

50,026 SF Available for Lease

BUILDING 3

4660 South Sam Houston Parkway West
Houston, TX 77053



CBRE



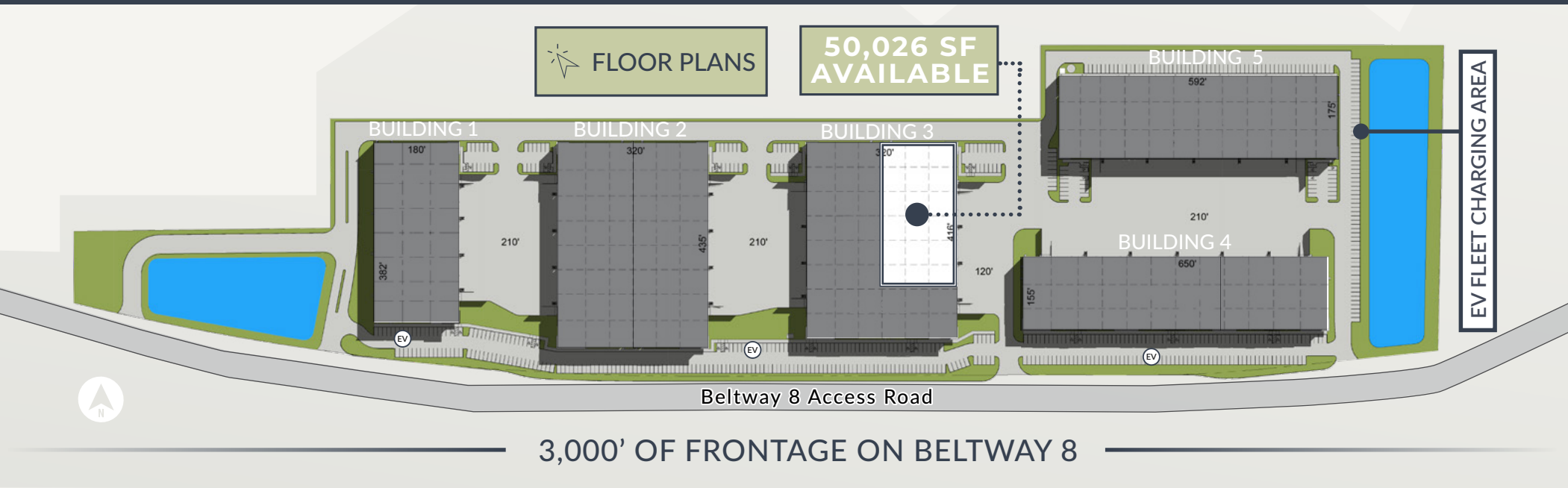
THE BUSINESS CENTER AT
FIVE  CORNERS

a levey development

PROPERTY HIGHLIGHTS

4660 SOUTH SAM HOUSTON PKWY W

THE BUSINESS CENTER AT
FIVE CORNERS
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Exterior and
Interior LED
Lights



Reflective
White TPO
Roof



Modern
Clerestory
Windows



Low-E,
Double-Pane
Storefront Glass



Generous
Parking Ratios



Modern EV
Charging
Stations



Reflective
White Interior
Warehouse Walls



Low VOC Paint
Coatings

**Building
THREE**
50,026 SF AVAILABLE

50,026 SF

Available SF

3,473 SF

Office SF

32'

Clear Height

14

Dock Doors

1

Drive-Ins

Front Load

Configuration

50' x 52'

Typical Bay Depth

60'

