

26,241 SF Available for Lease

BUILDING 4

4620 South Sam Houston Parkway West
Houston, TX 77053



CBRE



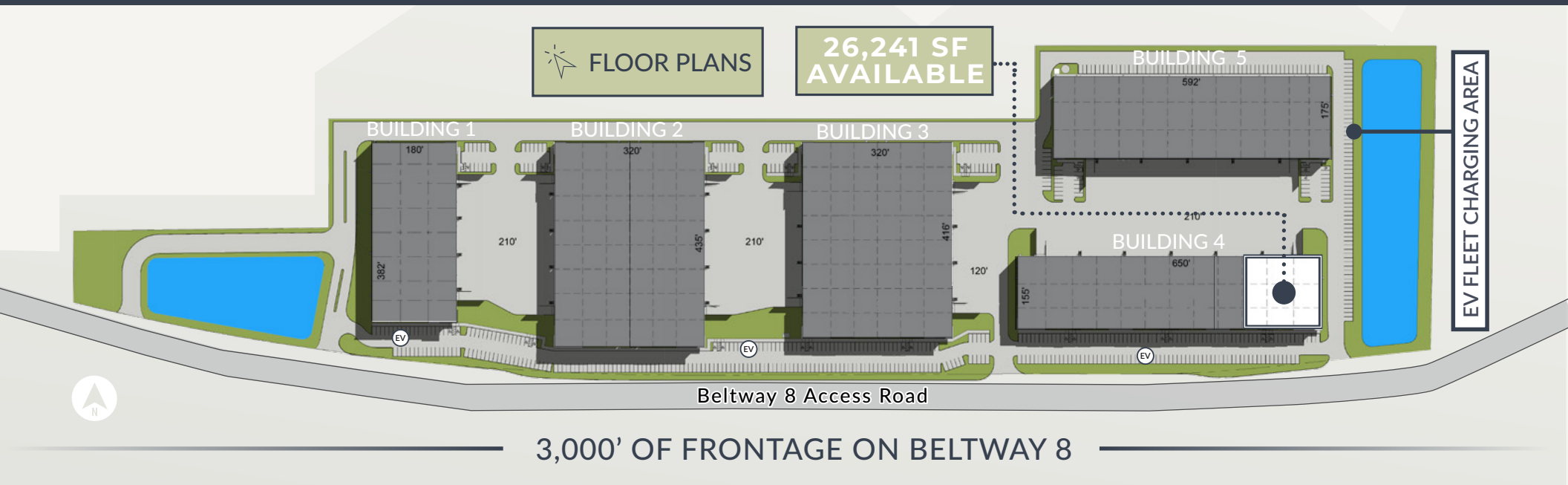
THE BUSINESS CENTER AT FIVE CORNERS

a levey development

PROPERTY HIGHLIGHTS

4620 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
FOUR**
26,241 SF AVAILABLE

