



# BELTWAY SOUTHWEST BUSINESS PARK – BLDG 4

14453 HILLCROFT ST.  
HOUSTON, TX 77085

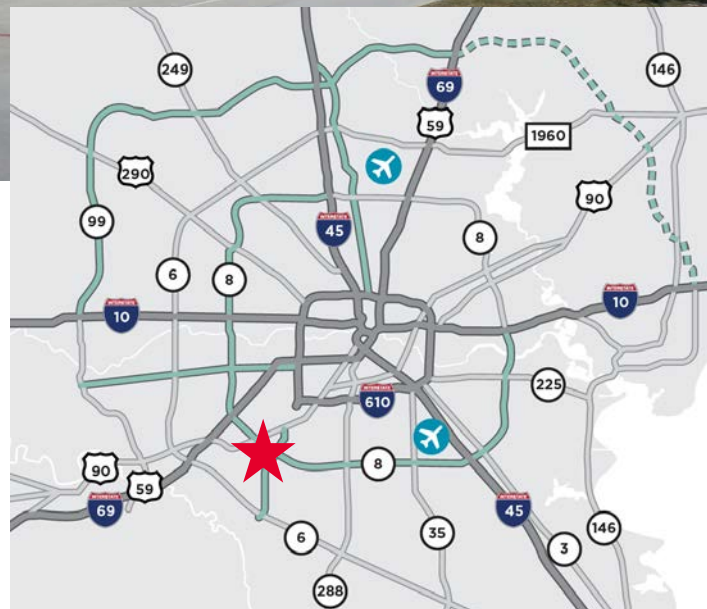
SHELL COMPLETE



112,500 SF – REAR LOAD DISTRIBUTION SPACE

## Property Highlights

- Located in a 75-acre, master-planned, deed-restricted, corporate park in the Southwest Houston Submarket, with frontage on Fort Bend Tollway and Beltway 8
- ±56,250 SF available
- Can be subdivided to 18,000 SF
- Dock-high, rear-load configuration
- 19 overhead doors with 1 ramp
- 28' Clear height
- ESFR sprinkler systems
- 260' shared truck court
- Ample parking (253 parking spaces) – 2.25/1,000 SF ratio
- Secured truck court
- Tiltwall concrete construction



