



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



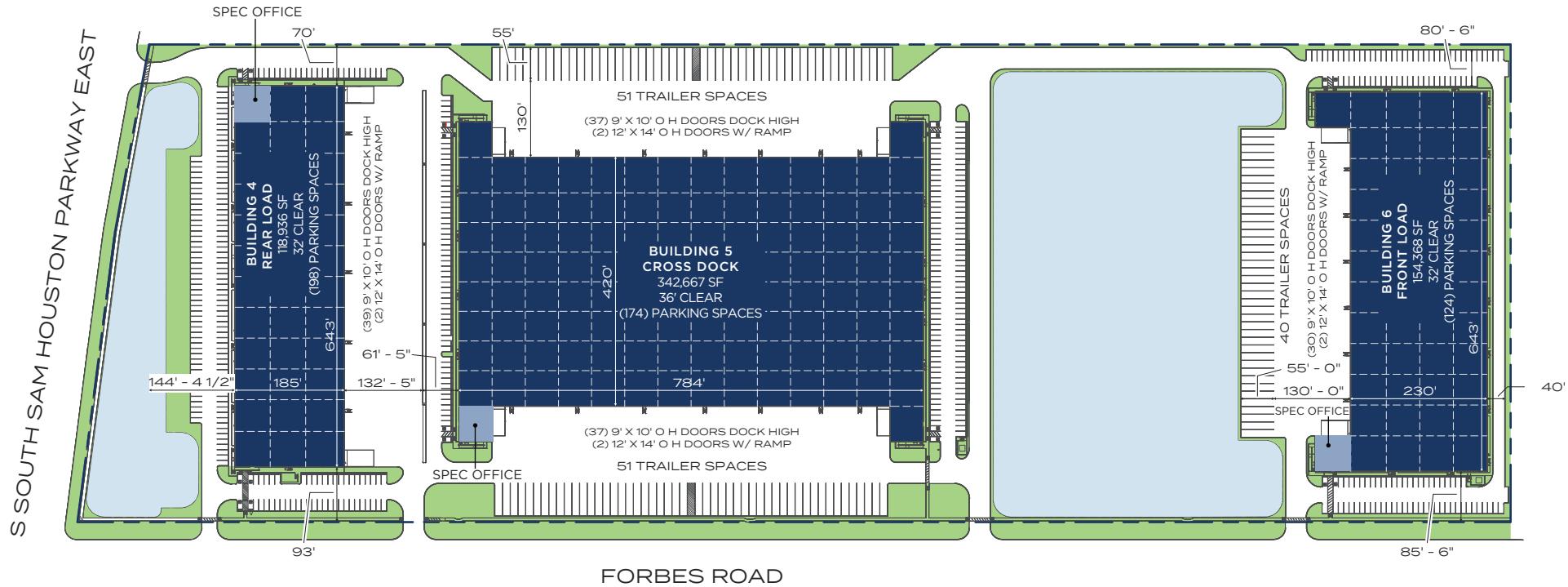
CUSHMAN &
WAKEFIELD

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:

