



# 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**

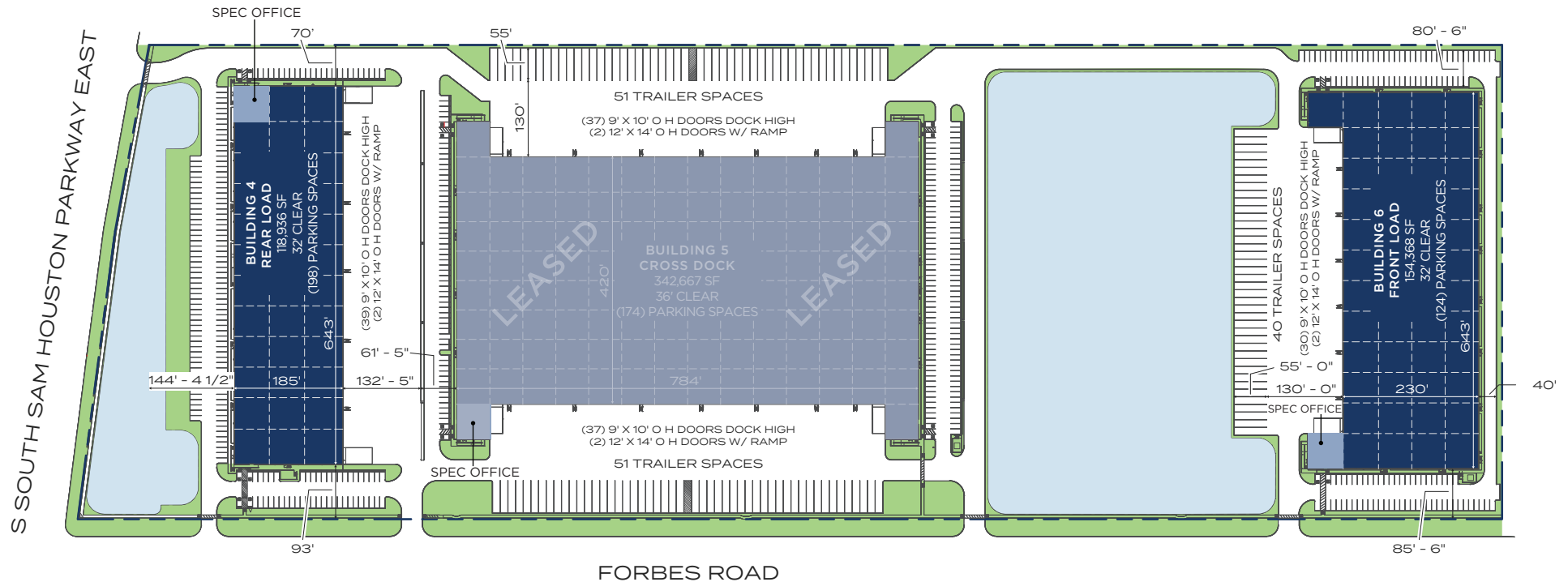


**CUSHMAN & WAKEFIELD**

# MASTER SITE PLAN



**BELTWAY35**  
business park



- AVAILABLE
- LEASED

BUILDING 4	118,936 SF	32' CLEAR	198 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

