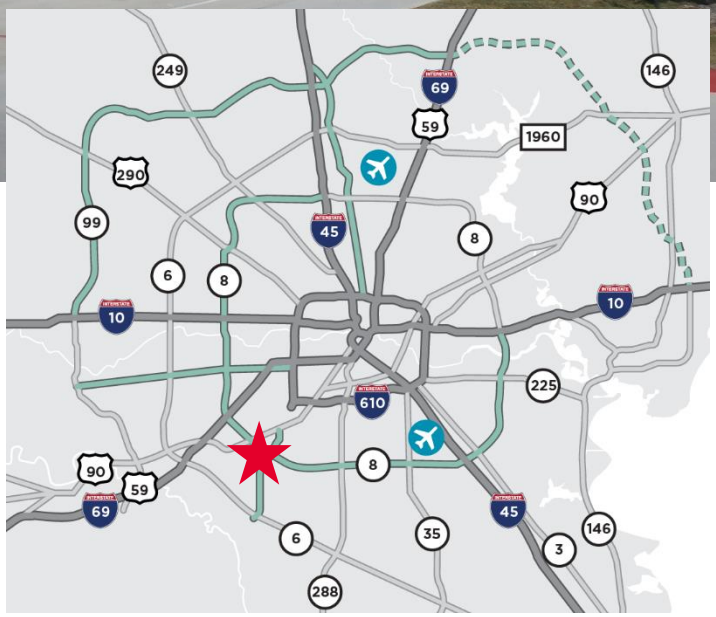
BELTWAY SOUTHWEST BUSINESS PARK – BLDG 4

14453 HILLCROFT ST.
HOUSTON, TX 77085

AVAILABLE NOW WITH SPEC OFFICE





Property Highlights

- Located in a 75-acre, master-planned, deed-restricted, corporate park in the Southwest Houston Submarket, with frontage on Fort Bend Tollway and Beltway 8
- **±27,842 SF available with 2,722 SF spec office**
- Dock-high, rear-load configuration
- 11 overhead doors
- 28’ Clear height
- ESFR sprinkler systems
- 260’ shared truck court
- 2.25/1,000 SF parking ratio
- Secured truck court
- Tiltwall concrete construction

