

DELIVERING Q2 2027



SOUTHBELT 35

LOGISTICS CENTER

FOR SALE OR LEASE

157,616 SF | FREE-STANDING BUILDING

7559 South Sam Houston Parkway E > Houston, Texas 77075



SOUTHBELT 35

LOGISTICS CENTER



SOUTHBELT 35 LOGISTICS CENTER is a premier 157,616-square-foot Class-A industrial distribution facility located in the fast-growing South Houston industrial submarket.

Strategically positioned with frontage along Beltway 8 and two points of access, this free-standing building provides seamless connectivity to Houston's major thoroughfares. Designed with operational efficiency in mind, the property features auto parking ratios above city requirements, multiple access points, and the ability to fully fence and secure the site.

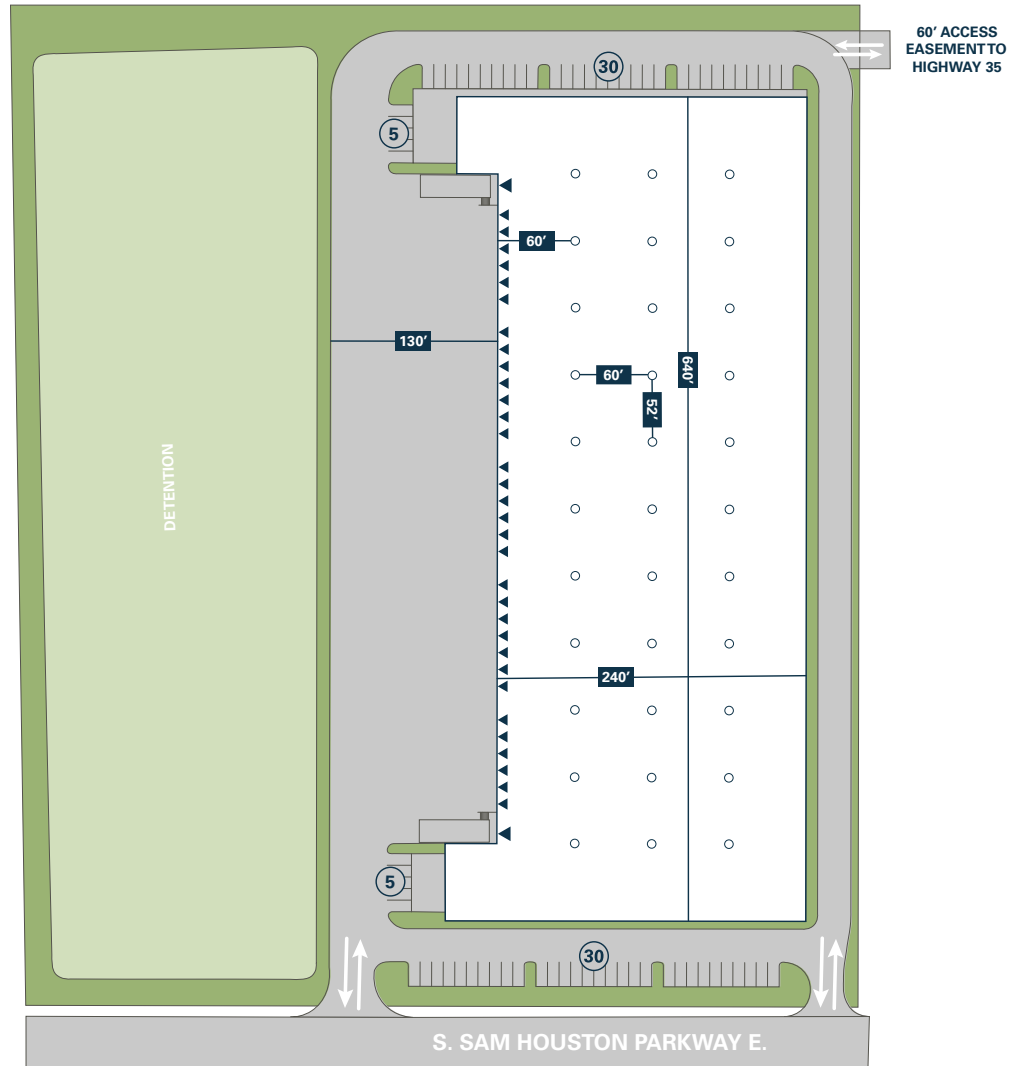
SITE PLAN

Building Size	157,616 SF
Office	BTS
Loading	Front-Load
Clear Height	32'
Building Dimensions	640' x 240'
Column Spacing	60' x 52'
Speed Bay	60'
Truck Court	130'
Dock-High Doors	32
Drive-In Doors	2
Car Parking	70 Spaces
Sprinkler	ESFR
Access Points	2 (with 3rd Option Available to Highway 35)

Delivering Q2 2027

SOUTHBELT 35

LOGISTICS CENTER



SITE

INGRESS & EGRESS

SOUTHBELT 35

LOGISTICS CENTER



SITE LOCATION

SOUTHBELT 35

LOGISTICS CENTER





Houston, Texas CBD	18 Miles
Austin, Texas	178 Miles
San Antonio, Texas	210 Miles
Dallas, Texas	257 Miles

SOUTHBELT 35

LOGISTICS CENTER



LEASING & SALES TEAM

JOHN ERCK, SIOR, CCIM

Partner
(281) 705-4721
John.Erck@JunctionUSA.com

JOHN SAUCER

Associate
(713) 907-6088
John.Saucer@JunctionUSA.com

REED VESTAL, SIOR, CCIM

Chief Executive Officer
(281) 687-7580
Reed.Vestal@JunctionUSA.com