

BW35

BELTWAY 35 BUSINESS PARK

www.beltway35businesspark.com



Beltway 35 Business Park - Phase I

±40,000 - 273,480 SF Available

11022 Telephone Rd & 7561, 7551 S Sam Houston Pkwy E
Houston, TX 77075



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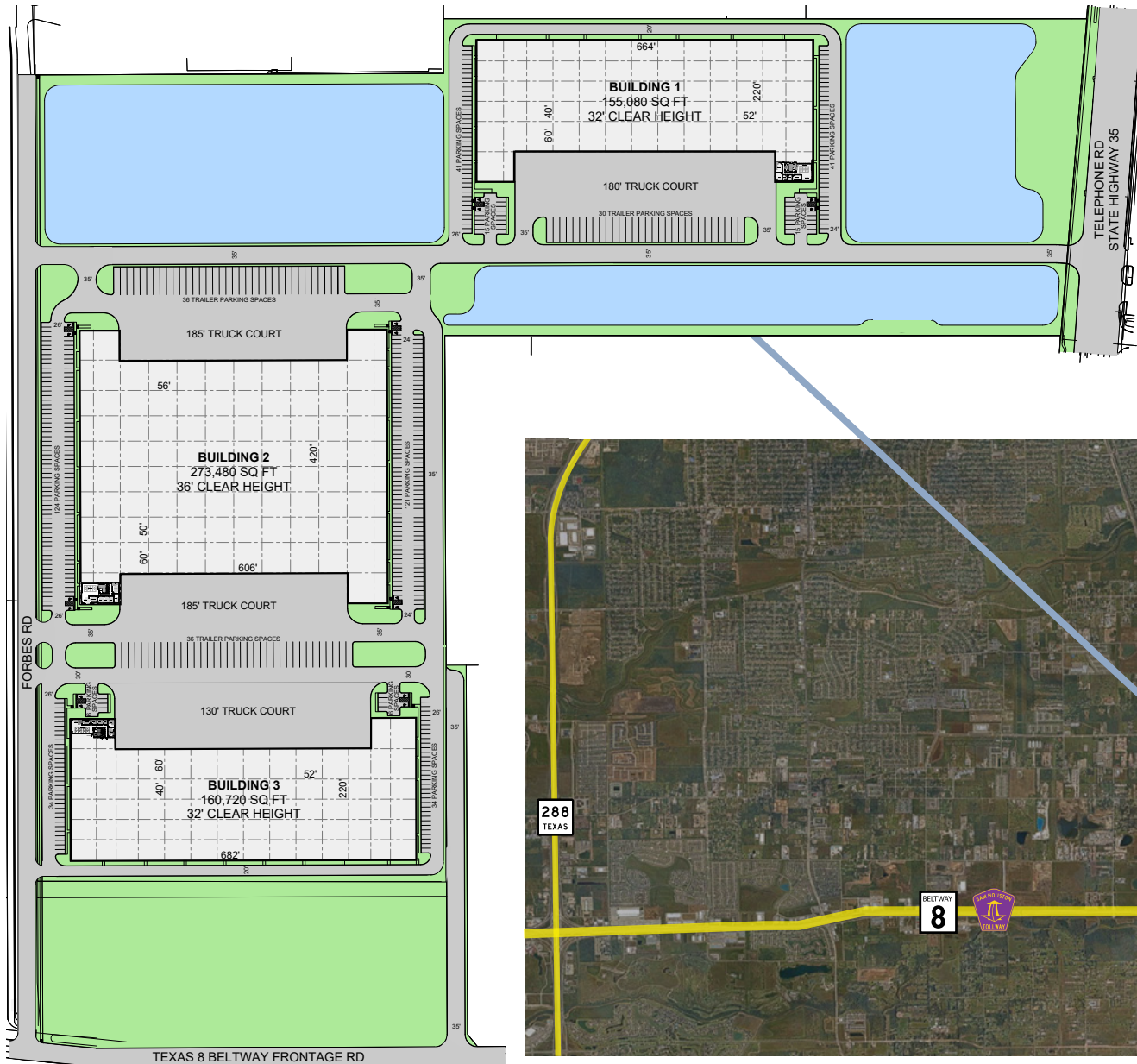
david.holland@jll.com

GREYSTAR



Jones Lang LaSalle Brokerage, Inc.