CABOT

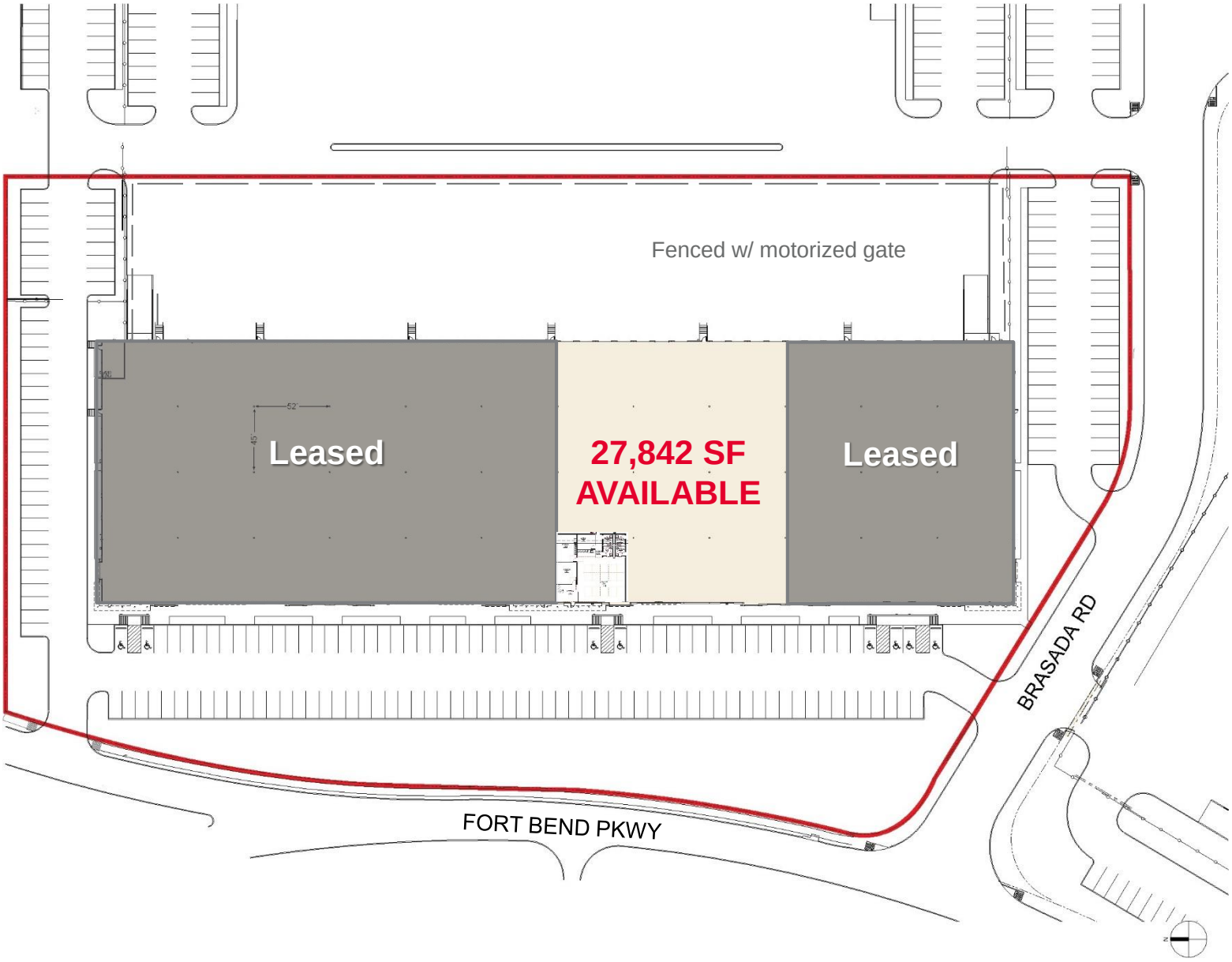
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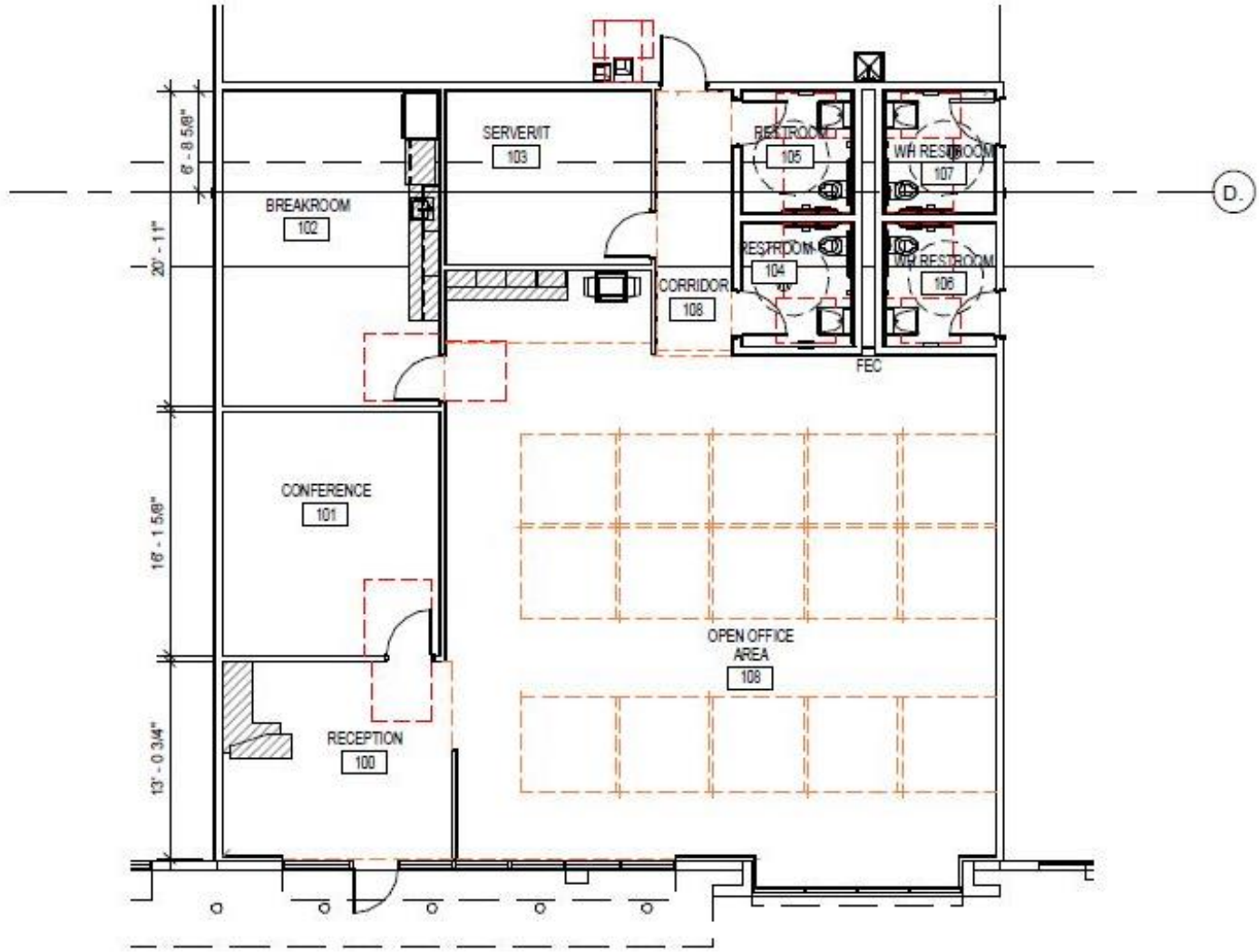
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SPEC OFFICE PLAN - 2,722 SF



