

## SHELL COMPLETE BLVD OAKS- PHASE II

FUQUA & BELTWAY 8 HOUSTON, TX 77085

## Hines

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



### **Property Highlights**

Located in Phase II of 125-acre, master-planned, deed-restricted, VIEW VIRTUAL TOUR HERE
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: 532,440 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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**FUQUA & BELTWAY 8** HOUSTON, TX 77085



#### 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

#### **Building 8 – Cross Dock:**

- 534,440 SF available (divisible)
- 435 car parks; 71 trailer stalls
- Truck court: 185'
- Building depth: 510'
- 36' clear
- **ESFR Sprinklers**
- (108) 9 x 10 overhead doors
- (4) 12 x 14 OH doors with ramps

#### **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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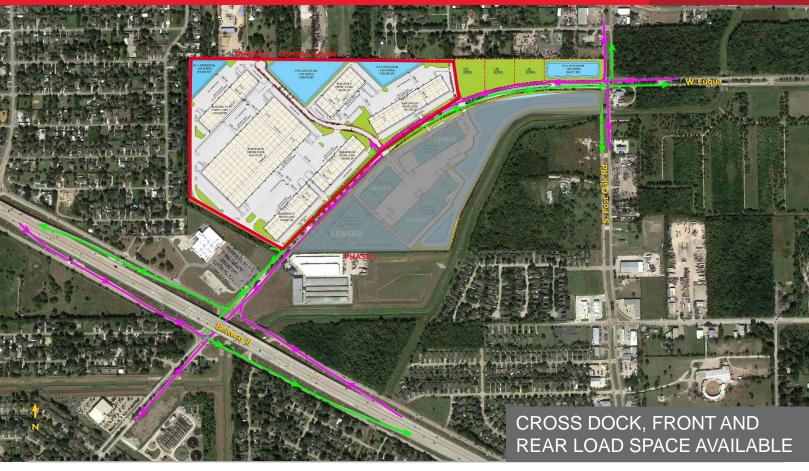
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#### PROXIMITY TO SELECT LOCATIONS IN REGION

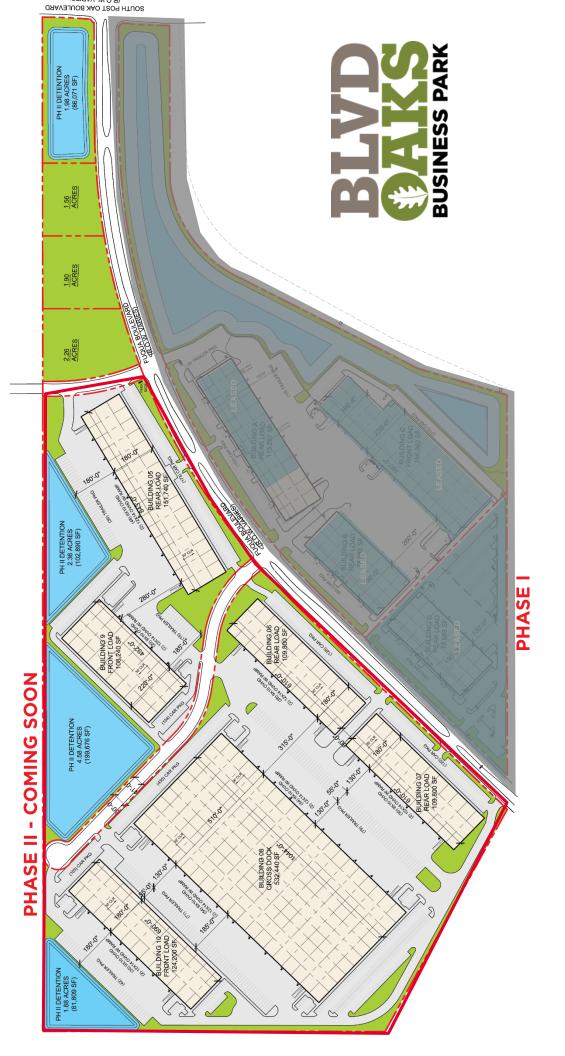
DESTINATION	DISTANCE	DRIVE TIME
CBD	17 miles	21 minutes
Texas Medical Center	10 miles	15 minutes
Galleria/Uptown	11 miles	15 minutes
Port of Houston	18 miles	20 minutes
Katy	23 miles	24 minutes
Sugar Land	11 miles	12 minutes
I-45	15 miles	17 minutes
US-59	5 miles	6 minutes

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