



NEW INFILL CONSTRUCTION FOR LEASE AND/OR BTS

SOUTH MAIN BUSINESS PARK

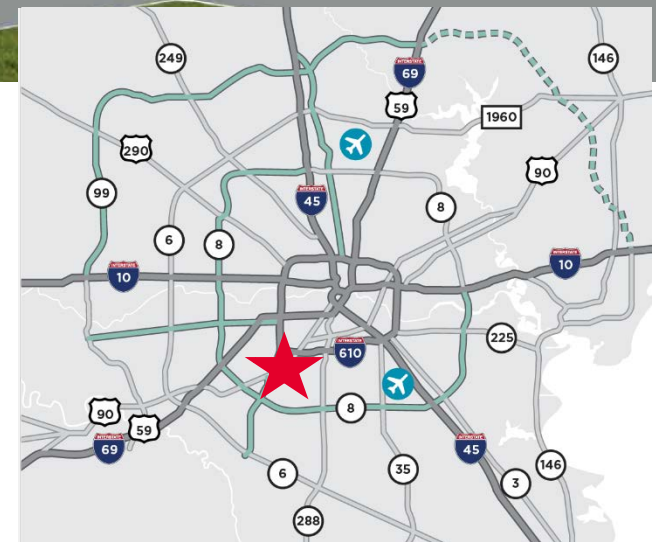
US 90 & Chimney Rock | Houston, Texas



AVAILABLE FOR LEASE OR BTS

New Construction For Lease Or BTS in Prime Infill Location

Clay Development is pleased to announce their newest Industrial project, South Main Business Park located in Southwest Houston. As the closest-in Class A+ business park in Houston, Texas. South Main Business Park revolutionizes last-mile distribution with easy access to the inner city population, Texas Medical Center, as well as the explosive Southwest residential base. Located inside of Beltway 8 at US-90 & Chimney Rock, South Main Business Park contains a 197,400 SF dock-high rear load distribution building with all modern amenities such as trailer parking, ESFR sprinklers, generous column spacing, and ample car parks. Additionally, Clay maintains flexibility for BTS/Design Builds on the adjacent 11.68 acre parcel. With varying product type from large cross dock to front load and rear load product this new development offers tremendous flexibility for all size tenants.



For more information, please contact:

Brooke Forrest
+1 713 331 1735
brooke.forrest1@cushwake.com

Jim Foreman
+1 713 963 2824
jim.foreman@cushwake.com

Allison Bergmann
+1 713 963 2865
Allison.bergmann@cushwake.com

1330 Post Oak Blvd. Ste. 2700
Houston, Texas 77056
phone: +1 713 877 1700

NEW CONSTRUCTION FOR LEASE OR BTS

SOUTH MAIN BUSINESS PARK

US 90 & Chimney Rock | Houston, Texas



- **Building 1: 197,400 SF (12.13 AC)**
 - Under Construction, delivering 3Q2021
 - 180' Truck Court
 - 59 Trailer Parks
 - 110 car parks with the ability to expand
 - 32' Clear
 - ESFR Sprinklers
 - (49) 9x10 OH Doors
 - (2) Drive in Ramps
- **BTS SITE**
 - 11.68 Acres
 - Ability to accommodate up to 197,000 SF
 - Delivered fully served by detention and utilities