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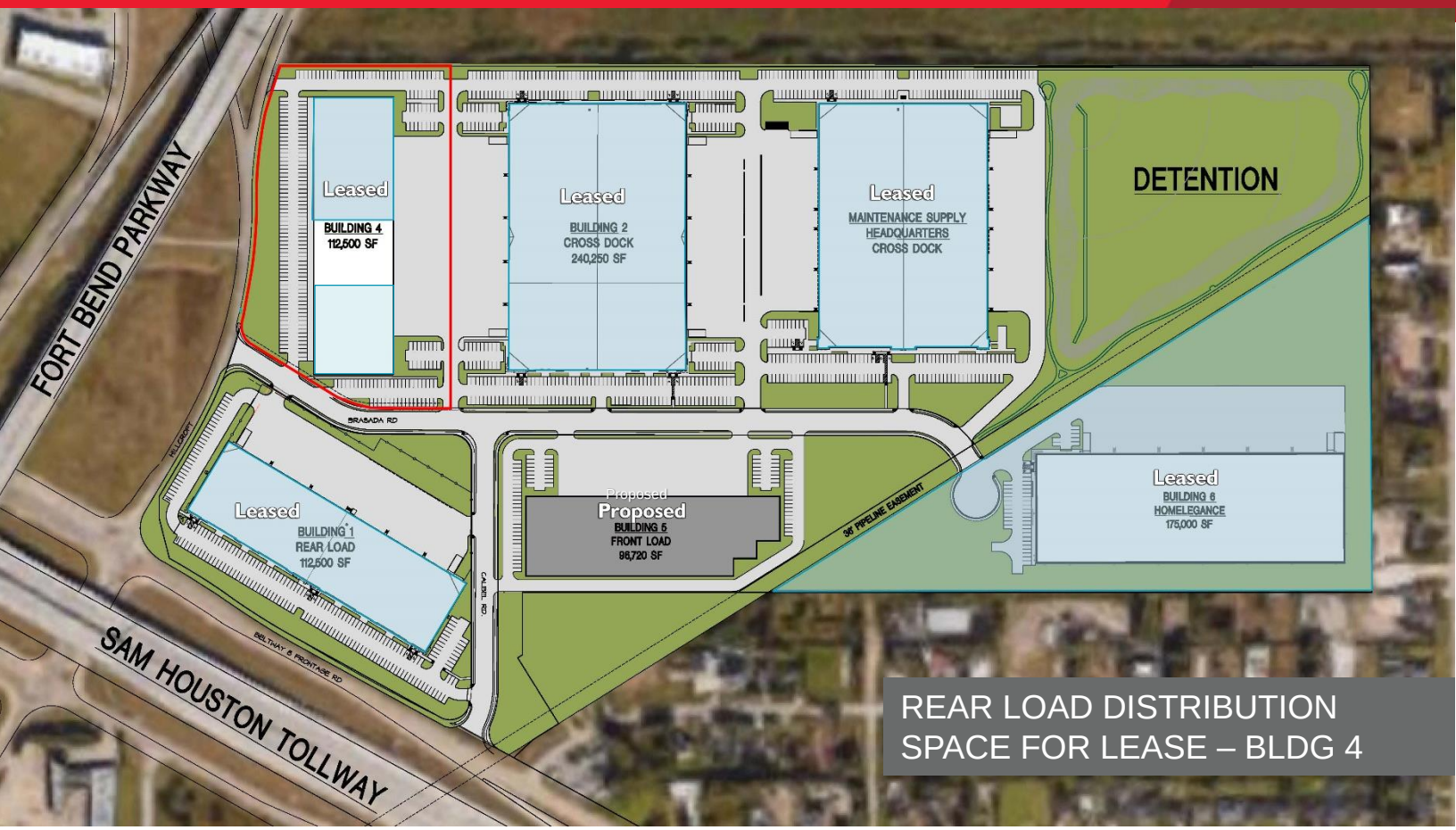
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REAR LOAD DISTRIBUTION
SPACE FOR LEASE – BLDG 4

