



# 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

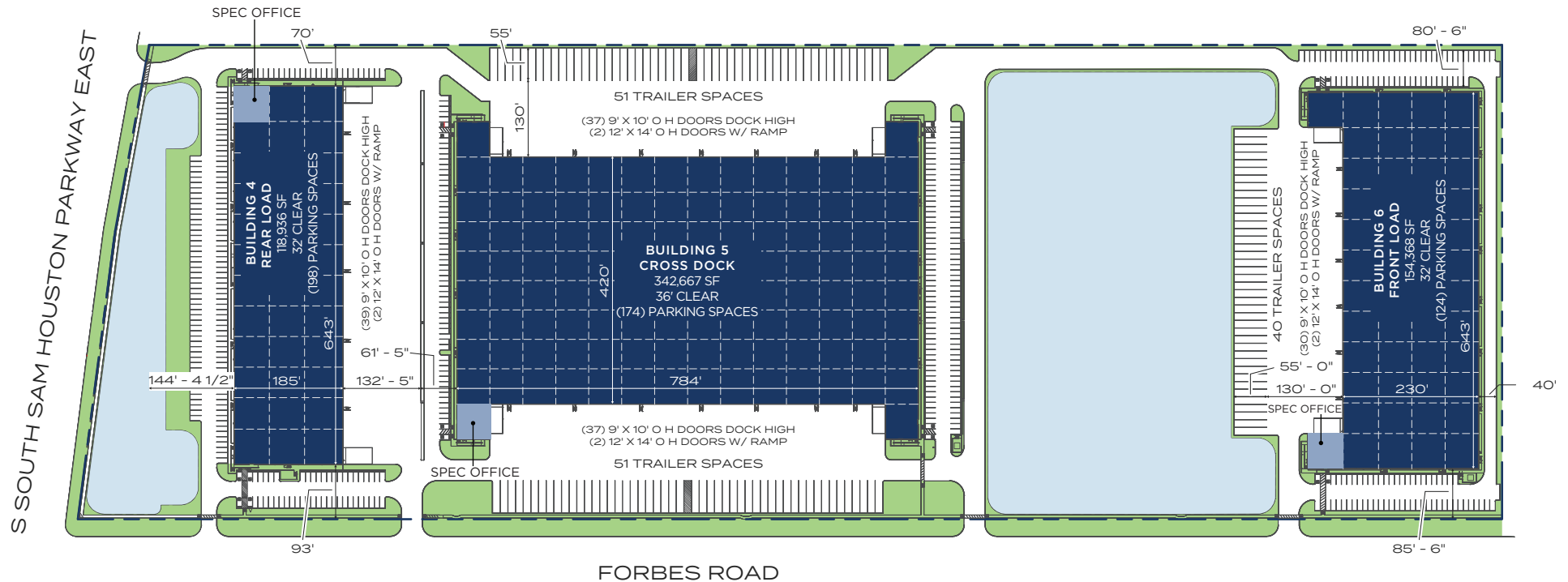
GREYSTAR



# 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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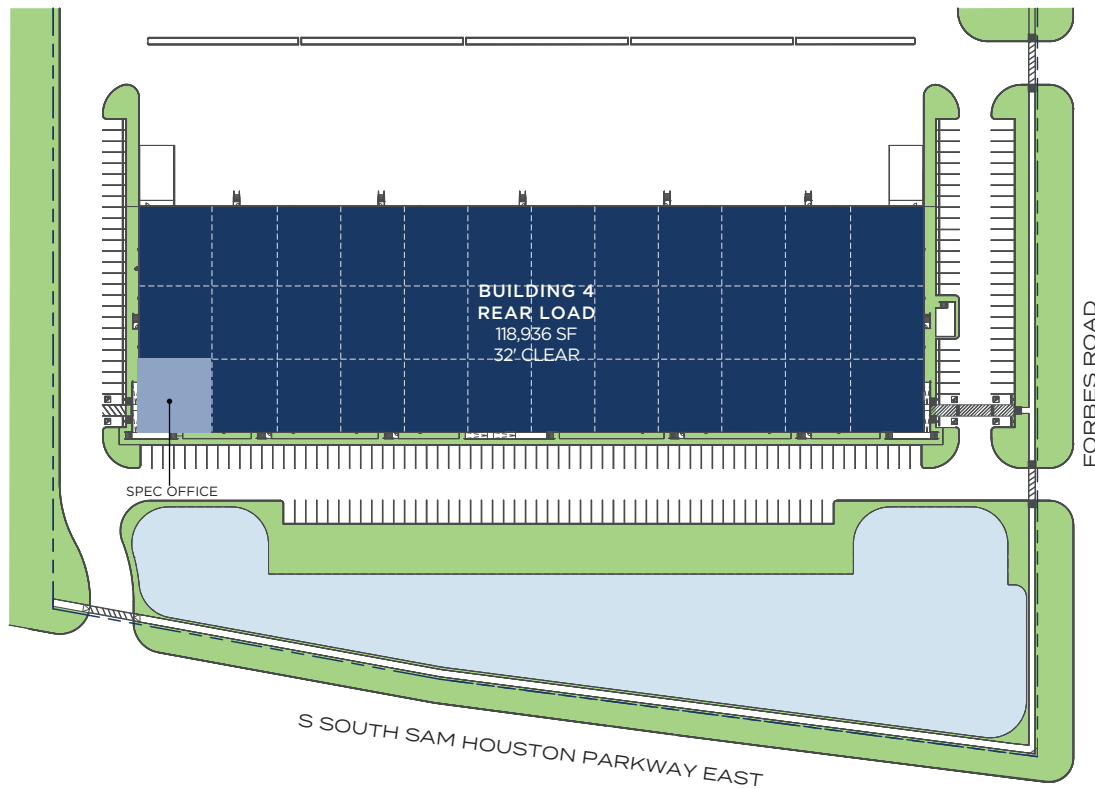