BELTWAY 35 BUSINESS PARK OVERVIEW



Building 1 - 11022 Telephone Rd.

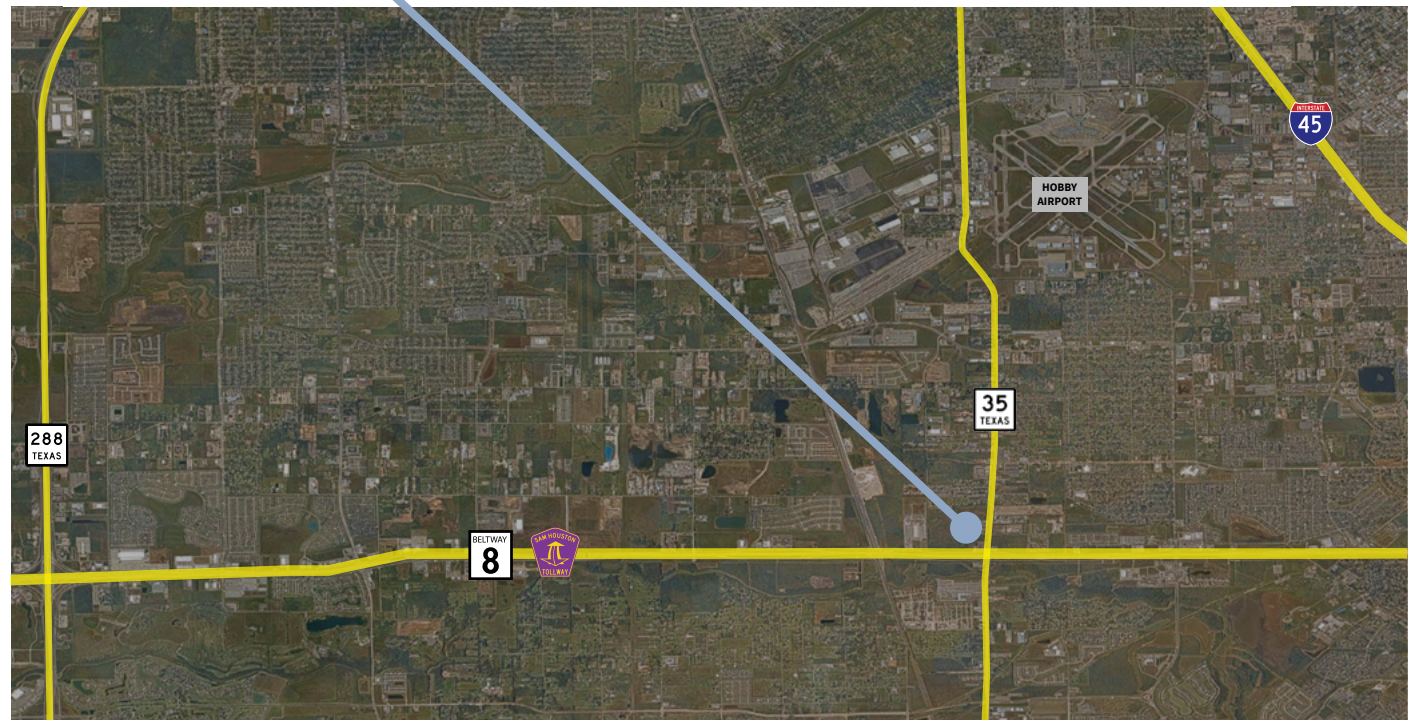
155,080 SF Available
 2,633 SF Spec Office
 Front Load Configuration