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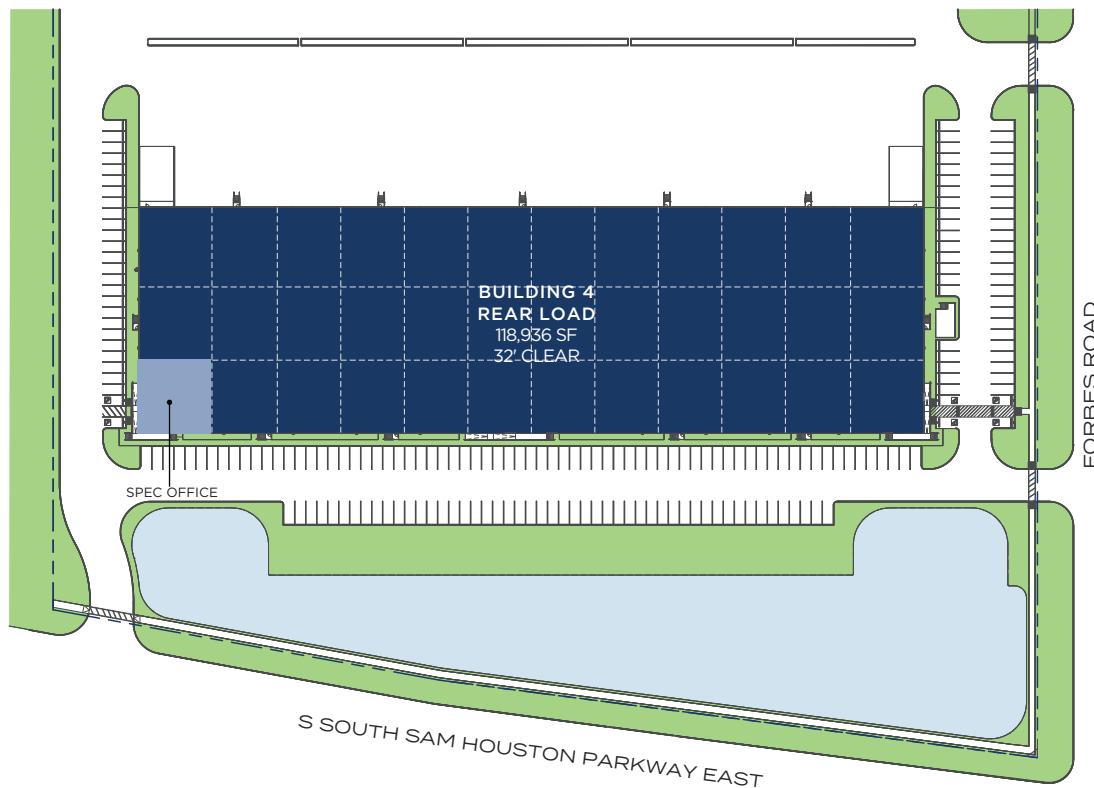
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BUILDING 4 DETAILS



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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