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# BUILDING 4 DETAILS



**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'**

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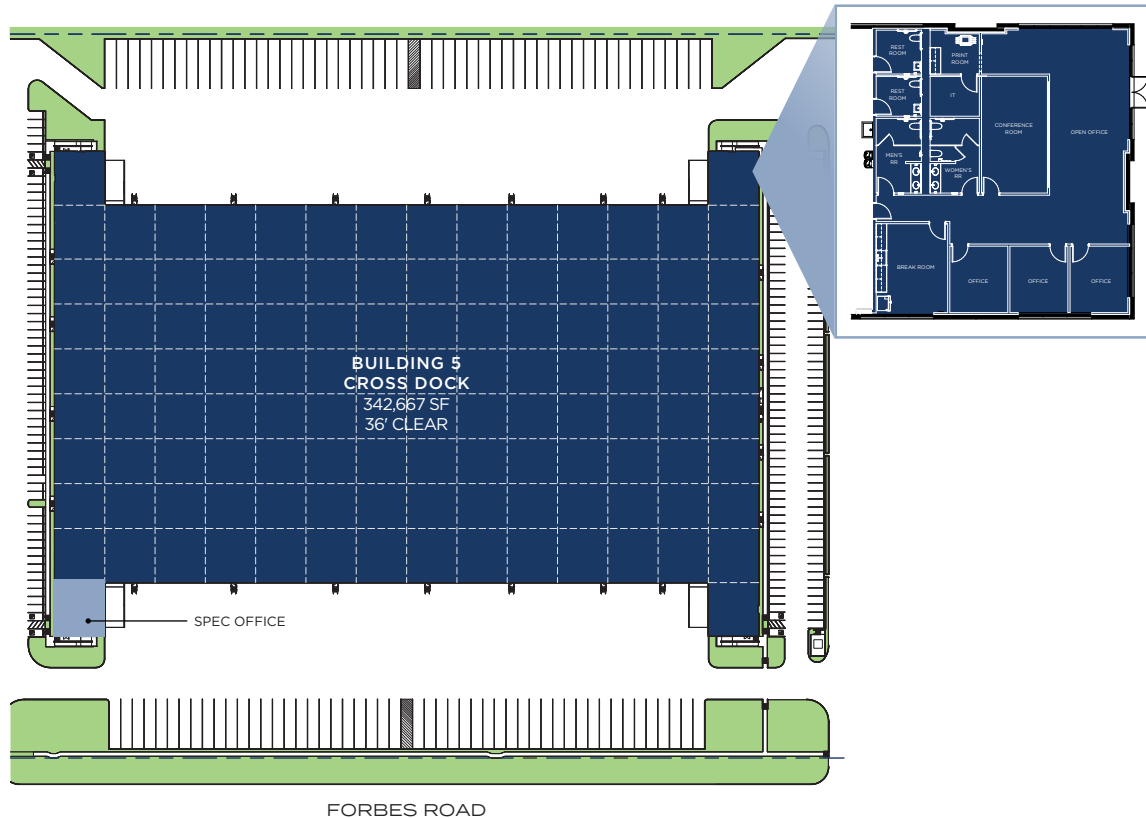
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# BUILDING 5 DETAILS