Building 2 - 7561 S Sam Houston Pkwy E

273,480 SF Available
 3,039 SF Spec Office
 Cross Dock Configuration

Building 3 - 7551 S Sam Houston Pkwy E

160,720 SF Available
 2,817 SF Spec Office
 Front Load Configuration



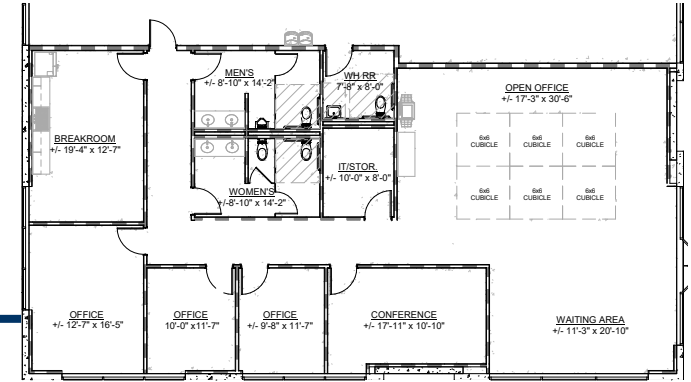
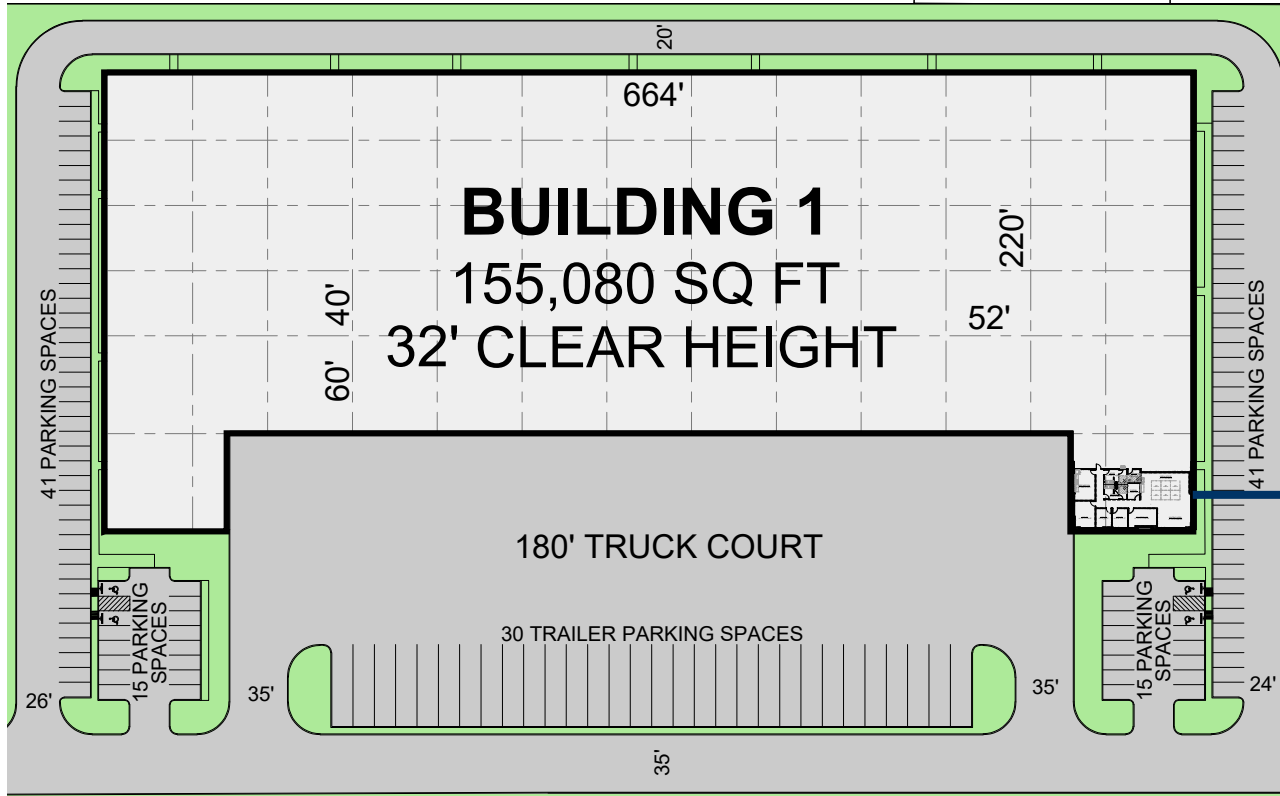
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BUILDING 1 - SITE PLAN