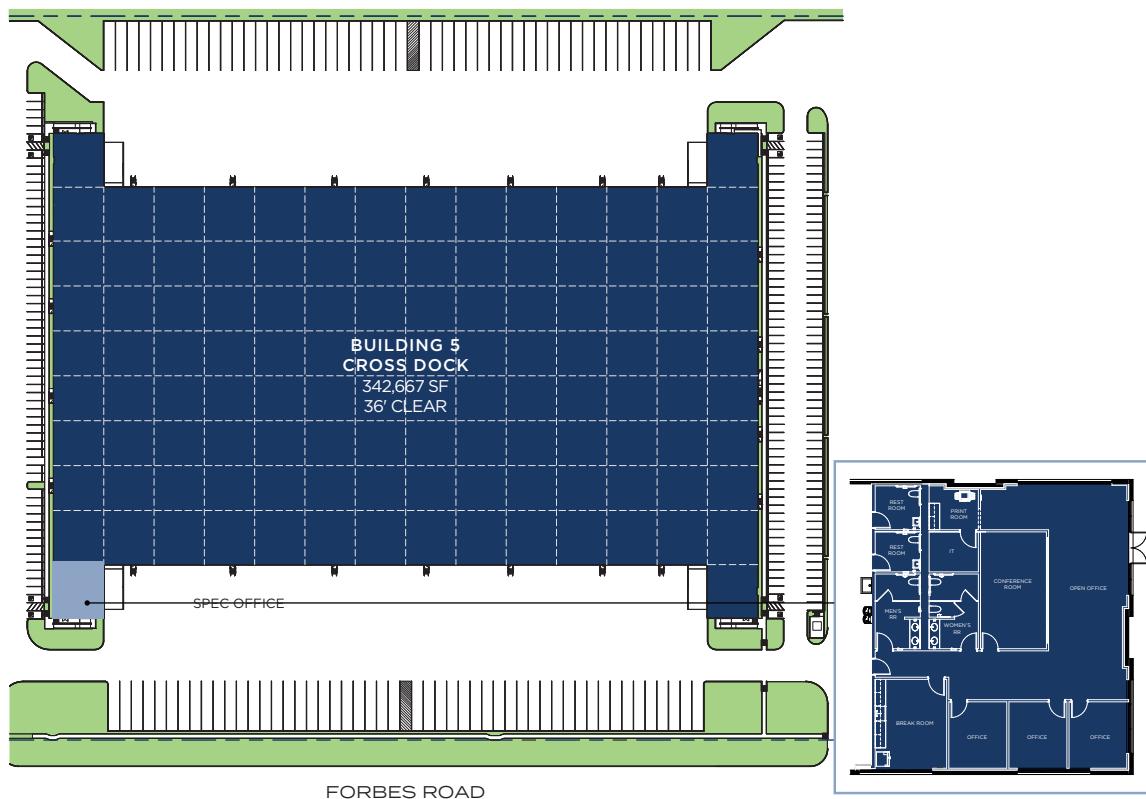


TRUCK COURT
132.5'

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'**

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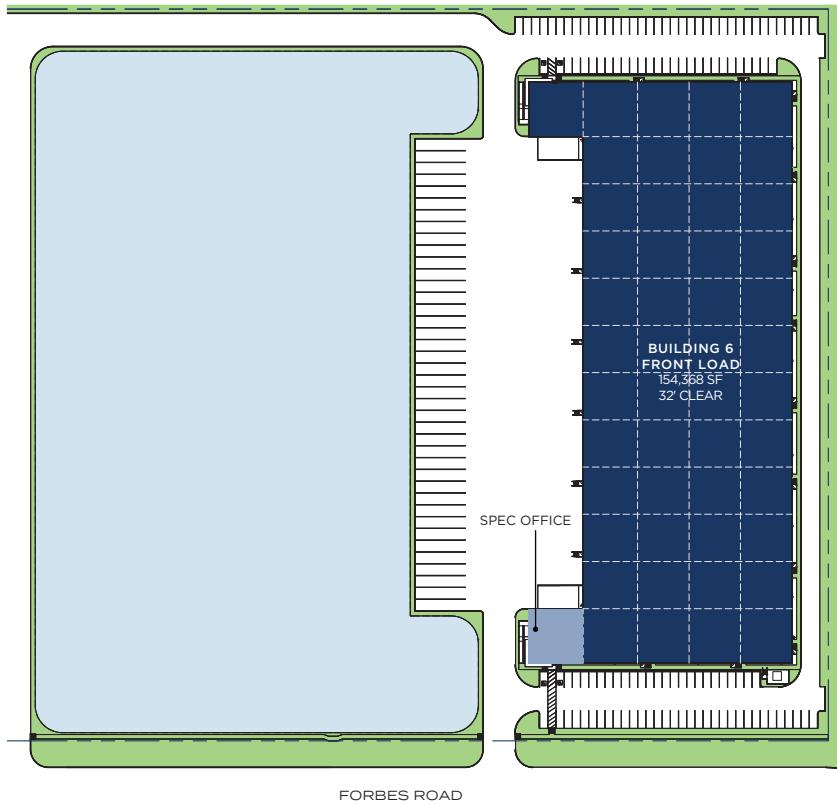
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BUILDING 6 DETAILS



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

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TOP-RANKED PORT OF HOUSTON



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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

