



BELTWAY 35 BUSINESS PARK



Beltway 35 Business Park

±40,000 - 273,480 SF Available

11000 Telephone Rd & 7550, 7560 S Sam Houston Pkwy E
Houston, TX 77075

Richard Quarles

+1 713 888 4019

richard.quarles@am.jll.com

Joseph Berwick

+1 713 425 5842

joseph.berwick@am.jll.com

David Buescher

+1 713 888 4016

david.buescher@am.jll.com

David Holland

+1 713 888 4095

david.holland@am.jll.com

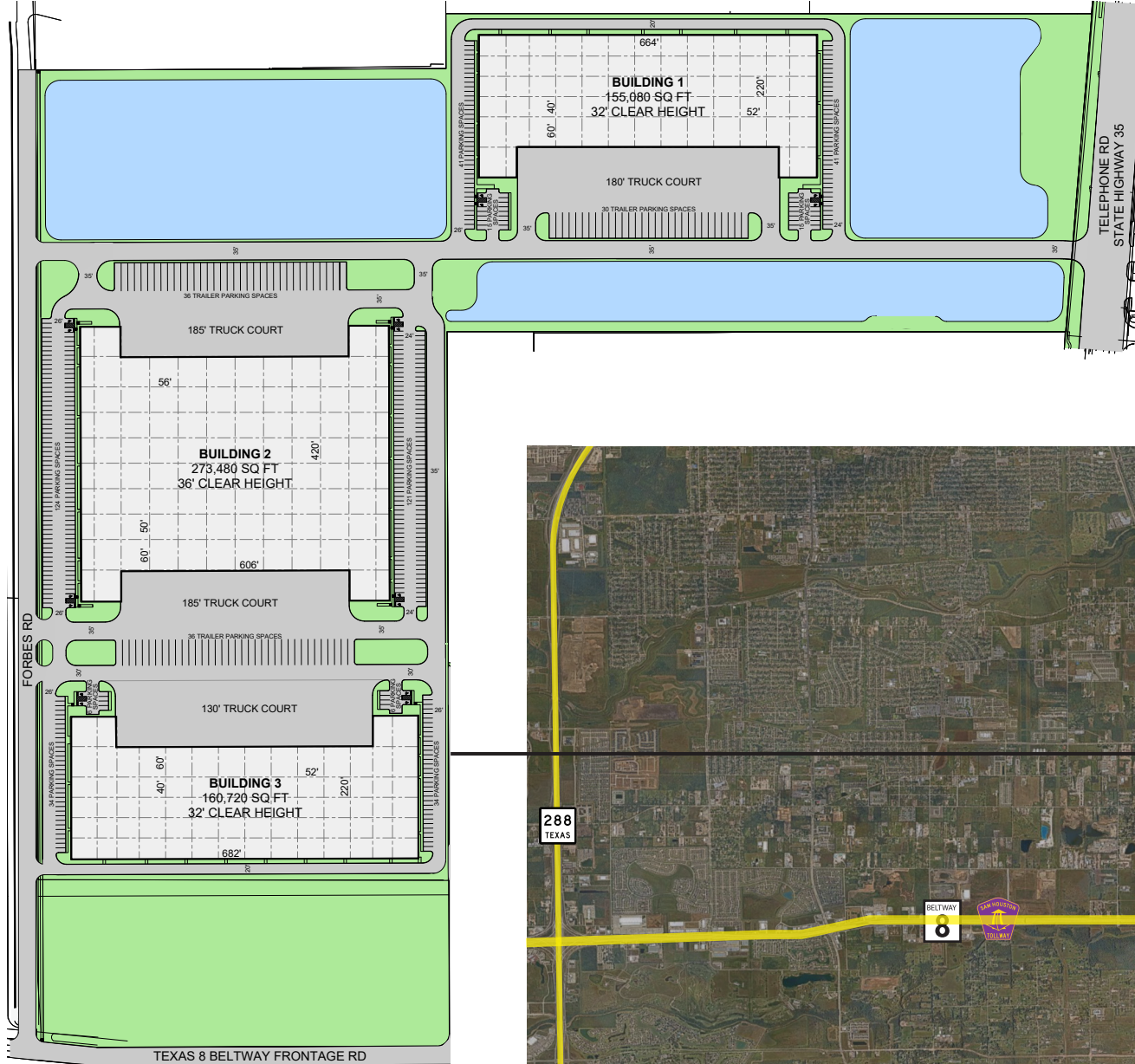


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Jones Lang LaSalle Brokerage, Inc.