11022 TELEPHONE RD.



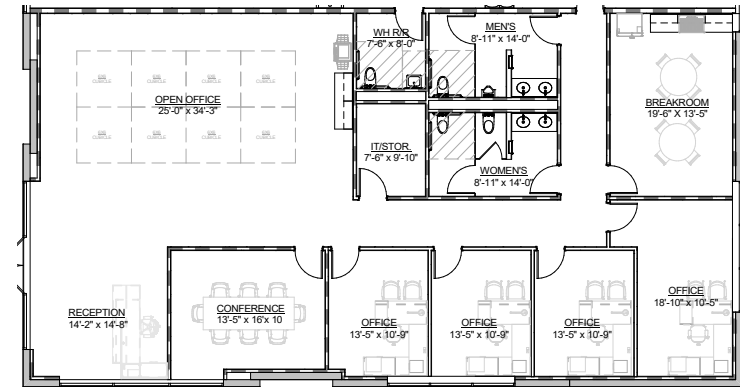
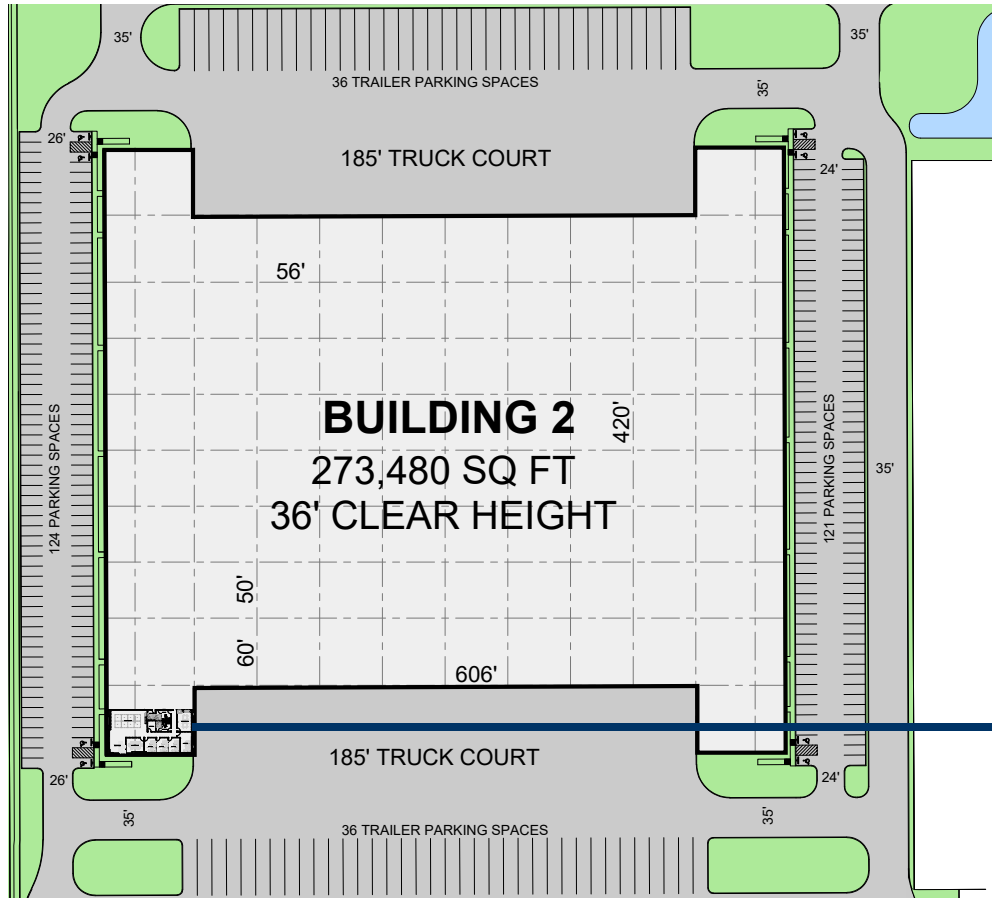
BUILDING FEATURES

