



SOUTH BELT CENTRAL

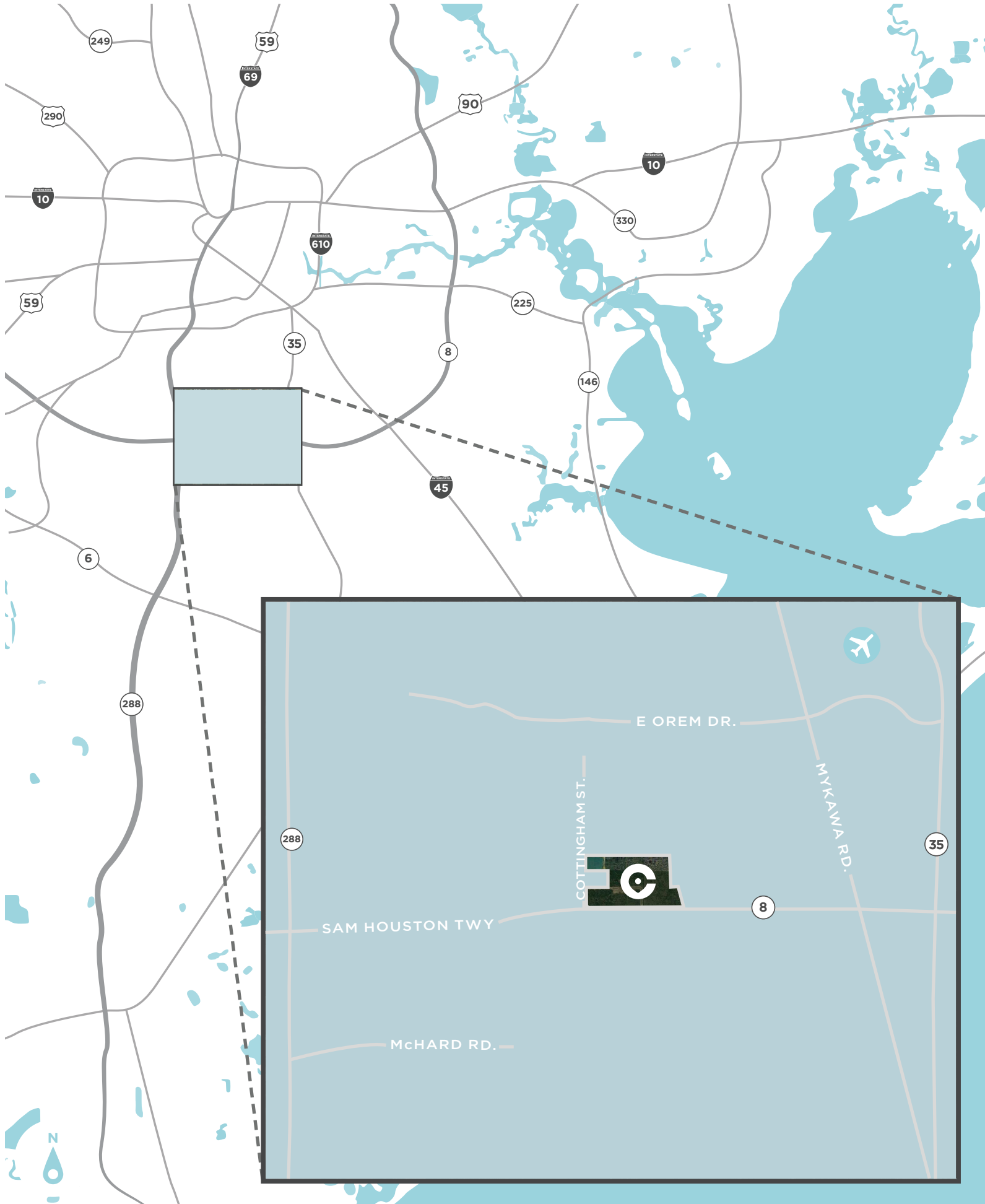
B U S I N E S S P A R K

*4851 - 4861 SAM HOUSTON PKWY E
HOUSTON, TX 77032*

WHERE CONVENIENCE & ACCESSIBILITY INTERSECT

VIEW PROPERTY WEBSITE