BELTWAY 35 BUSINESS PARK OVERVIEW



Building 1 - 11000 Telephone Rd.

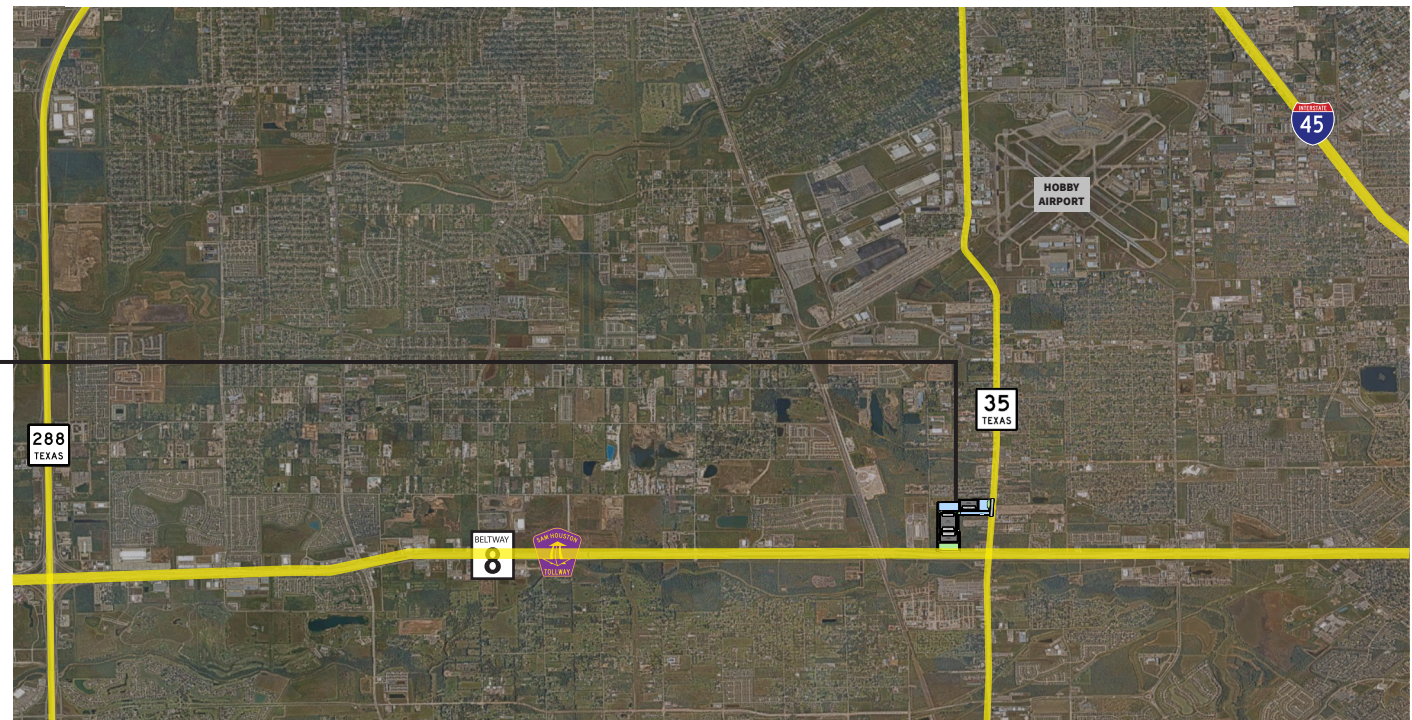
155,080 SF Available
Front Load Configuration