| | | | | | |
|------------------|------------|-----------------|---------------|------------------|-----------|
| Total SF: | 155,080 SF | Clear Height: | 32' | Sprinkler: | ESFR |
| Office SF: | 2,633 SF | Column Spacing: | 40' x 52' | Parking Spaces: | 112 |
| Configuration: | Front Load | Dock Doors: | 30 (9' x 10') | Truck Court: | 180' |
| Building Depths: | 220' | Ramp: | 2 (12' x 14') | Trailer Parking: | 30 Spaces |

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BUILDING 2 - SITE PLAN

7561 S SAM HOUSTON PKWY E



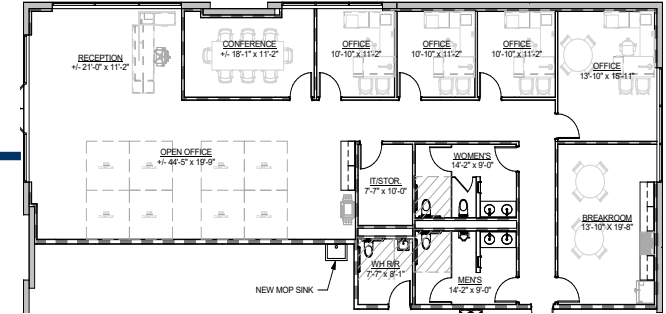
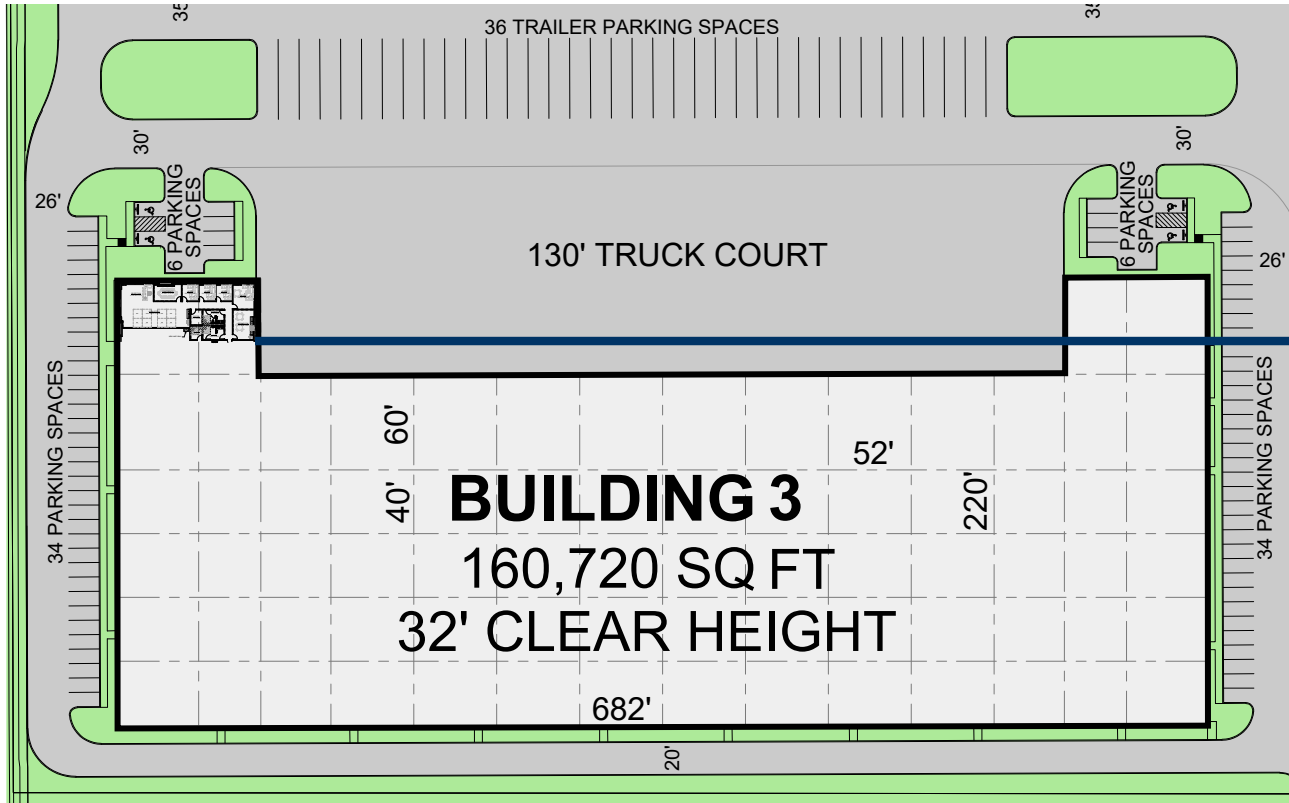
BUILDING FEATURES