**BELTWAY35**  
business park



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



**OFFICE SF**  
**Spec Office in Place**



**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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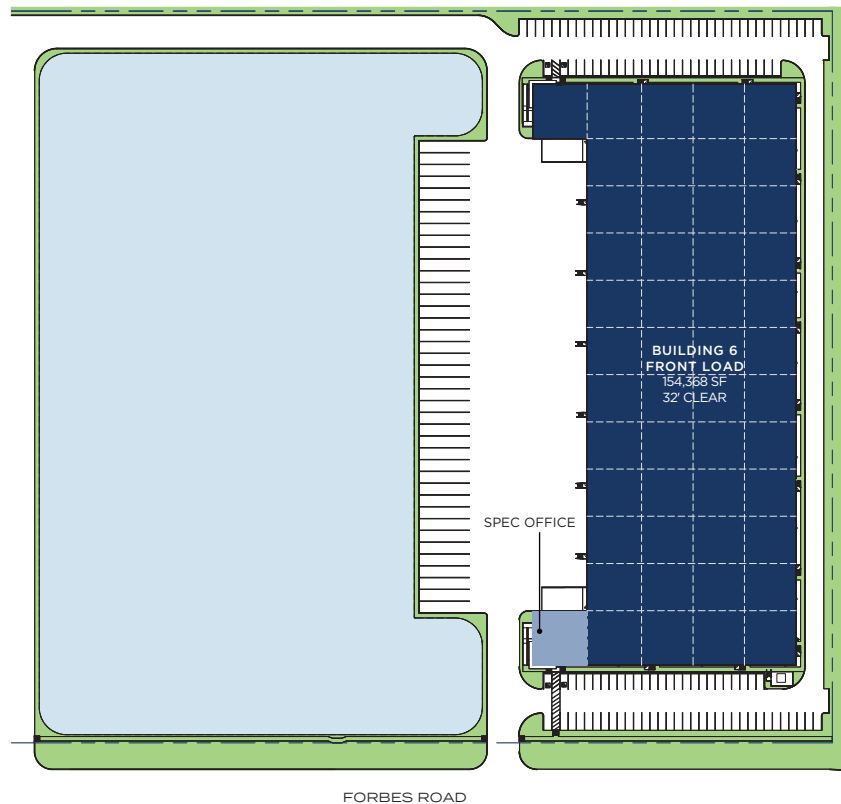
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# BUILDING 6 DETAILS



