

**CROSS DOCK, REAR AND FRONT LOAD DISTRIBUTION SPACE IN
PHASE II OF NEW CLASS-A CORPORATE PARK IN SOUTHWEST HOUSTON**

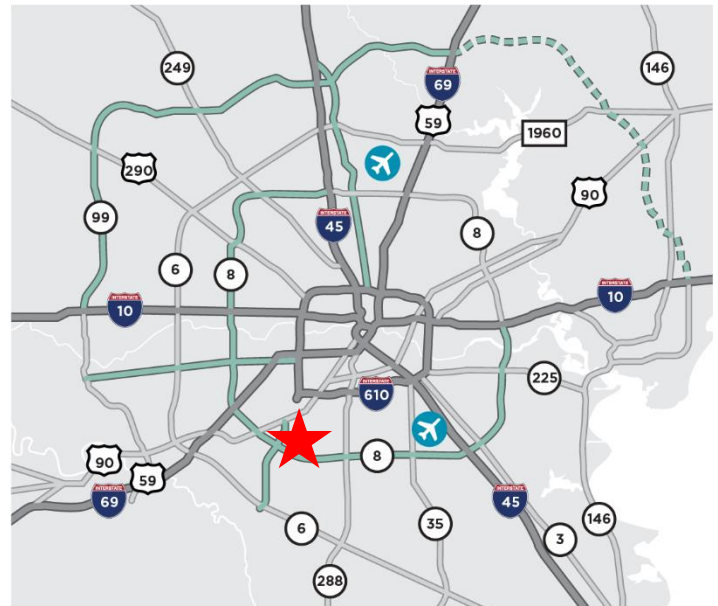
**BLVD
OAKS
BUSINESS PARK**



Property Highlights

- Located in Phase II of 125-acre, master-planned, deed-restricted corporate park in Southwest Houston, just off Beltway 8
- Rear Load Space Available (30' clear)
 - BLDG 5: 151,740 SF (Divisible)
 - BLDG 6: 109,800 SF (Divisible)
 - BLDG 7: 109,800 SF (Divisible)
- Cross Dock Space Available (36' clear)
 - BLDG 8: 347,730 SF (Divisible)
- Front Load Space Available (30' clear)
 - BLDG 9: 108,240 SF (Divisible)
 - BLDG 10: 124,200 SF (Divisible)
- ESFR Sprinkler Systems
- Trailer storage
- Secured truck courts
- Excellent access all Houston submarkets via Beltway 8, Southwest Freeway, Fort Bend Tollway, and Highway 288

[VIEW PROPERTY WEBSITE HERE](#)
[VIEW VIRTUAL TOUR HERE](#)



For more information:

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PHASE II - COMING SOON



PHASE I

BLVD OAKS BUSINESS PARK

REAR LOAD

Building 5 – Rear Load:

- 151,740 SF available (divisible)
- 173 car parks; 36 trailer stalls
- Truck court: 180' & shared 280'
- Building depth: 180'
- 30' clear
- ESFR Sprinklers
- (48) 9 x 10 overhead doors
- (2) 12 x 14 OH doors with ramps

Building 6 – Rear Load:

- 109,800 SF available (divisible)
- 128 car parks; 79 shared trailer stalls
- Truck court: 185'
- Building depth: 180'
- 30' clear
- ESFR Sprinklers
- (28) 9 x 10 overhead doors
- (2) 12 x 14 OH doors with ramps

Building 7 – Rear Load:

- 109,800 SF available (divisible)
- 120 car parks; 79 shared trailer stalls
- Truck court: 185'
- Building depth: 180'
- 30' clear
- ESFR Sprinklers
- (30) 9 x 10 overhead doors
- (2) 12 x 14 OH doors with ramps

CROSS DOCK

Building 8 – Cross Dock:

- 347,730 SF available (divisible)
- 302 car parks; 71 trailer stalls
- Truck court: 185'
- Building depth: 510'
- 36' clear
- ESFR Sprinklers
- (76) 9 x 10 overhead doors
- (2) 12 x 14 OH doors with ramps

FRONT LOAD

Building 9 – Front Load:

- 108,240 SF available (divisible)
- 154 car parks; 15 trailer stalls
- Truck court: 185' & shared 280'
- Building depth: 220'
- 30' clear
- ESFR Sprinklers
- (20) 9 x 10 overhead doors
- (2) 12 x 14 OH doors with ramps
- 52' x 53'4" column spacing
- 60' speed bay