26,241 SF
Available SF

2,382 SF
Office SF

28'
Clear Height

7
Dock Doors

1
Drive-Ins

Rear Load
Configuration

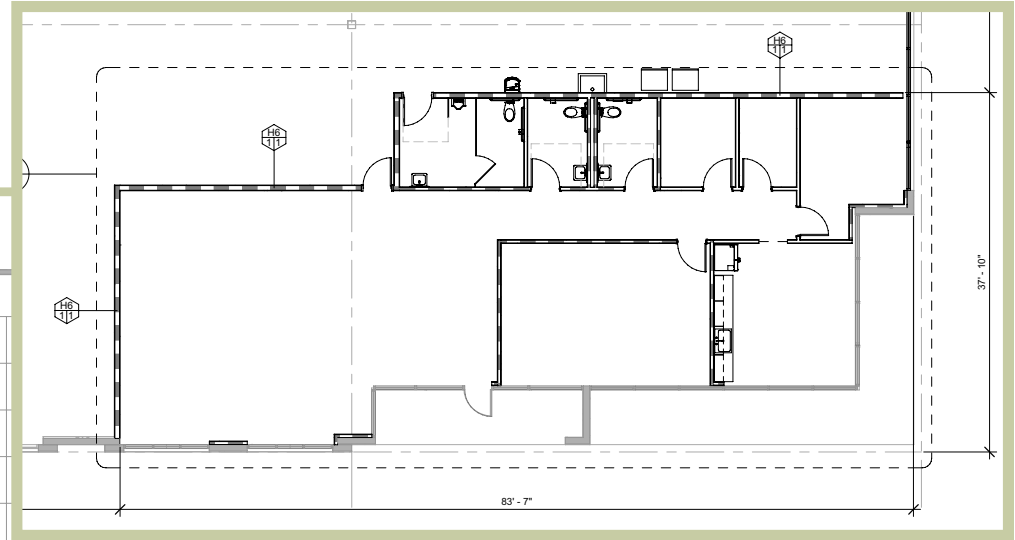
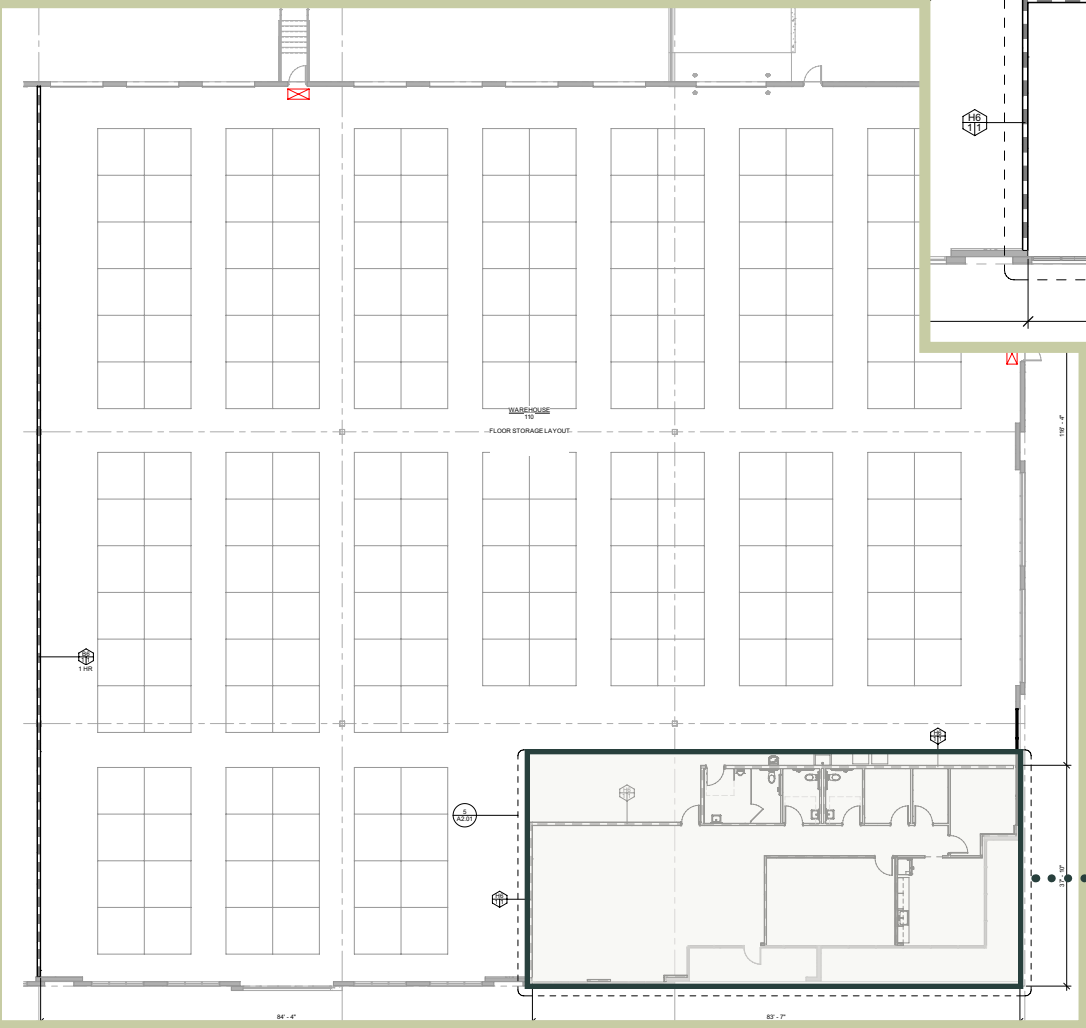
50' x 52'
Typical Bay Depth

60'
Speed Bay Depth

155'
Building Depth

FLOOR PLANS

BUILDING 4



2,328 SF
Spec Office

26,241 SF
Total Square Feet

DRIVE TIMES

BELTWAY 8 FRONTAGE / ACCESS

THE BUSINESS CENTER AT
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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 4 26,241 SQUARE FEET



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FOR MORE INFO CONTACT:

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