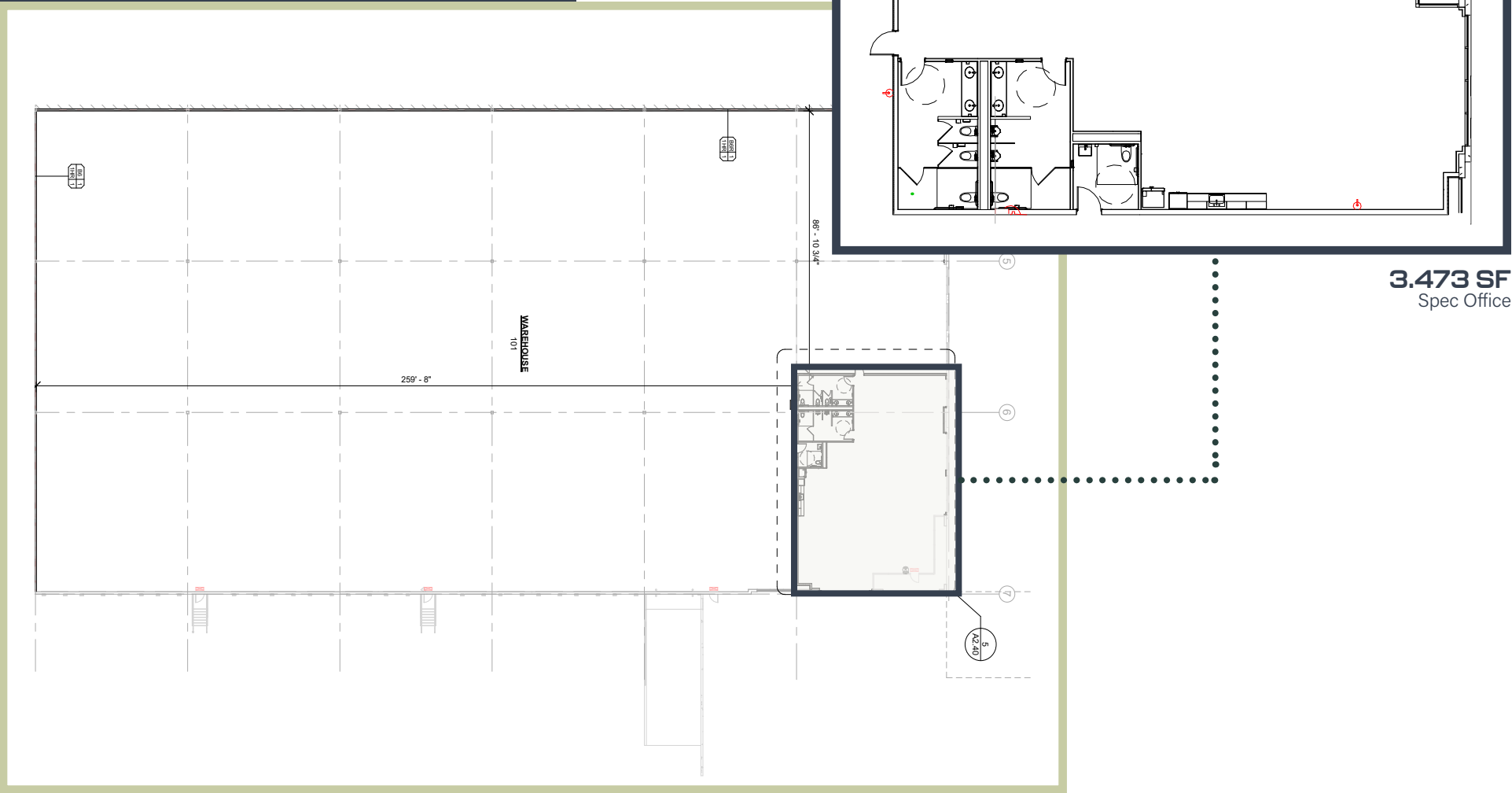
Speed Bay Depth

160'

Building Depth

FLOOR PLANS

BUILDING 3



3,473 SF
Spec Office

50,026 SF
Total Square Feet

DRIVE TIMES

BELTWAY 8 FRONTAGE / ACCESS

THE BUSINESS CENTER AT
FIVE CORNERS
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Direct Access to
Beltway 8



Visible to **160K Cars**
Per Day



3.4M People
Within a 20
Mile Radius



180K Skilled Labor Pool
Within a 30 Minute
Drive

THE BUSINESS CENTER AT FIVE CORNERS

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Five Corners Business Park offers premier commercial real estate spanning $\pm 545,574$ square feet across five versatile buildings situated on a 43-acre lot off Sam Houston Parkway West. Featuring prime Beltway 8 frontage and easy access to US 59 and Highway 288, the park provides exceptional connectivity for logistics and operations. Modern functionality is built into every footprint, accommodating front-load, rear-load, and cross-dock configurations with minimum 52-foot-wide column spacing on all interior bays. Designed for efficiency and sustainability, each building is equipped with generous parking ratios and dedicated EV charging stations to support high-capacity business needs.

BUILDING 3
50,026 SQUARE FEET



THE BUSINESS CENTER AT
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FOR MORE INFO CONTACT:

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