VIRTUAL TOUR - PROPOSED DEVELOPMENT PLAN



GREAT
VISIBILITY & ACCESS

FROM BELTWAY 8

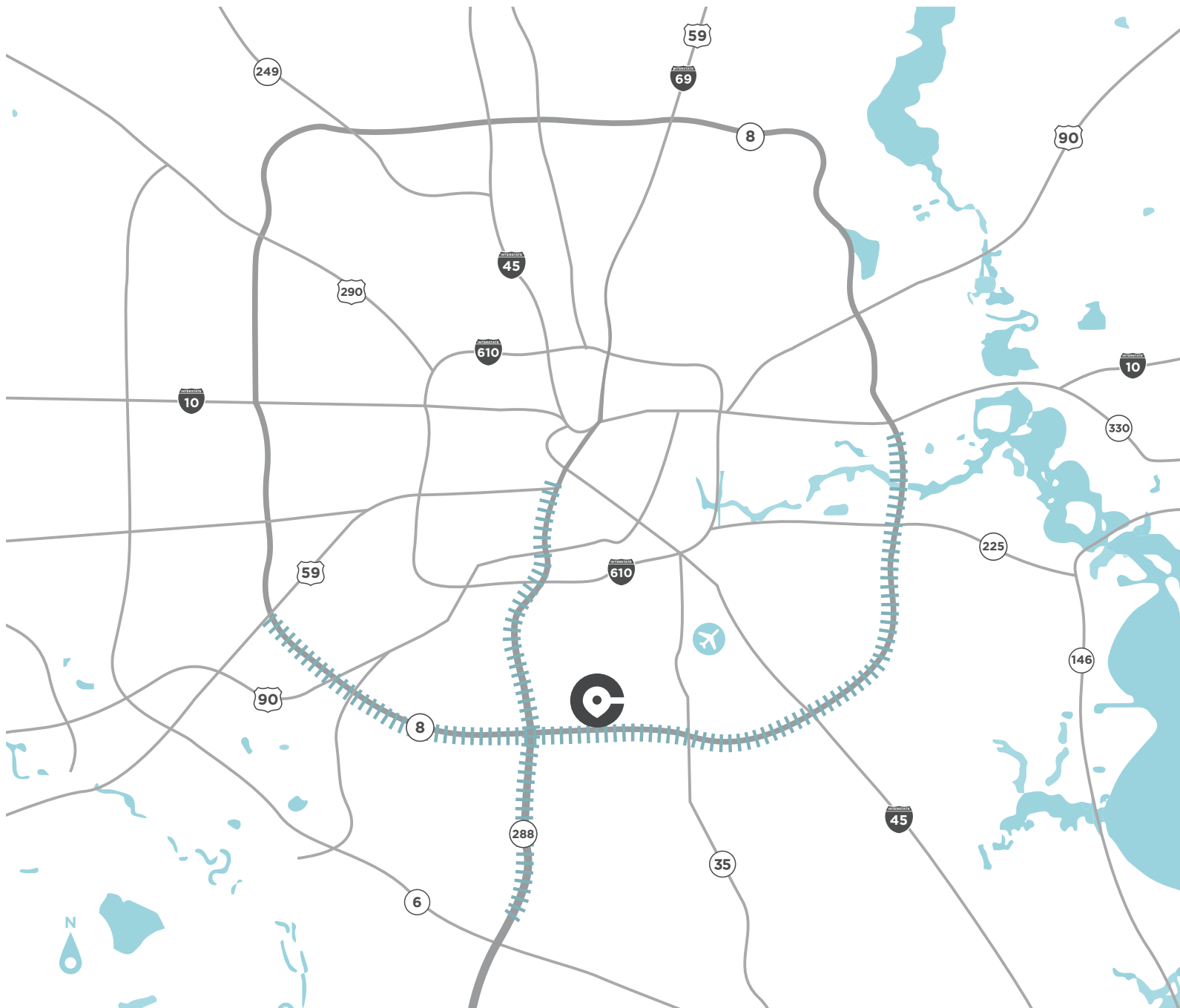
2.7 MILES TO HWY 288,
PROVIDING CONVENIENT ACCESS
TO THE TEXAS **&** DOWNTOWN
MEDICAL CENTER HOUSTON