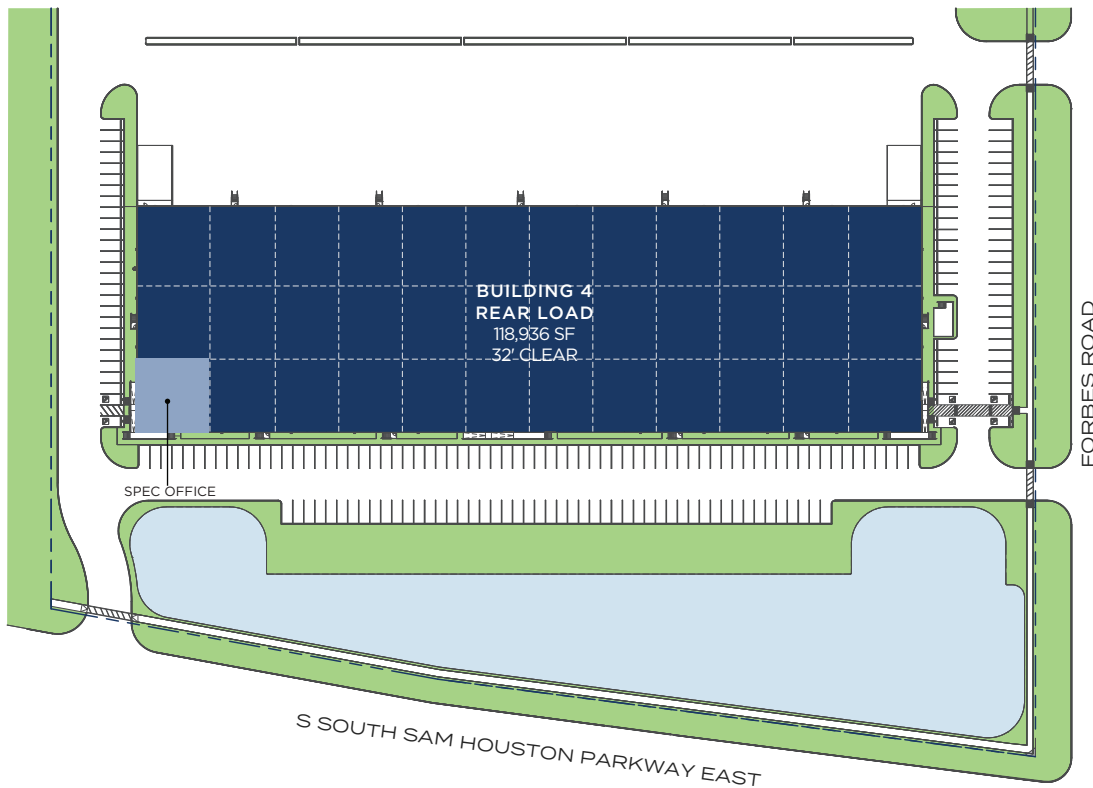
**BEAU KALEEL, SIOR**

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'**

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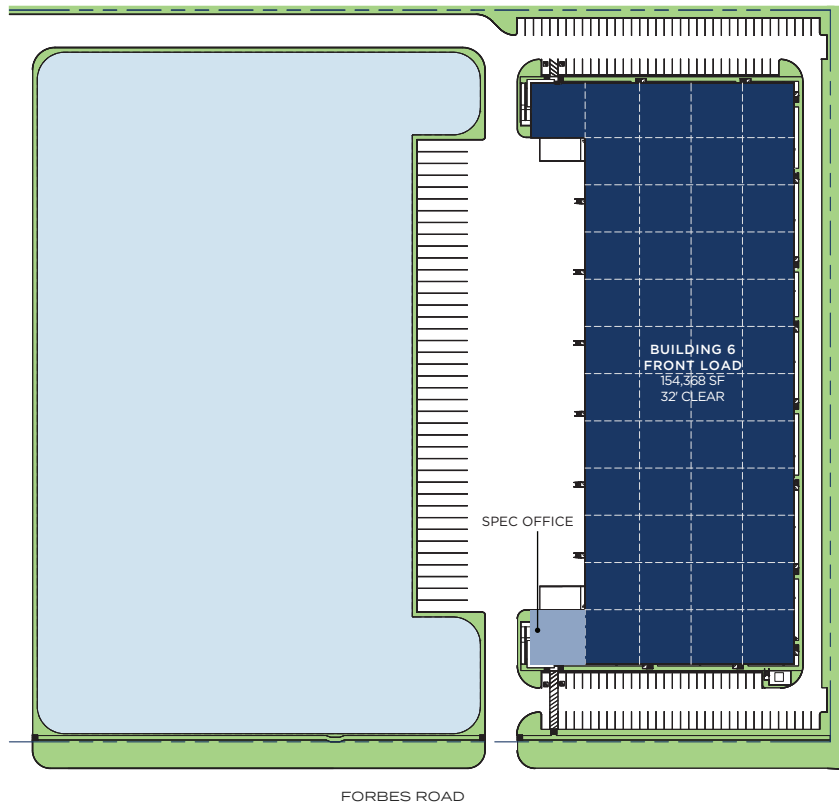
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# BUILDING 6 DETAILS



