



SOUTH BELT **CENTRAL**

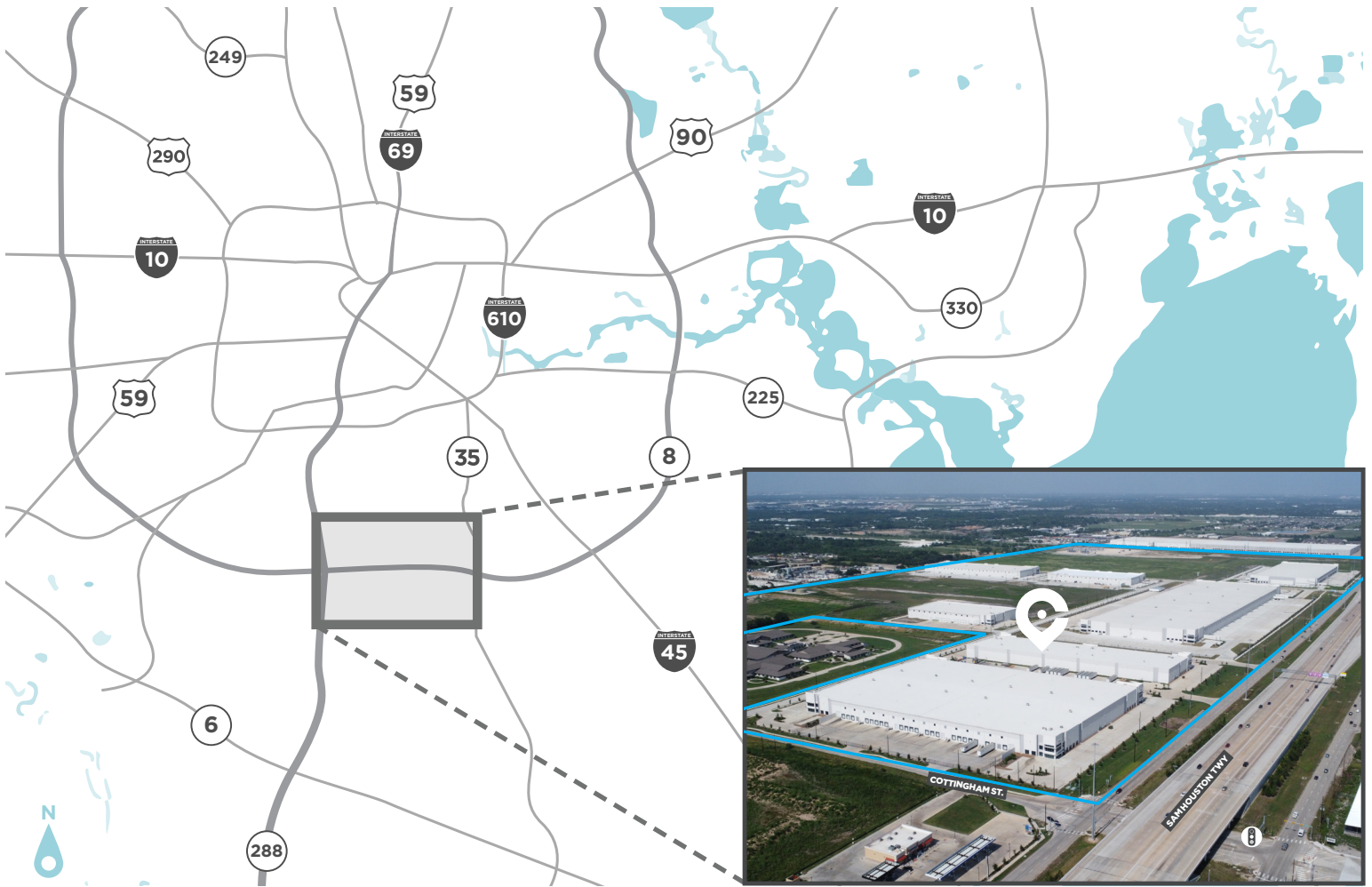
BUSINESS PARK PHASE III

**4897 SOUTH BELT CENTRAL DR
HOUSTON, TX 77048**

BUILDING 12 | ± 505,859 SF SF CROSS DOCK | AVAILABLE FOR SALE OR LEASE | PERMIT IN HAND



WHERE **CONVENIENCE** &
ACCESSIBILITY INTERSECT