| | | | | | |
|------------------|------------|-----------------|---------------|------------------|-----------|
| Total SF: | 273,480 SF | Clear Height: | 36' | Sprinkler: | ESFR |
| Office SF: | 3,039 SF | Column Spacing: | 50' x 56' | Parking Spaces: | 245 |
| Configuration: | Cross Dock | Dock Doors: | 48 (9' x 10') | Truck Court: | 185' |
| Building Depths: | 420' | Ramp: | 4 (12' x 14') | Trailer Parking: | 72 Spaces |

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BUILDING 3 - SITE PLAN

7551 S SAM HOUSTON PKWY E

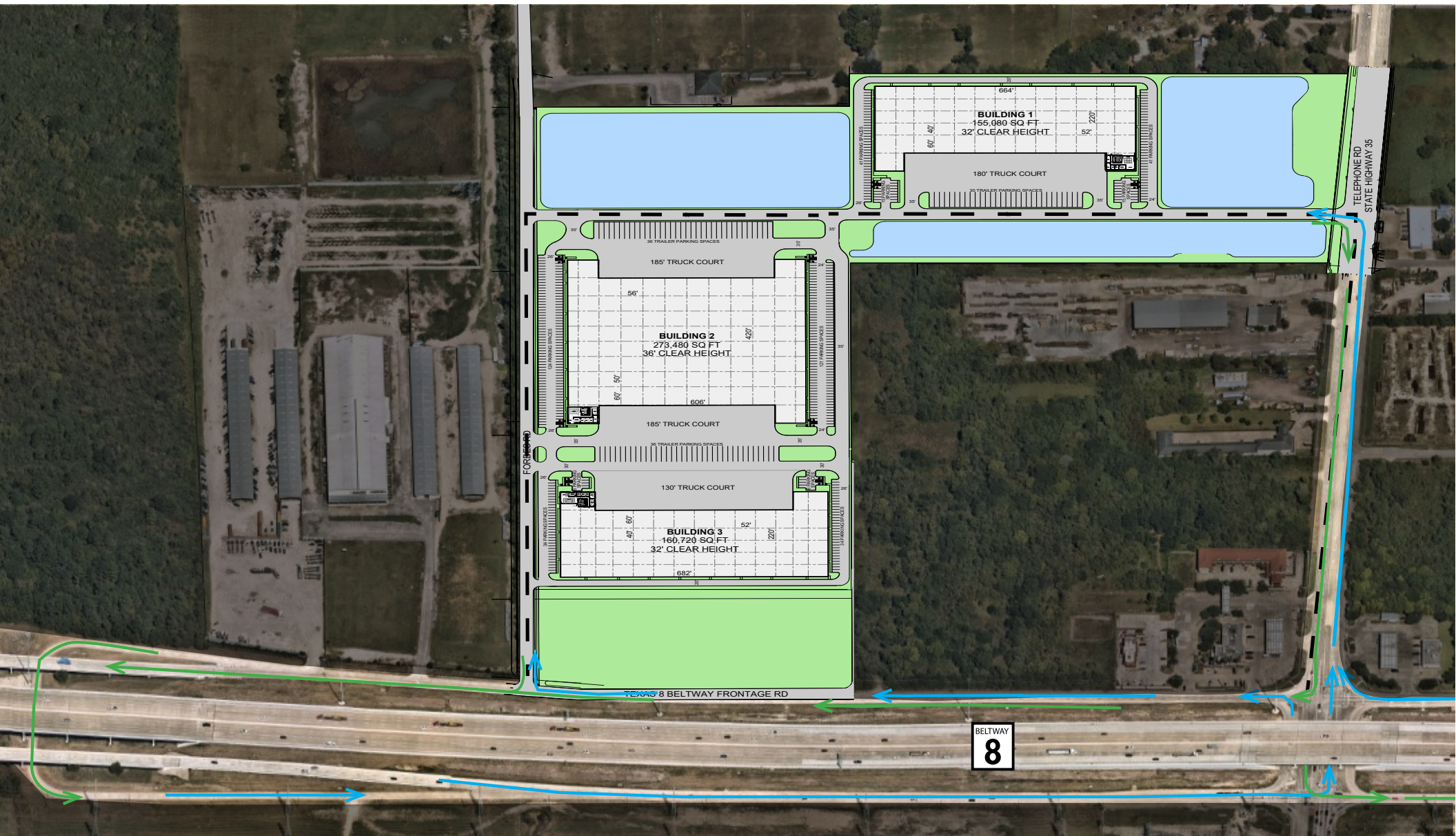


BUILDING FEATURES

| | | | | | |
|------------------|------------|-----------------|---------------|-----------------|------|
| Total SF: | 160,720 SF | Clear Height: | 32' | Sprinkler: | ESFR |
| Office SF: | 2,817 SF | Column Spacing: | 40' x 52' | Parking Spaces: | 80 |
| Configuration: | Front Load | Dock Doors: | 29 (9' x 10') | Truck Court: | 130' |
| Building Depths: | 220' | Ramp: | 2 (12' x 14') | | |

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BELTWAY 35 BUSINESS PARK OVERVIEW



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BELTWAY 35 BUSINESS PARK OVERVIEW



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GREYSTAR



STRATEGIC LOCATION

- Prime South Houston location at Beltway 8 & SH-35 (at Telephone Rd) providing strategic distribution and operational connectivity.
- Multiple points of ingress/egress offering immediate access to Beltway 8, SH-35, Hwy 288, and I-45.
- Connecting Houston's two major industrial submarkets in Southeast & Southwest Houston.

SUPERIOR REGIONAL CONNECTIVITY

| Metro | Distance | Travel Time | Population |
|-------|----------|-------------|------------|
| ATX | 177 mi | 2.9 hrs | 2.30MM |
| SA | 212 mi | 3.2 hrs | 2.55MM |
| DAL | 253 mi | 3.9 hrs | 7.75MM |



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