**BELTWAY35**  
business park



TOTAL SF  
**154,368 SF**



OFFICE SF  
**BTS**



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



**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

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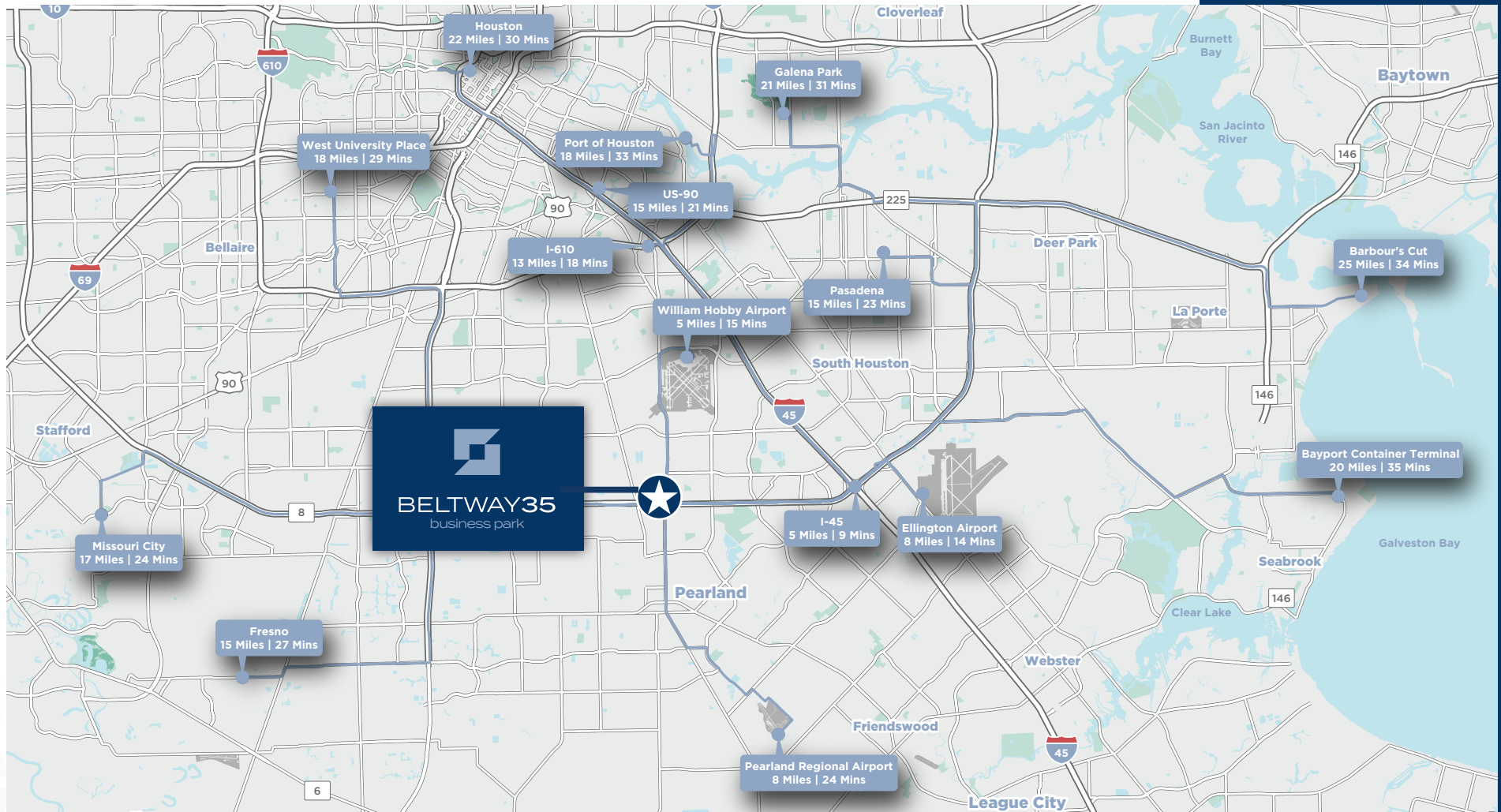
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# STRATEGICALLY LOCATED SEAMLESSLY CONNECTED