GREAT VISIBILITY & ACCESS FROM BELTWAY 8

2.7 MILES TO HWY 288, PROVIDING CONVENIENT ACCESS TO THE

TEXAS MEDICAL CENTER & DOWNTOWN HOUSTON

QUICK ACCESS FROM

SOUTHWEST & SOUTHEAST SUBMARKETS

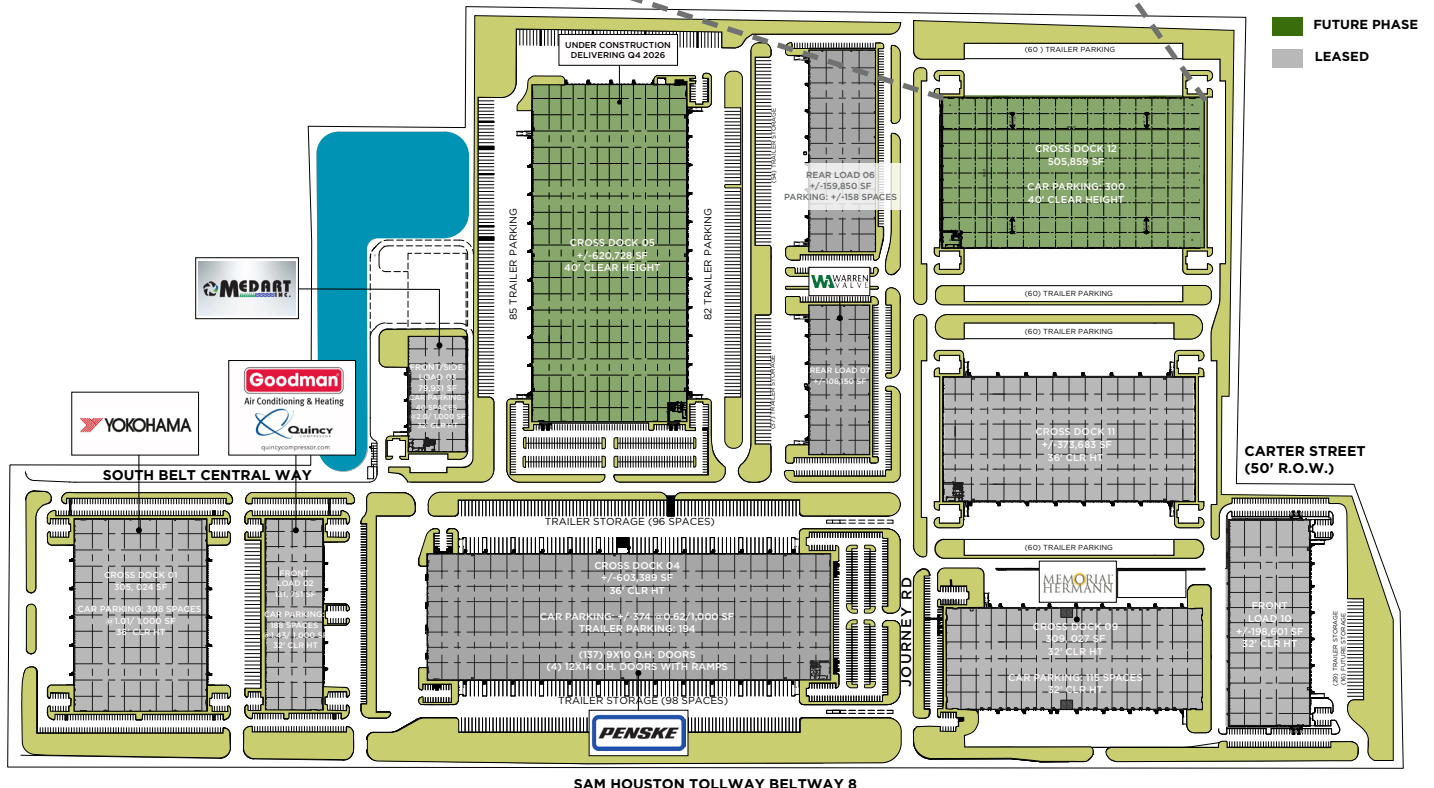
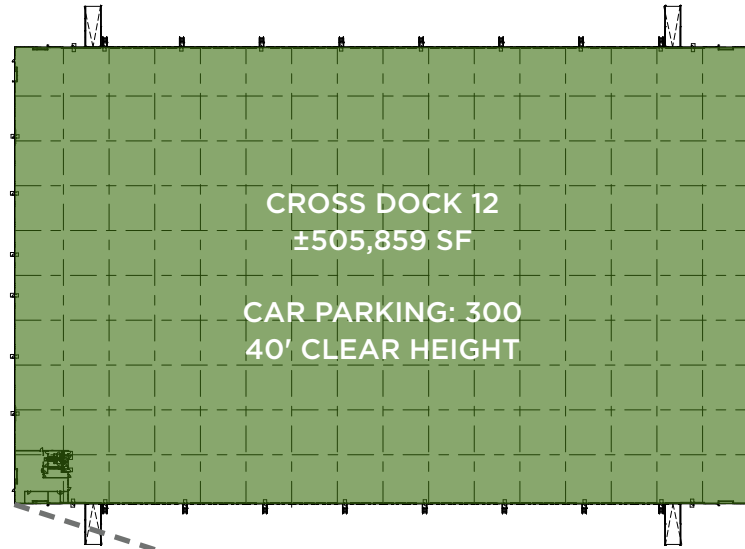
101,971 CARS PASS DAILY ON BELTWAY 8