Building 2 - 7560 S Sam Houston Pkwy E

273,480 SF Available
Cross Dock Configuration

Building 3 - 7550 S Sam Houston Pkwy E

160,720 SF Available
Front Load Configuration



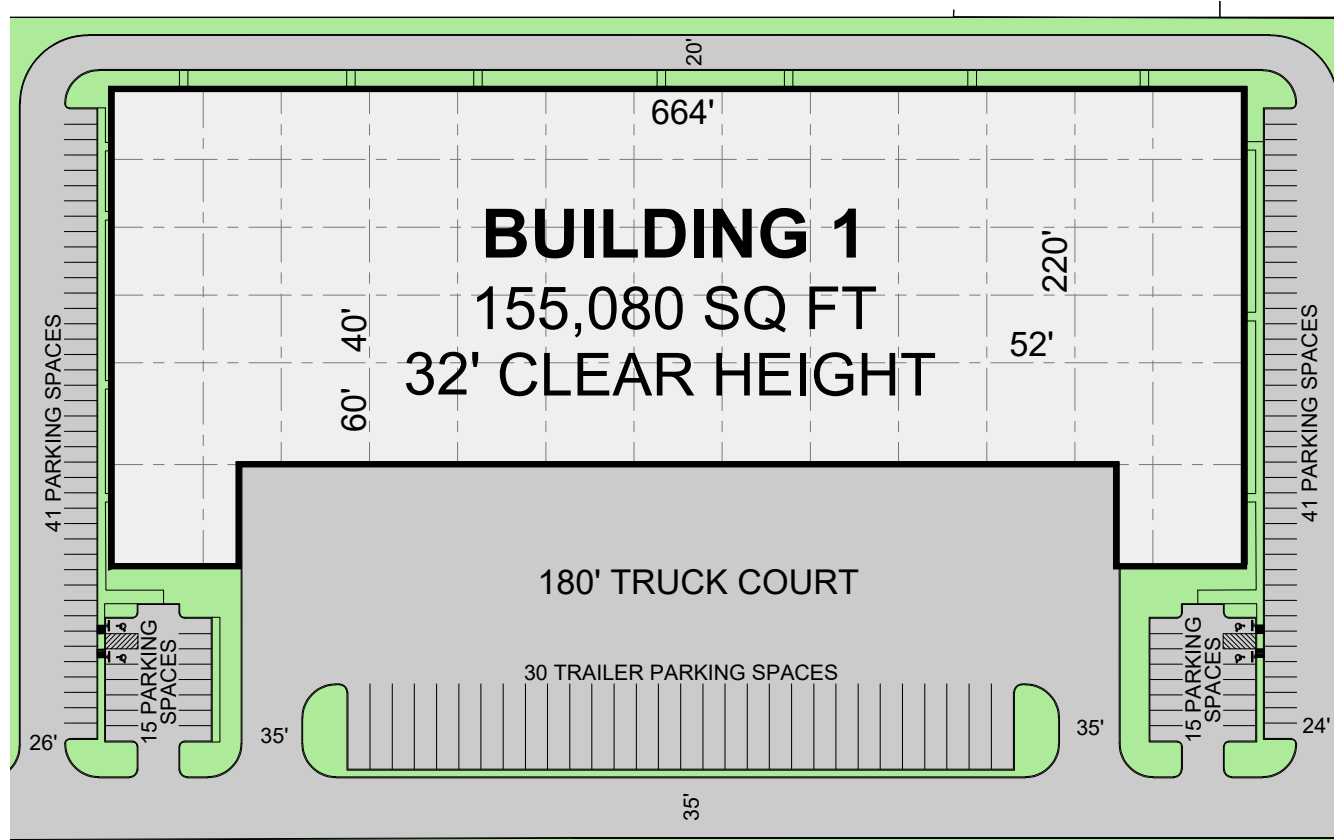
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BUILDING 1 - SITE PLAN

11000 TELEPHONE RD.



BUILDING FEATURES

Total SF: 155,080 SF
Office SF: BTS
Configuration: Front Load
Building Depths: 220'

Clear Height: 32'
Column Spacing: 40' x 52'
Dock Doors: 30 (9' x 10')
Ramp: 2 (12' x 14')

Sprinkler: ESFR
Parking Spaces: 112
Truck Court: 180'
Trailer Parking: 30 Spaces

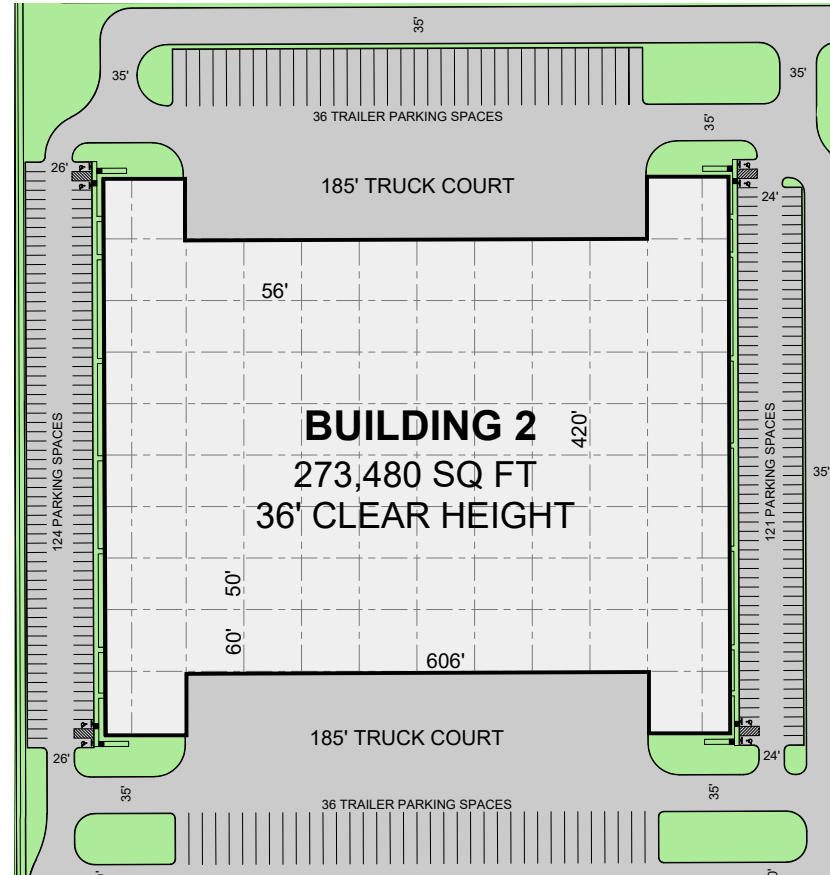
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BUILDING 2 - SITE PLAN