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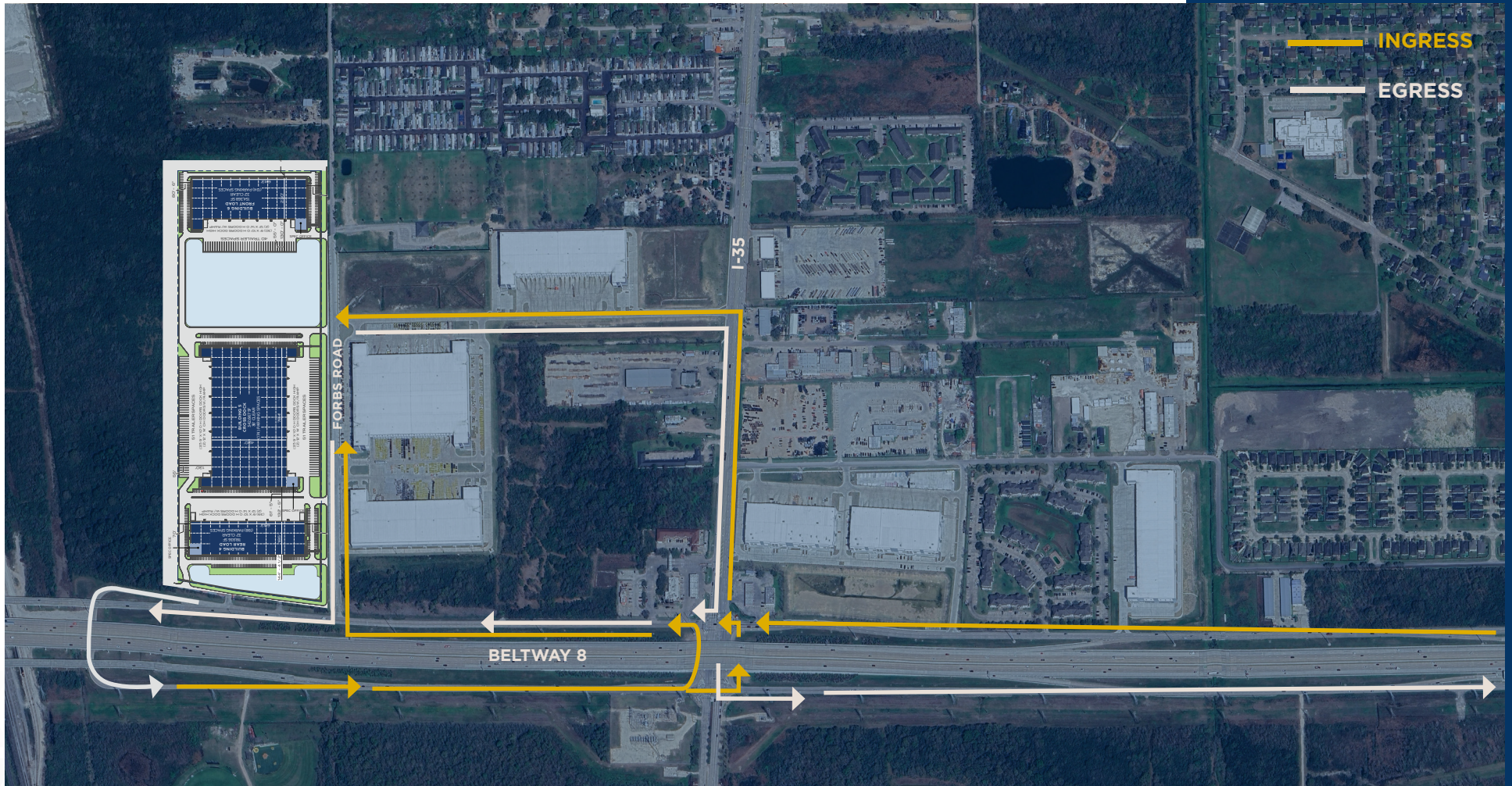
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# STRATEGIC ACCESS TO EVERY DIRECTION



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