Building 10 – Front Load:

- 124,200 SF available (divisible)
- 103 car parks; 42 trailer stalls
- Truck court: 180'
- Building depth: 180'
- 30' clear
- ESFR Sprinklers
- (30) 9 x 10 overhead doors
- (2) 12 x 14 OH doors with ramps
- 52' x 60' column spacing

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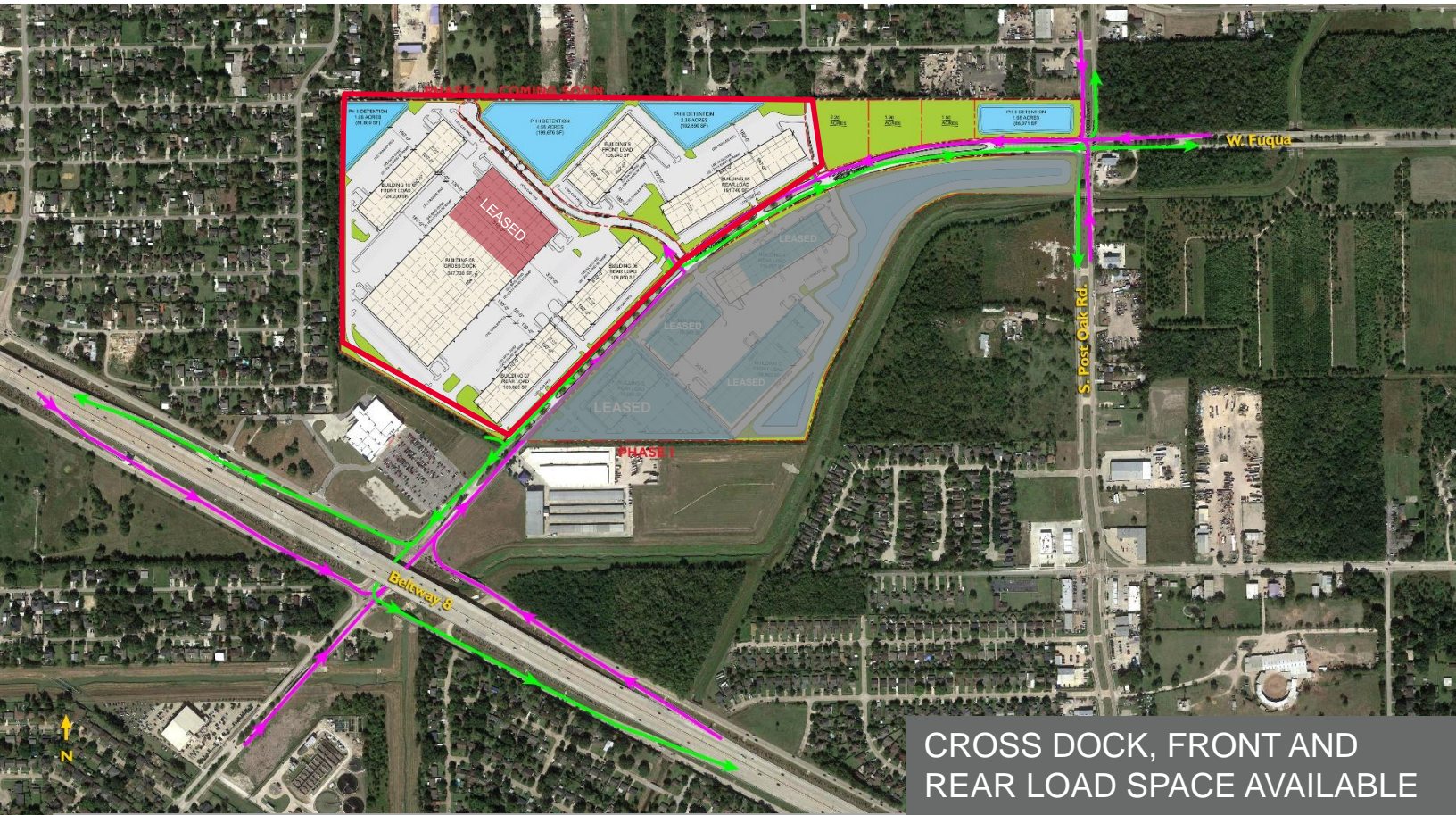
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SHELL COMPLETE BLVD OAKS- PHASE II FUQUA & BELTWAY 8 HOUSTON, TX 77085

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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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