**BELTWAY35**  
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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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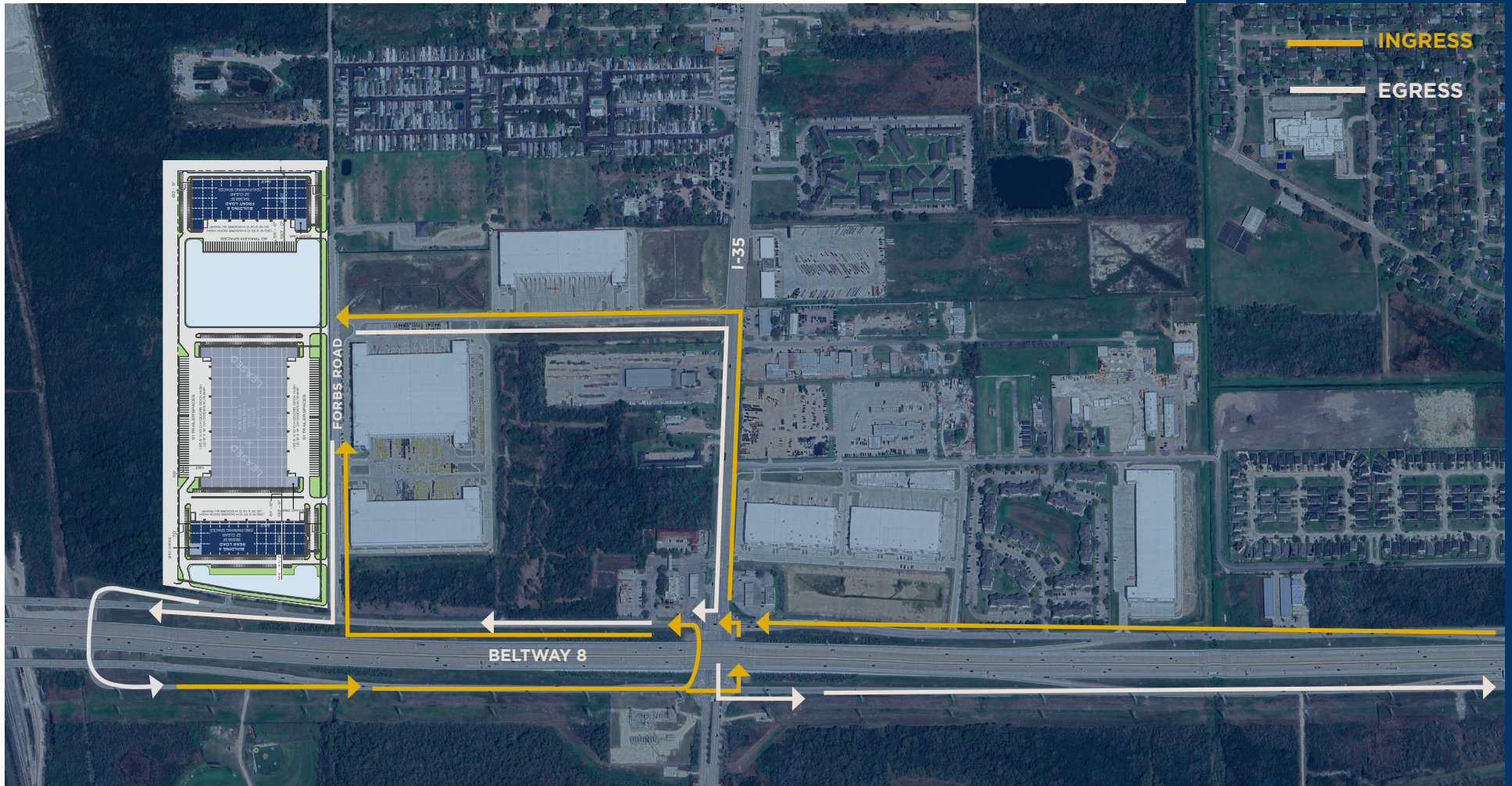
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# STRATEGIC ACCESS TO EVERY DIRECTION



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