



# BOULEVARD OAKS BUSINESS PARK

## BLDG A

5615 W FUQUA

HOUSTON, TX 77085

# Hines

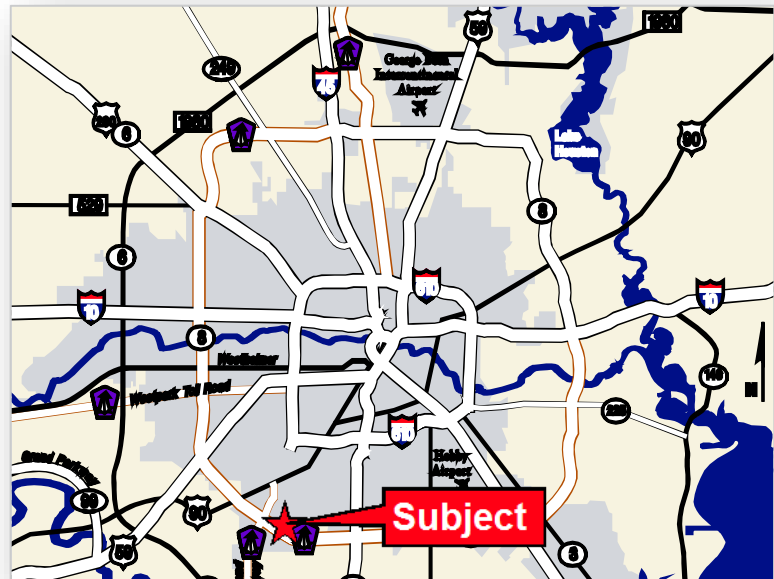
REAR LOAD BUILDING TOTALING 44,527 SF IN NEW CLASS-A CORPORATE PARK IN SOUTHWEST HOUSTON



## REAR LOAD DISTRIBUTION SPACE

### Property Highlights

- Located in 125-acre, master-planned, deed-restricted, corporate park in the Southwest Houston submarket, just off Beltway 8
- 44,527 SF available- can be subdivided
- 30' Clear
- ESFR Sprinkler Systems
- Dock high, rear-load configuration with ramped endcaps
- Generous truck courts (130' and 235'/260' shared)
- Ample Parking & trailer storage
- Secured truck Court
- Excellent access all Houston submarkets via Beltway 8, Southwest Freeway, Fort Bend Tollway, and Highway 288



For more information:

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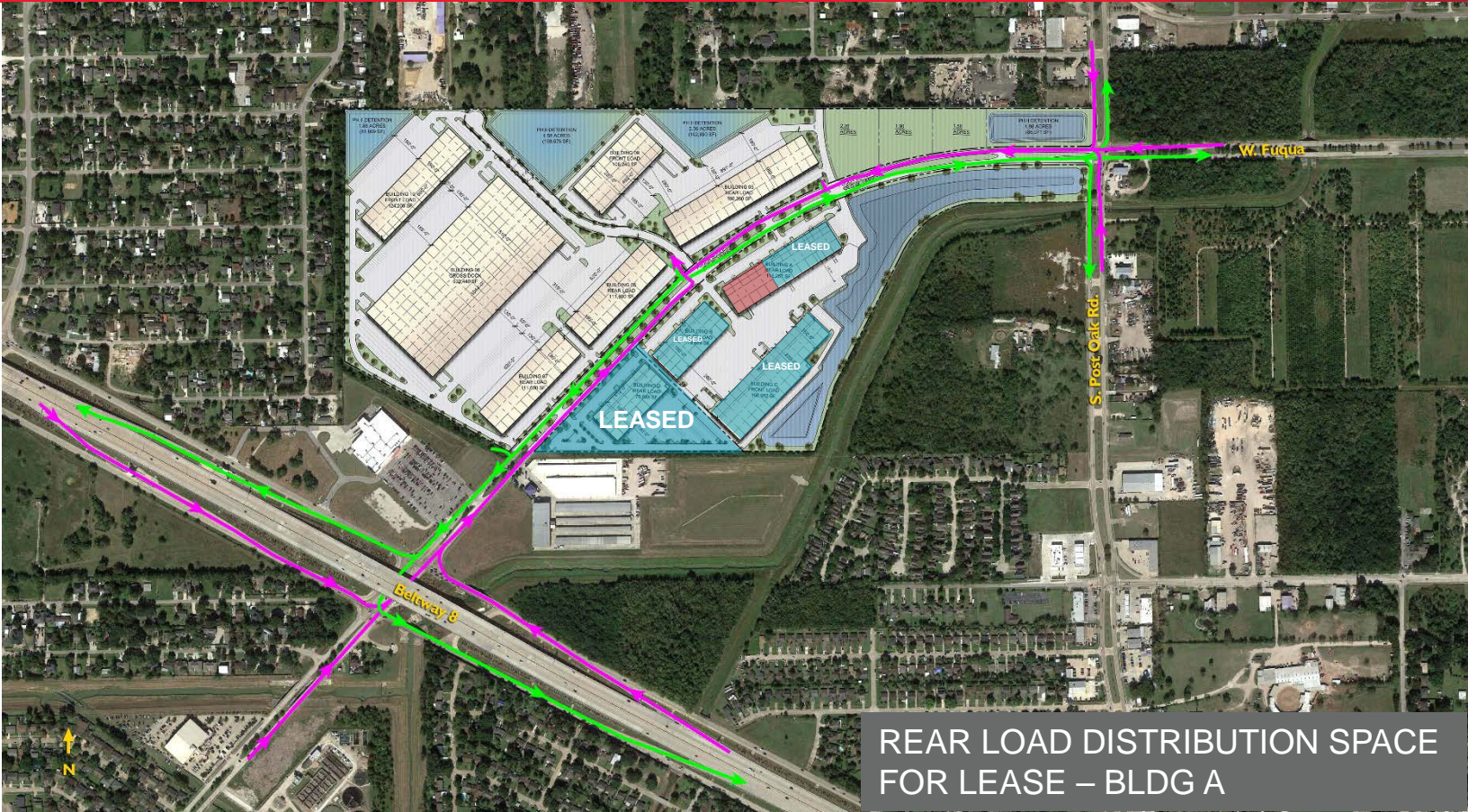
Houston, TX 77056