CLOSE TO **A MILE** OF FRONTAGE ALONG BELTWAY 8

INFILL / HIGH LOCATION / **DENSITY** RESIDENTIAL ACCESS

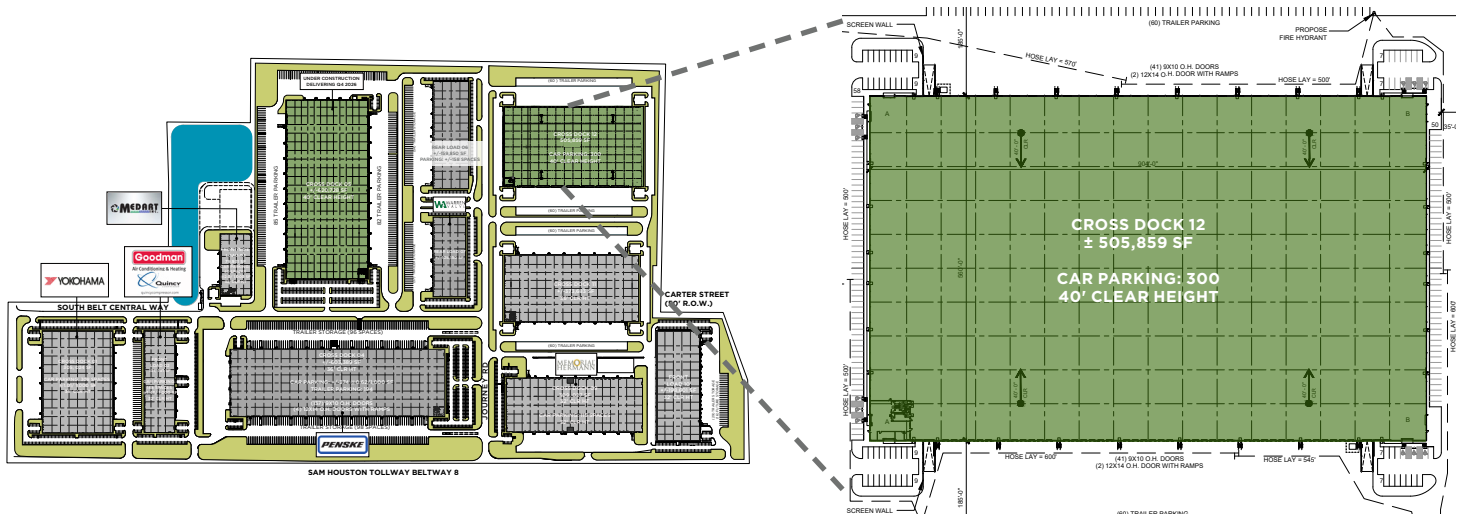
PROPERTY FEATURES

- Convenient access to both the southwest and southeast submarkets.
- Building 8 is located in South Belt Central Business Park with easy and convenient access to Beltway 8.
- Park has six curb cuts along Beltway 8. Nine total points of ingress/egress.
- Right-hand turn lane onto Journey Rd and signalized intersection at BW8 & Cottingham Rd
- Regional fire water pump facility and distribution: regional fire water distribution loop and pump facility are complete and are accessible to the entire business park.



SAM HOUSTON TOLLWAY BELTWAY 8

BUILDING 12 - *PERMIT IN HAND*



± 505,859 SF OVERALL



4,177 SF OFFICE



501,682 SF WAREHOUSE



82 9' X 10' OVERHEAD DOORS



4 12' X 14' OVERHEAD DOORS WITH RAMPS



40' CLEAR HEIGHT



185' TRUCK COURT



± 120 TRAILER PARKING



± 300 CAR PARKING



560' X 904' BUILDING DIMENSIONS



FOR MORE INFO:

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