

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

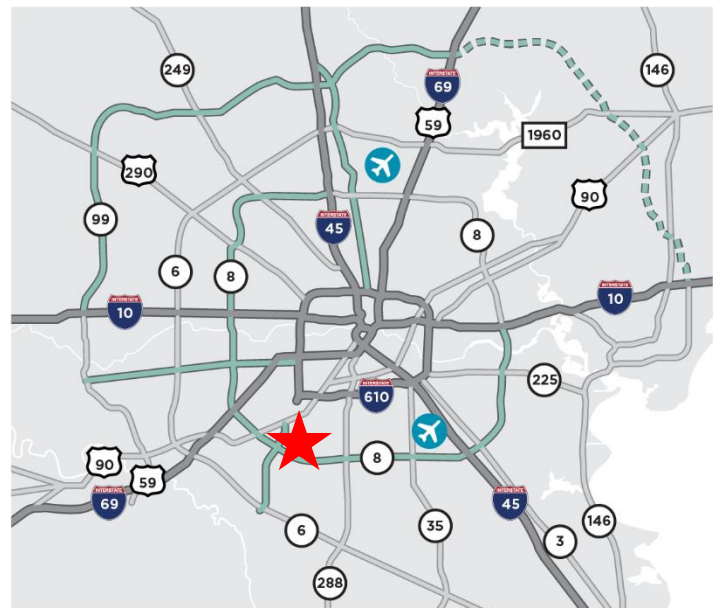
**BLVD
OAKS
BUSINESS PARK**



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: 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](#)



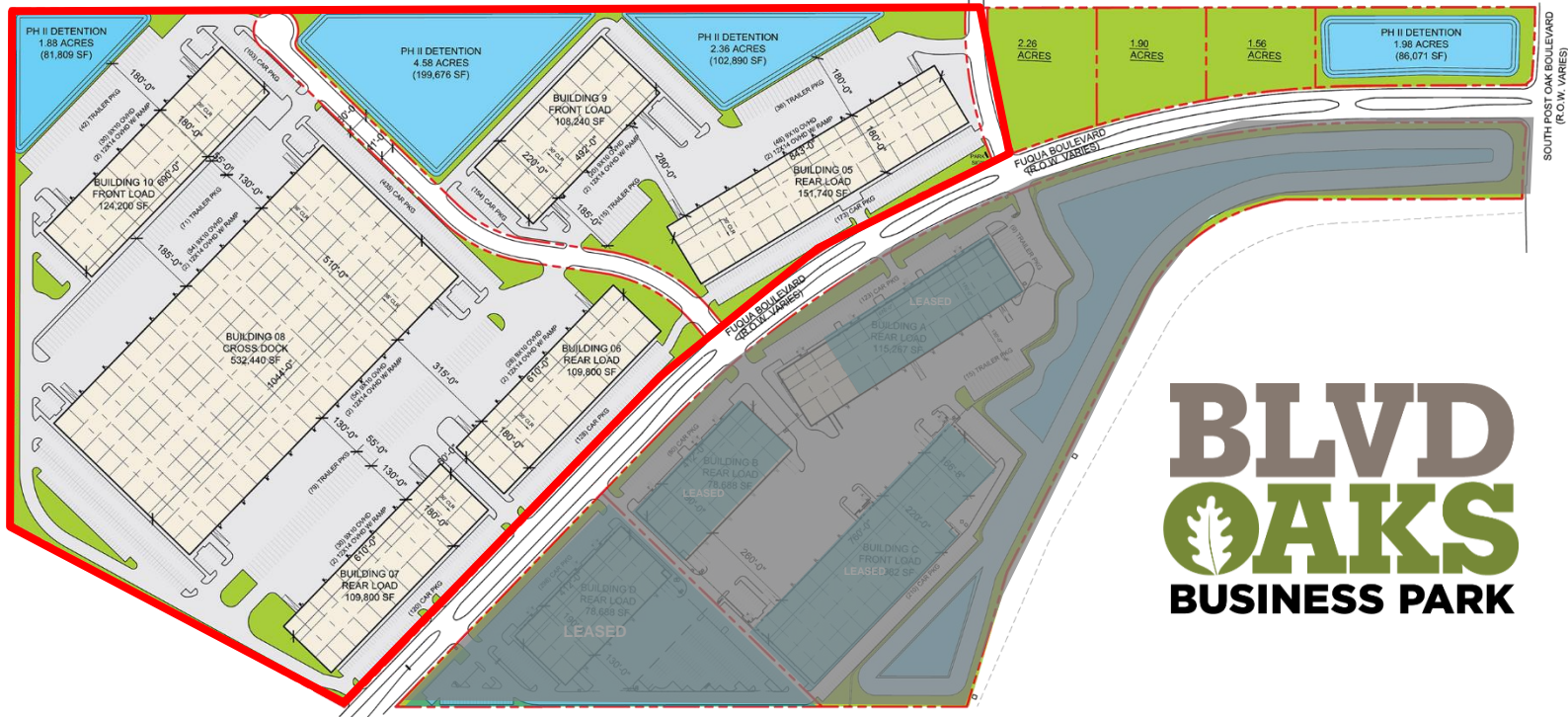
For more information:

Allison Bergmann
713.963.2865
allison.bergmann@cushwake.com

James E. Foreman
713.963.2824
jim.foreman@cushwake.com

CUSHMAN & WAKEFIELD
1330 Post Oak Blvd, Suite 2700
Houston, TX 77056
phone: +1 713 877 1700

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:

- 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

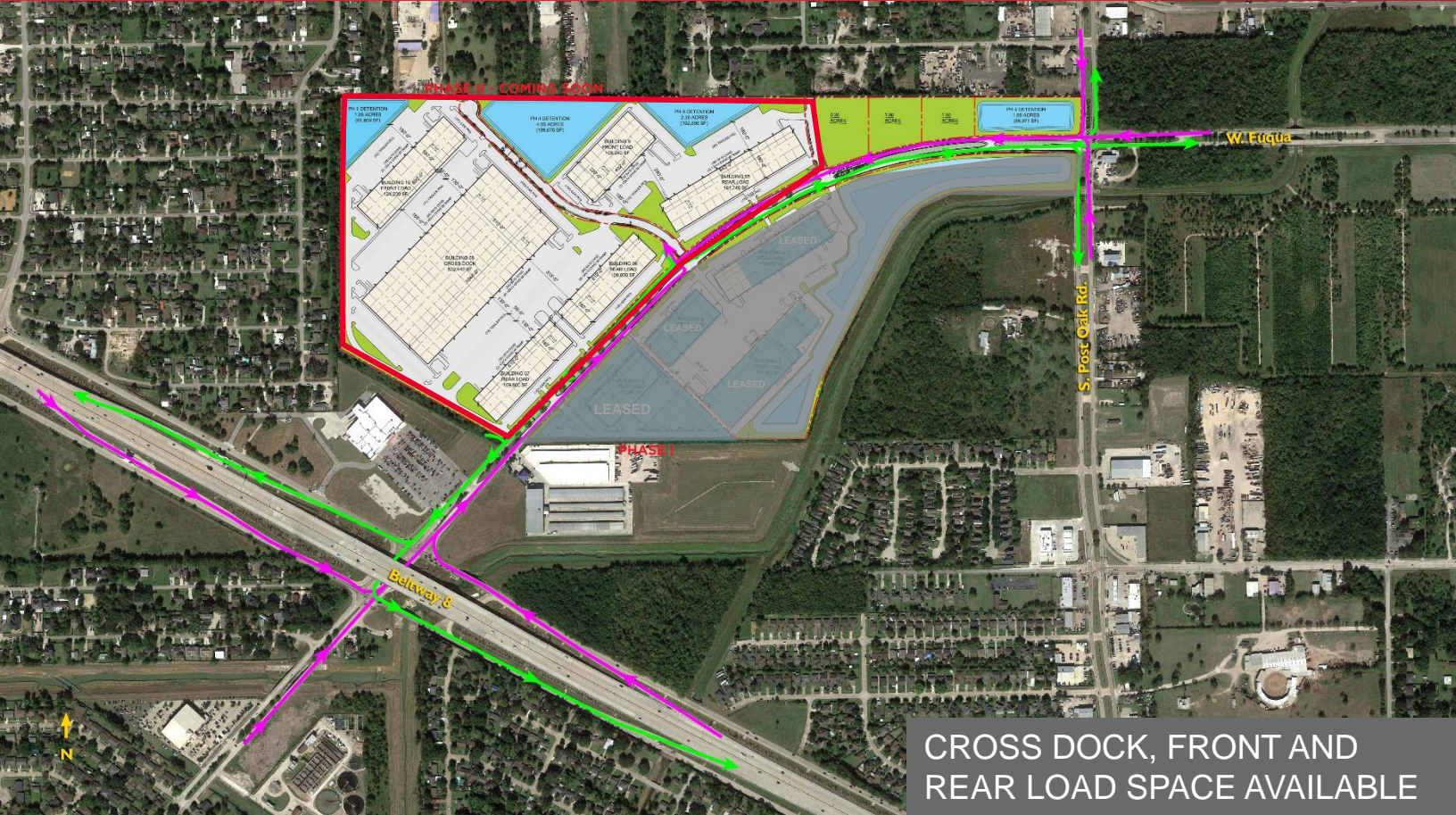
FRONT LOAD

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

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



PROXIMITY TO SELECT LOCATIONS IN REGION

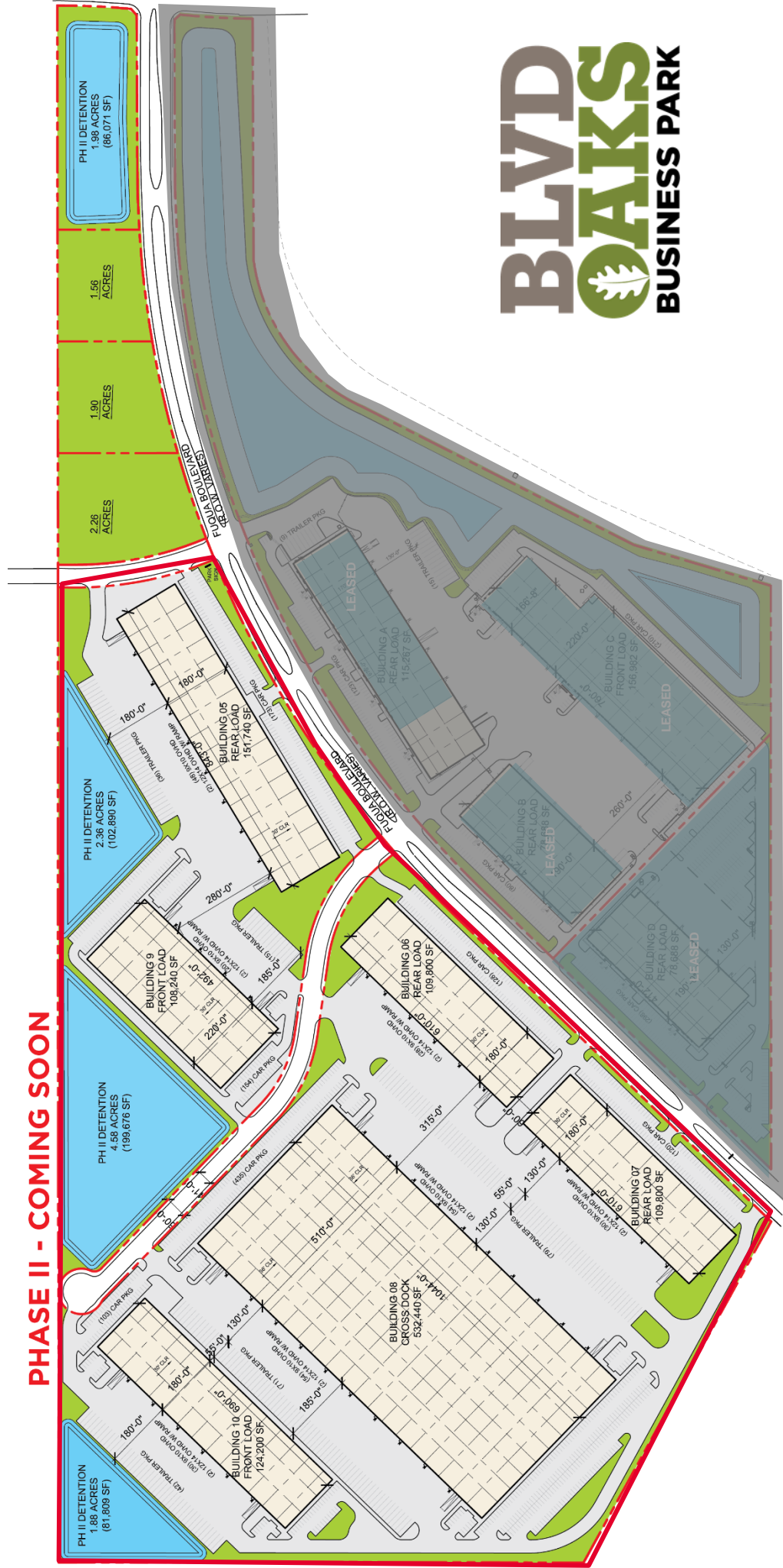
DESTINATION	DISTANCE	DRIVE TIME
CBD	17 miles	21 minutes
Texas Medical Center	10 miles	15 minutes
Galleria/Uptown	11 miles	15 minutes
Port of Houston	18 miles	20 minutes
Katy	23 miles	24 minutes
Sugar Land	11 miles	12 minutes
I-45	15 miles	17 minutes
US-59	5 miles	6 minutes

ALLISON BERGMANN
(713) 963 2865
allison.bergmann@cushwake.com

JAMES E. FOREMAN
(713) 963 2824
jim.foreman@cushwake.com

CUSHMAN & WAKEFIELD
1330 Post Oak Boulevard | Suite 2700
Houston, TX 77056
www.cushmanwakefield.com

PHASE II - COMING SOON



BLVD BLAKS BUSINESS PARK

PHASE I

ALLISON BERGMANN
 (713) 963 2865
 Allison.bergmann@cushwake.com

JAMES E. FOREMAN
 (713) 963 2824
 jim.foreman@cushwake.com

CUSHMAN & WAKEFIELD
 1330 Post Oak Boulevard | Suite 2700
 Houston, TX 77056
 www.cushmanwakefield.com

Cushman & Wakefield copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.