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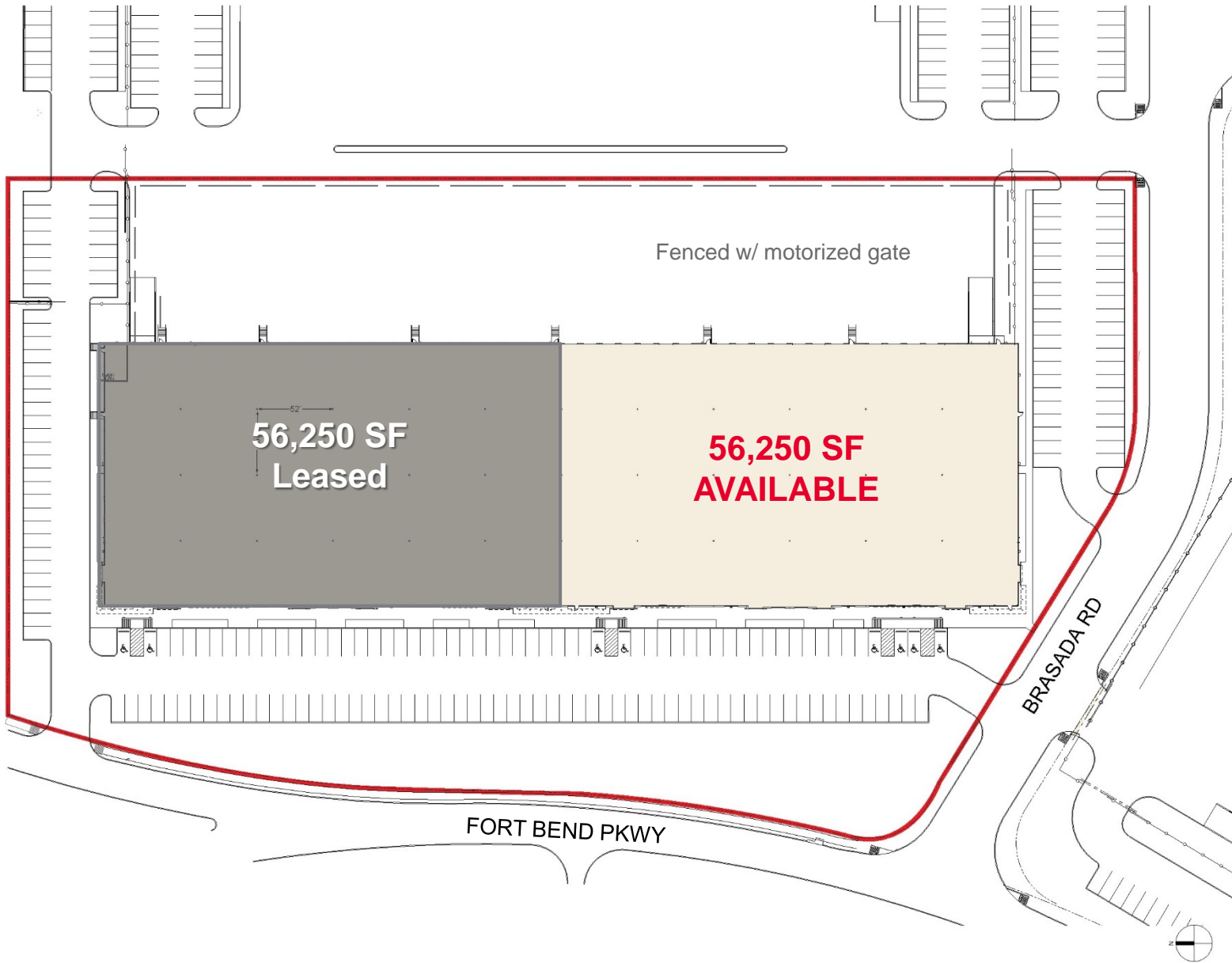
**Brooke Forrest**  
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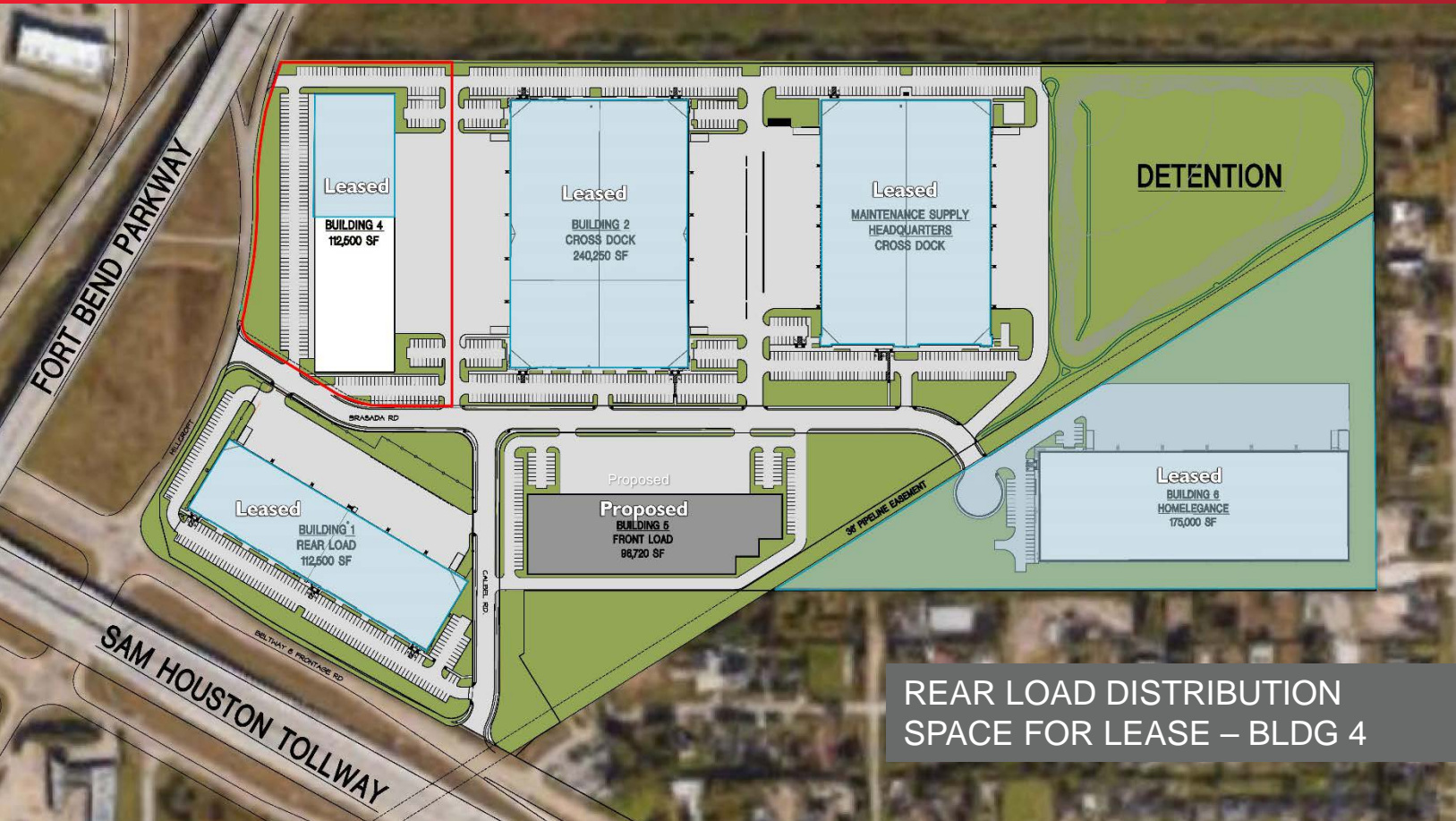
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**REAR LOAD DISTRIBUTION  
SPACE FOR LEASE – BLDG 4**

## PROXIMITY TO SELECT LOCATIONS IN REGION

DESTINATION	DISTANCE	DRIVE TIME
CBD	17 miles	21 minutes
Texas Medical Center	10 miles	15 minutes
Galleria/Uptown	11 miles	15 minutes
Port of Houston	18 miles	20 minutes
Katy	23 miles	24 minutes
Sugar Land	11 miles	12 minutes
I-45	15 miles	17 minutes
US-59	5 miles	6 minutes

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