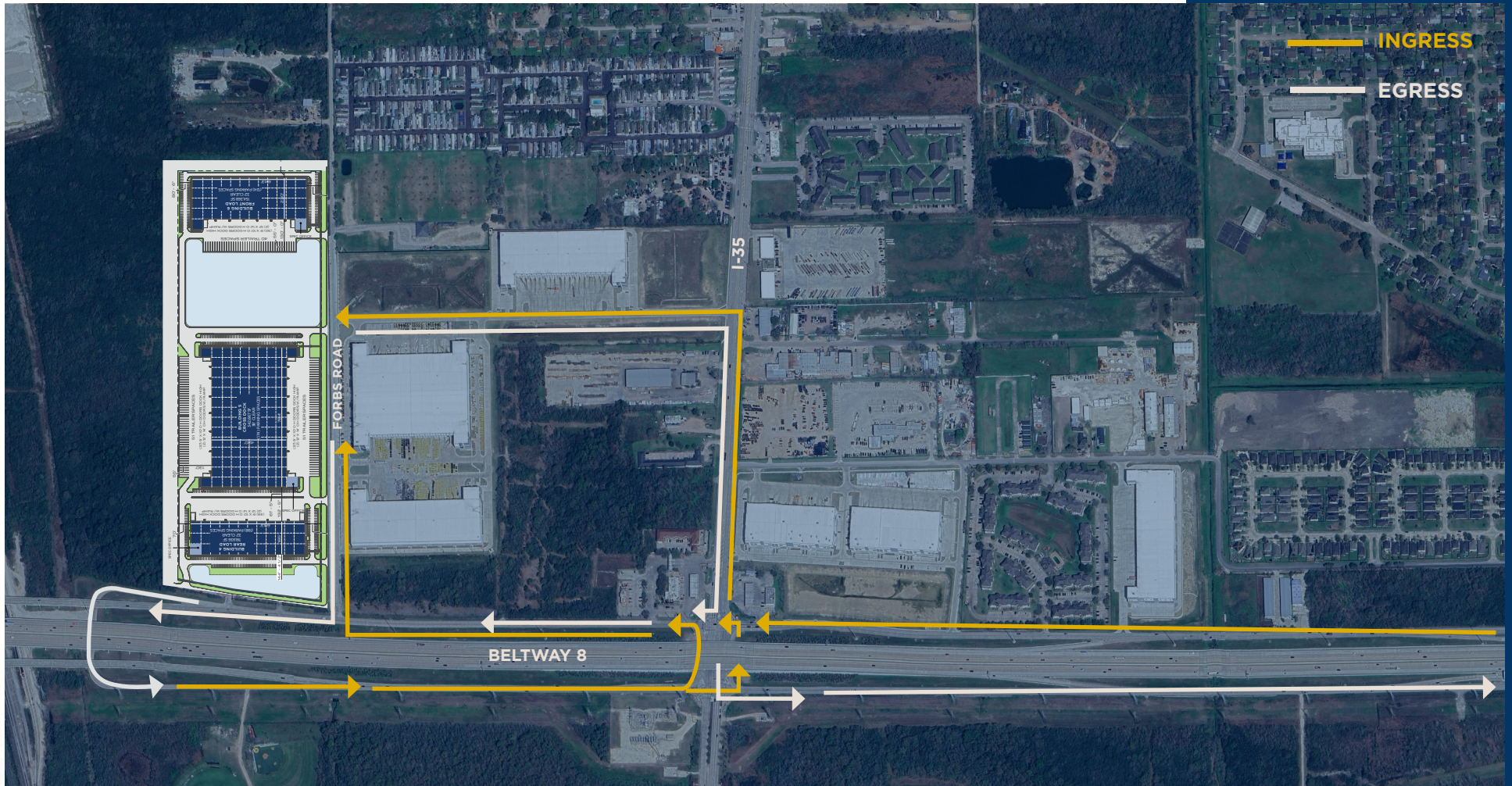
Managing Director  
Direct: +1 713 963 2865  
[allison.bergmann@cushwake.com](mailto:allison.bergmann@cushwake.com)

**BEAU KALEEL, SIOR**

Executive Managing Director  
Direct: +1 713 963 2844  
[beau.kaleel@cushwake.com](mailto:beau.kaleel@cushwake.com)



# STRATEGIC ACCESS TO EVERY DIRECTION



FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL FOREMAN**

Executive Director  
Direct: +1 713 963 2850  
Mobile: +1 713 818 6217  
[michael.foreman@cushwake.com](mailto:michael.foreman@cushwake.com)

**ALLISON BERGMANN**

Managing Director  
Direct: +1 713 963 2865  
[allison.bergmann@cushwake.com](mailto:allison.bergmann@cushwake.com)

**BEAU KALEEL, SIOR**

Executive Managing Director  
Direct: +1 713 963 2844  
[beau.kaleel@cushwake.com](mailto:beau.kaleel@cushwake.com)





BELTWAY 8 & TELEPHONE RD.

HOUSTON, TX 77075

BELTWAY35

business park



FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL FOREMAN**

Executive Director  
Direct: +1 713 963 2850  
Mobile: +1 713 818 6217  
[michael.foreman@cushwake.com](mailto:michael.foreman@cushwake.com)

**ALLISON BERGMANN**

Managing Director  
Direct: +1 713 963 2865  
[allison.bergmann@cushwake.com](mailto:allison.bergmann@cushwake.com)

**BEAU KALEEL, SIOR**

Executive Managing Director  
Direct: +1 713 963 2844  
[beau.kaleel@cushwake.com](mailto:beau.kaleel@cushwake.com)



**WHITMAN PETERSON**

**GREYSTAR**

 **CUSHMAN &  
WAKEFIELD**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.