7560 S SAM HOUSTON PKWY E



BUILDING FEATURES

Total SF:	273,480 SF	Clear Height:	36'	Sprinkler:	ESFR
Office SF:	BTS	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

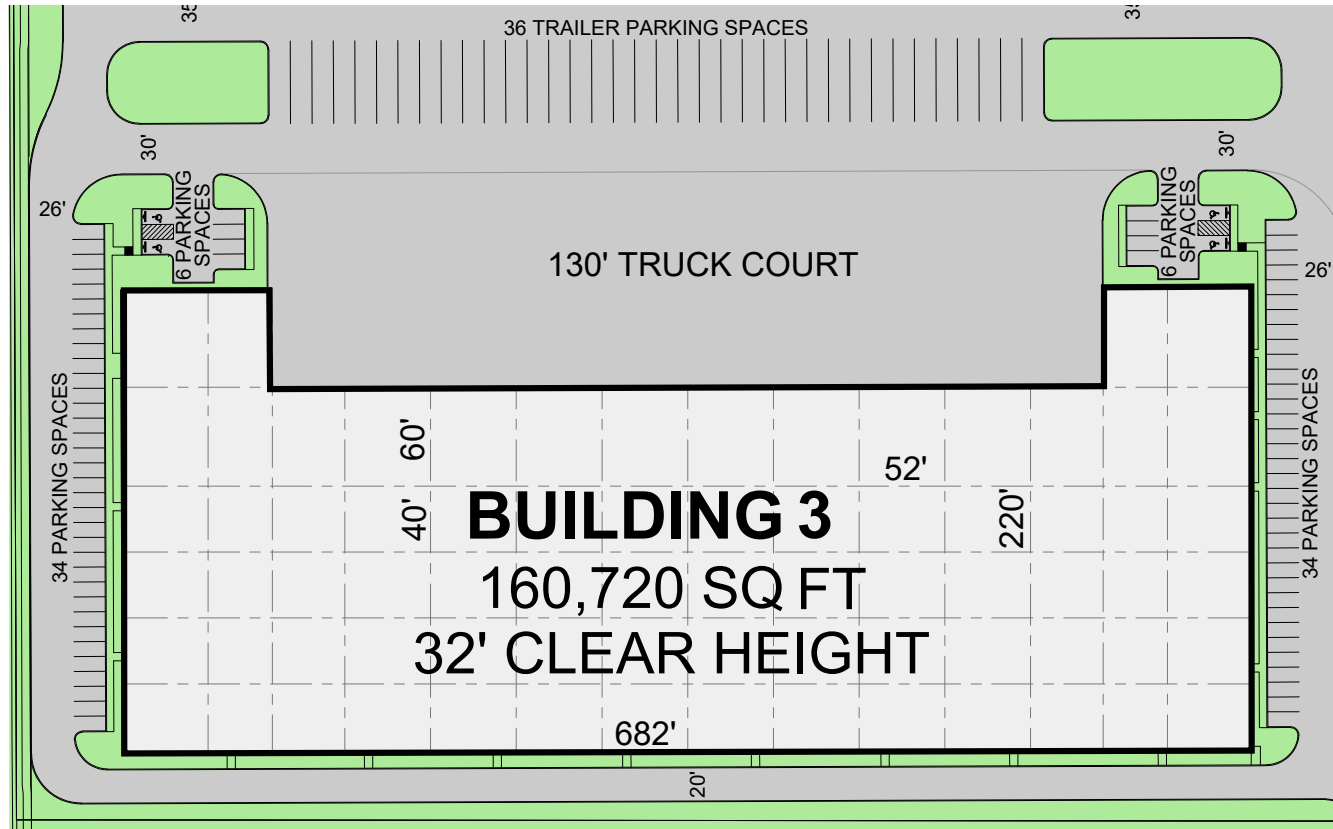
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BUILDING 3 - SITE PLAN