101,971
CARS PASS DAILY
ON BELTWAY 8

CLOSE TO
A MILE
OF FRONTAGE ALONG
BELTWAY 8

QUICK ACCESS FROM
SOUTHWEST & SOUTHEAST
SUBMARKETS

INFILL LOCATION /
HIGH **DENSITY**
RESIDENTIAL ACCESS



DRIVE TIMES - MIN

- 10 PEARLAND
- 15 HOBBY
- 15 MED CENTER
- 20 MISSOURI CITY
- 20 WEST UNIVERSITY
- 25 DOWNTOWN
- 25 THE GALLERIA
- 25 SUGAR LAND
- 35 CONTAINER TERMINAL

INFRASTRUCTURE IMPROVEMENTS

 Road Improvements

RAMPS

- NEW FLYOVER RAMPS CONNECTING SH 288 DIRECTLY TO BELTWAY 8 AND LOOP 610
- NEW RAMP DIRECTLY CONNECTING SH 288 TO THE TEXAS MEDICAL CENTER

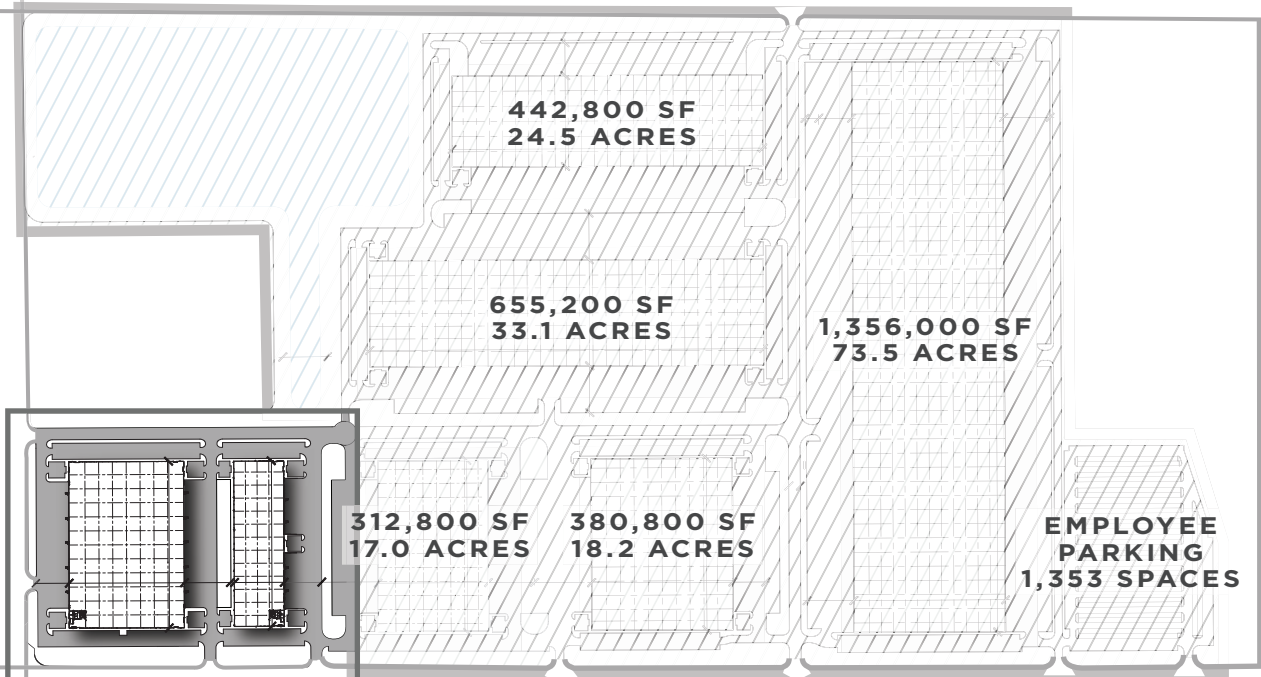
LANES

- BELTWAY 8 EXPANDING TO 8 LANES
- SH 288 EXPANDING TO 10 LANES FROM PEARLAND TO HWY 59

PROPERTY FEATURES

- Convenient access to both the southwest and southeast submarkets.
- Beltway 8 frontage, access and visibility.
- Six curbcuts along Beltway 8. Nine total points of ingress/egress.