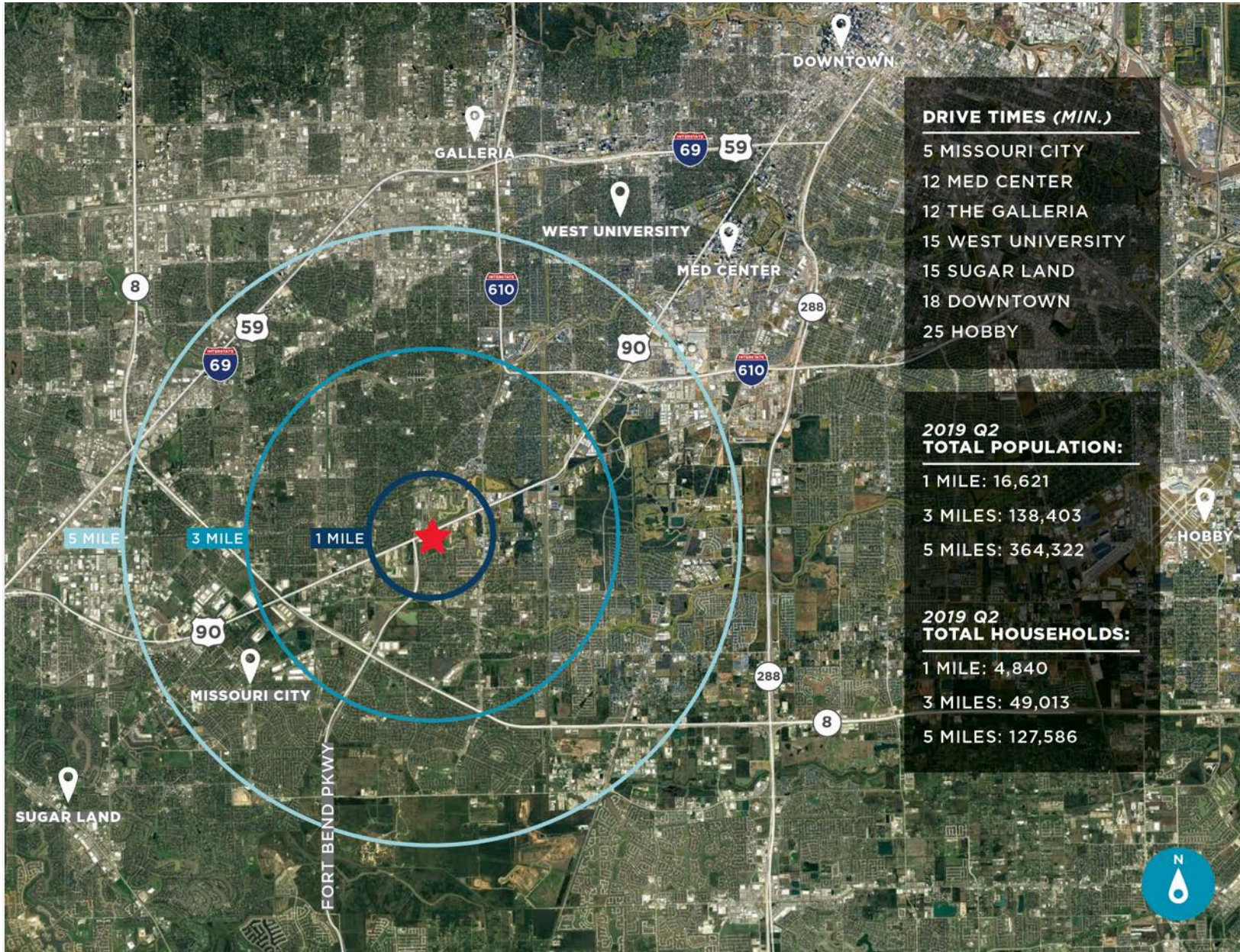
Brooke Forrest
+1 713 331 1735
brooke.forrest1@cushwake.com

Jim Foreman
+1 713 963 2824
jim.foreman@cushwake.com

Allison Bergmann
+1 713 963 2865
Allison.bergmann@cushwake.com

1330 Post Oak Blvd. Ste. 2700
Houston, Texas 77056
phone: +1 713 877 1700

NEW CONSTRUCTION FOR LEASE OR BTS
SOUTH MAIN BUSINESS PARK
 US 90 & Chimney Rock | Houston, Texas



DRIVE TIMES (MIN.)

5 MISSOURI CITY
12 MED CENTER
12 THE GALLERIA
15 WEST UNIVERSITY
15 SUGAR LAND
18 DOWNTOWN
25 HOBBY

**2019 Q2
TOTAL POPULATION:**

1 MILE: 16,621
3 MILES: 138,403
5 MILES: 364,322

**2019 Q2
TOTAL HOUSEHOLDS:**

1 MILE: 4,840
3 MILES: 49,013
5 MILES: 127,586

Contact Information:

Brooke Forrest
 +1 713 331 1735
 brooke.forrest1@cushwake.com

Jim Foreman
 +1 713 963 2824
 jim.foreman@cushwake.com

Allison Bergmann
 +1 713 963 2865
 Allison.bergmann@cushwake.com