7550 S SAM HOUSTON PKWY E

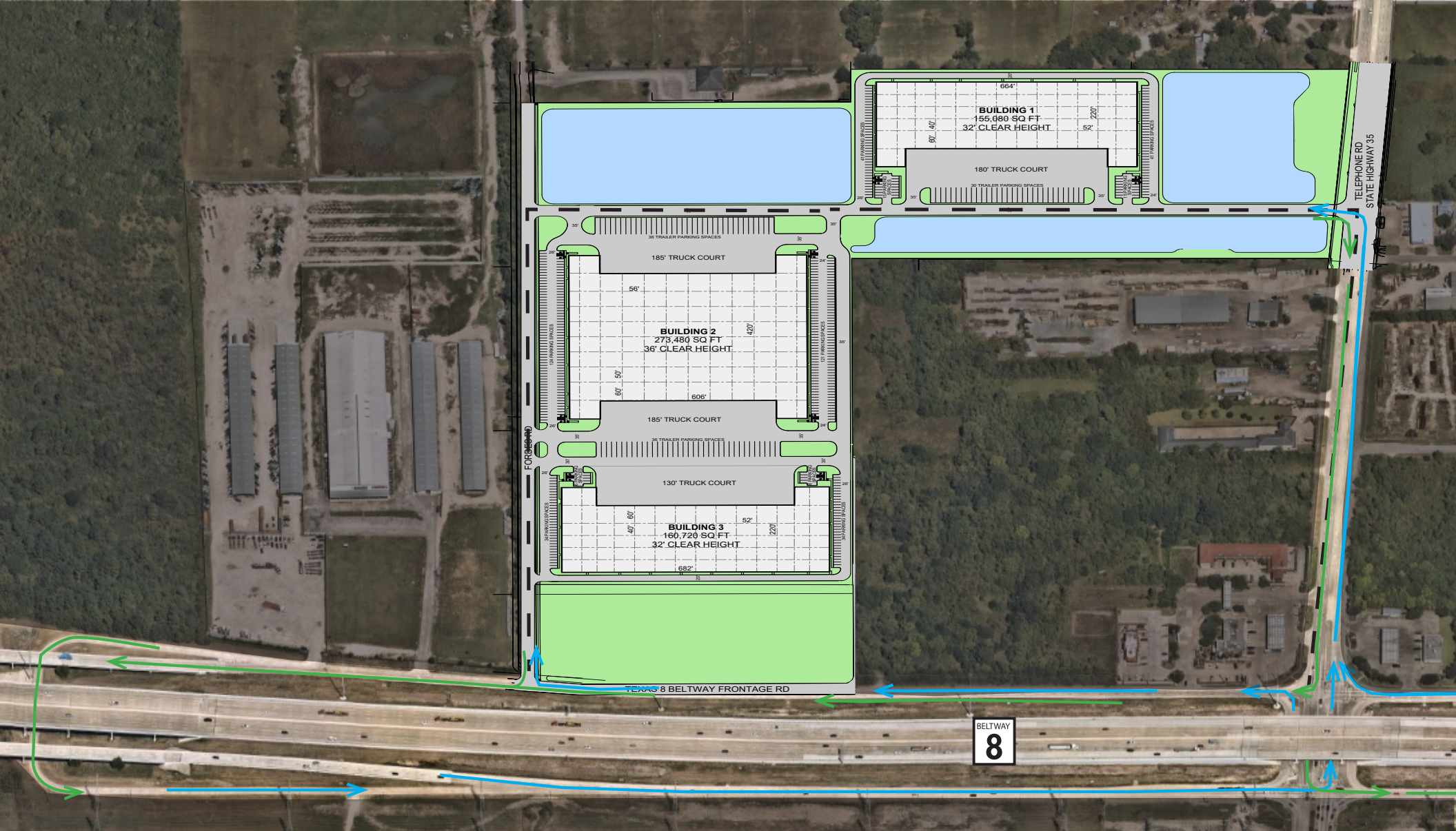


BUILDING FEATURES

Total SF:	160,720 SF	Clear Height:	32'	Sprinkler:	ESFR
Office SF:	BTS	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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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

DRIVE TIME SUMMARY			
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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