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STRATEGICALLY LOCATED SEAMLESSLY CONNECTED



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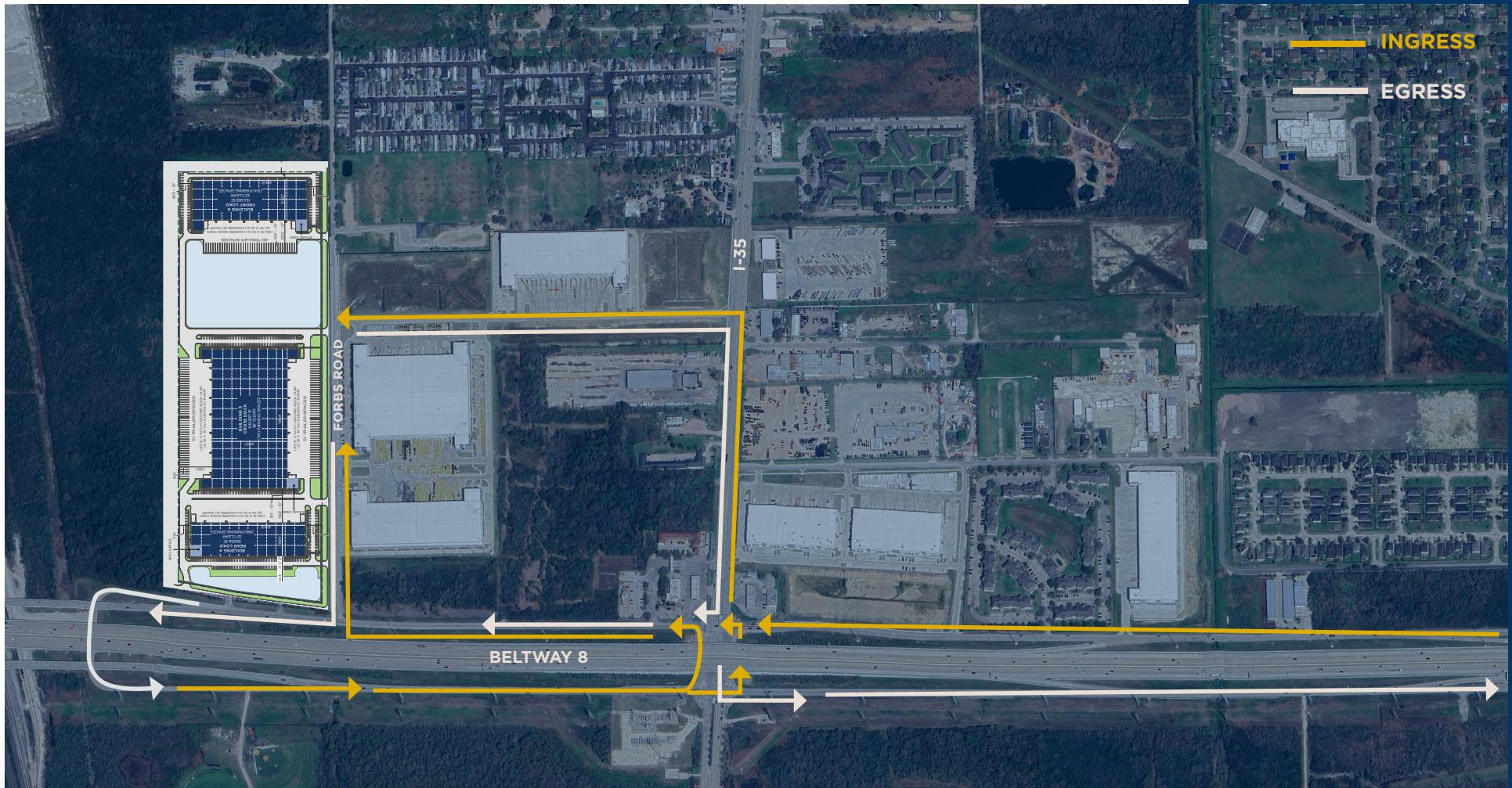
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STRATEGIC ACCESS TO EVERY DIRECTION



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WHITMAN PETERSON

GREYSTAR

CUSHMAN & WAKEFIELD

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