PROXIMITY TO SELECT LOCATIONS IN REGION

DESTINATION	DISTANCE	DRIVE TIME
CBD	17 miles	21 minutes
Texas Medical Center	10 miles	15 minutes
Galleria/Uptown	11 miles	15 minutes
Port of Houston	18 miles	20 minutes
Katy	23 miles	24 minutes
Sugar Land	11 miles	12 minutes
I-45	15 miles	17 minutes
US-59	5 miles	6 minutes

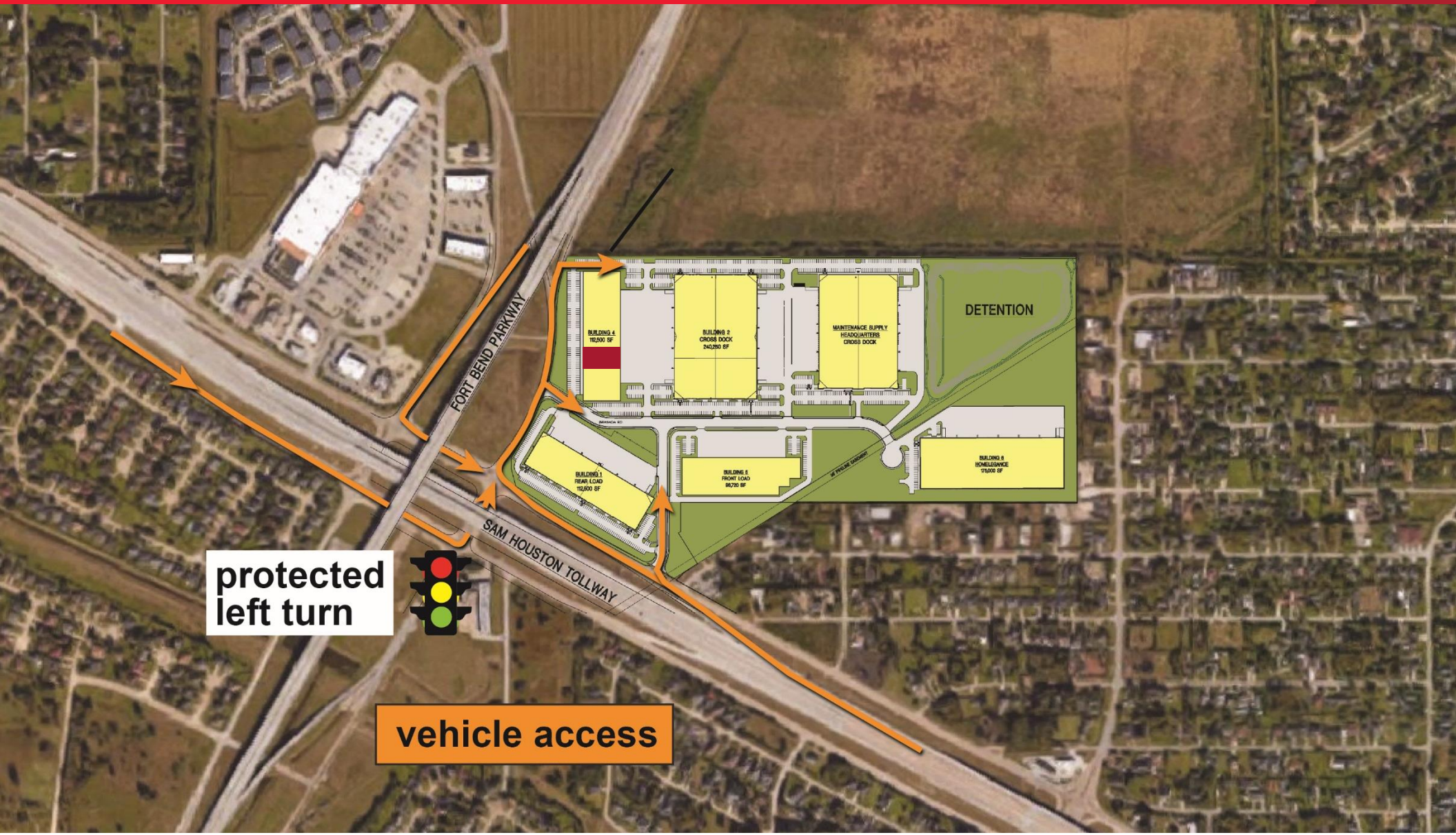
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