- Multiple configurations and bts options available.

 Future Phase Development and Build To Suits



SAM HOUSTON FWY

8

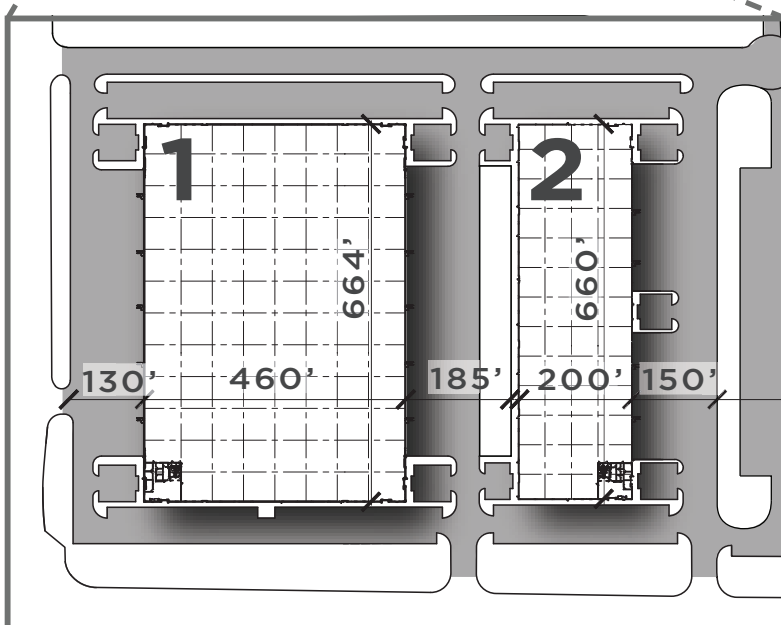
BUILDING SPECIFICS
PHASE 1

BUILDING 1 - 4851 SAM HOUSTON PKWY E

- 305,016 SF
- Cross dock
- 36' clear
- 318 parking spaces
- 4,367 SF spec office
- 130'/ 185' truck court
- ESFR sprinklers
- Divisible
- 42 Trailer Parks
- 55' x 56' column spacing

BUILDING 2 - 4861 SAM HOUSTON PKWY E

- 131,553 SF
- Front load
- 32' clear
- 277 parking spaces
- 3,736 SF spec office
- 150' truck court
- ESFR sprinklers
- Divisible
- 52' x 46'8" column spacing with 60' speed bays



CONSTRUCTION

UPDATES

Q1 2021 EST. DELIVERY



SOUTH BELT CENTRAL
BUSINESS PARK



SOUTH BELT CENTRAL
BUSINESS PARK

FOR MORE INFORMATION
ON SOUTH BELT CENTRAL,
PLEASE CONTACT

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**CUSHMAN &
WAKEFIELD**

VIEW PROPERTY WEBSITE