phone: +1 713 877 1700



### Building A:

- 44,527 SF available ( divisible by 22,263 SF)
- 154 parking spaces (additional parking available)
- Truck court: 235'7" shared & 130'
- Building depth: 170'
- 30' clear



**REAR LOAD DISTRIBUTION SPACE  
FOR LEASE – BLDG A**

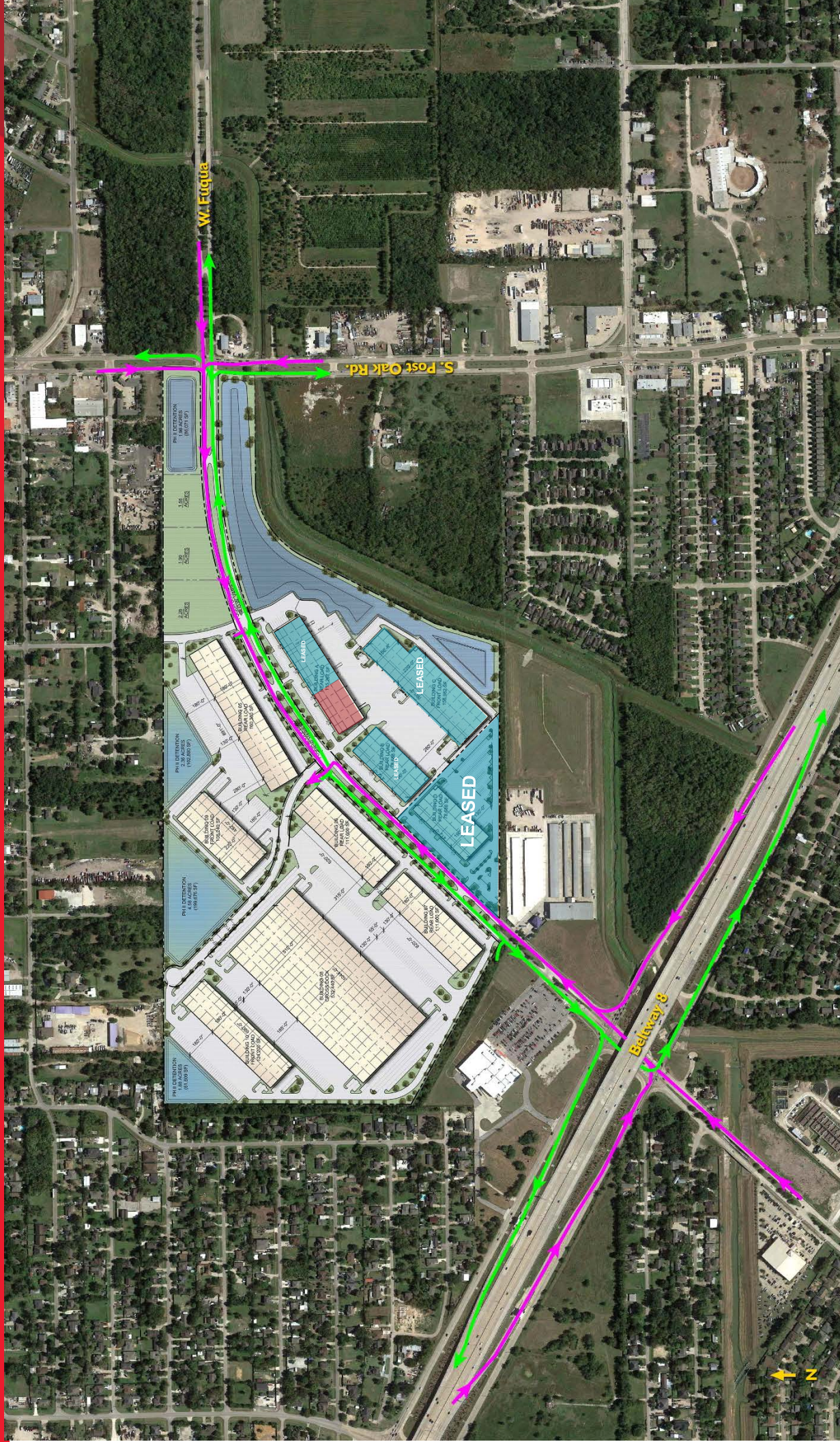
### PROXIMITY TO SELECT LOCATIONS IN REGION

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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