



BELTWAY SOUTHWEST BUSINESS PARK – BLDG 2

6920 BRASADA DRIVE
HOUSTON, TX 77085



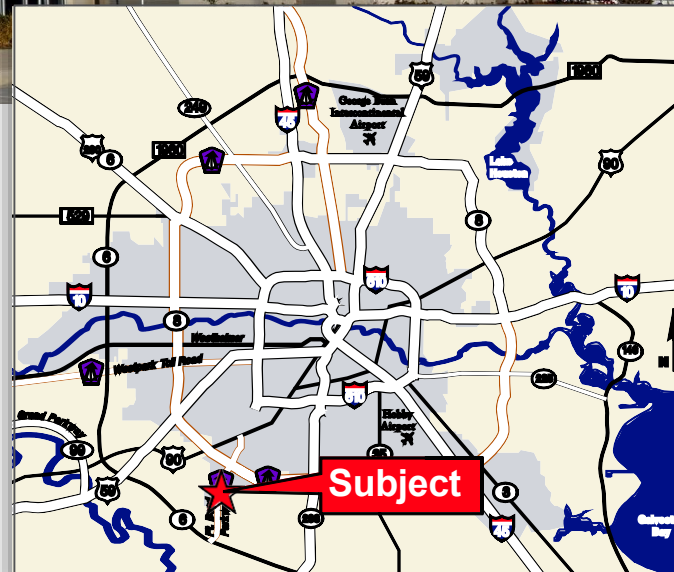
NEWLY COMPLETED CROSS DOCK – ABILITY TO DIVIDE DOWN TO 40,000 SF



DISTRIBUTION SPACE

Property Highlights

- Located in a 75-acre, master-planned, deed-restricted, corporate park in the Southwest Houston Submarket, with frontage on Fort Bend Tollway and Beltway 8
- 99,272 SF, dock-high, cross-dock configuration
- **Can be subdivided to 39,252 SF**
- 46'8" x 52' column spacing
- 32' Clear height
- ESFR sprinkler systems
- Secured truck court
- Ample parking
- Tiltwall concrete construction





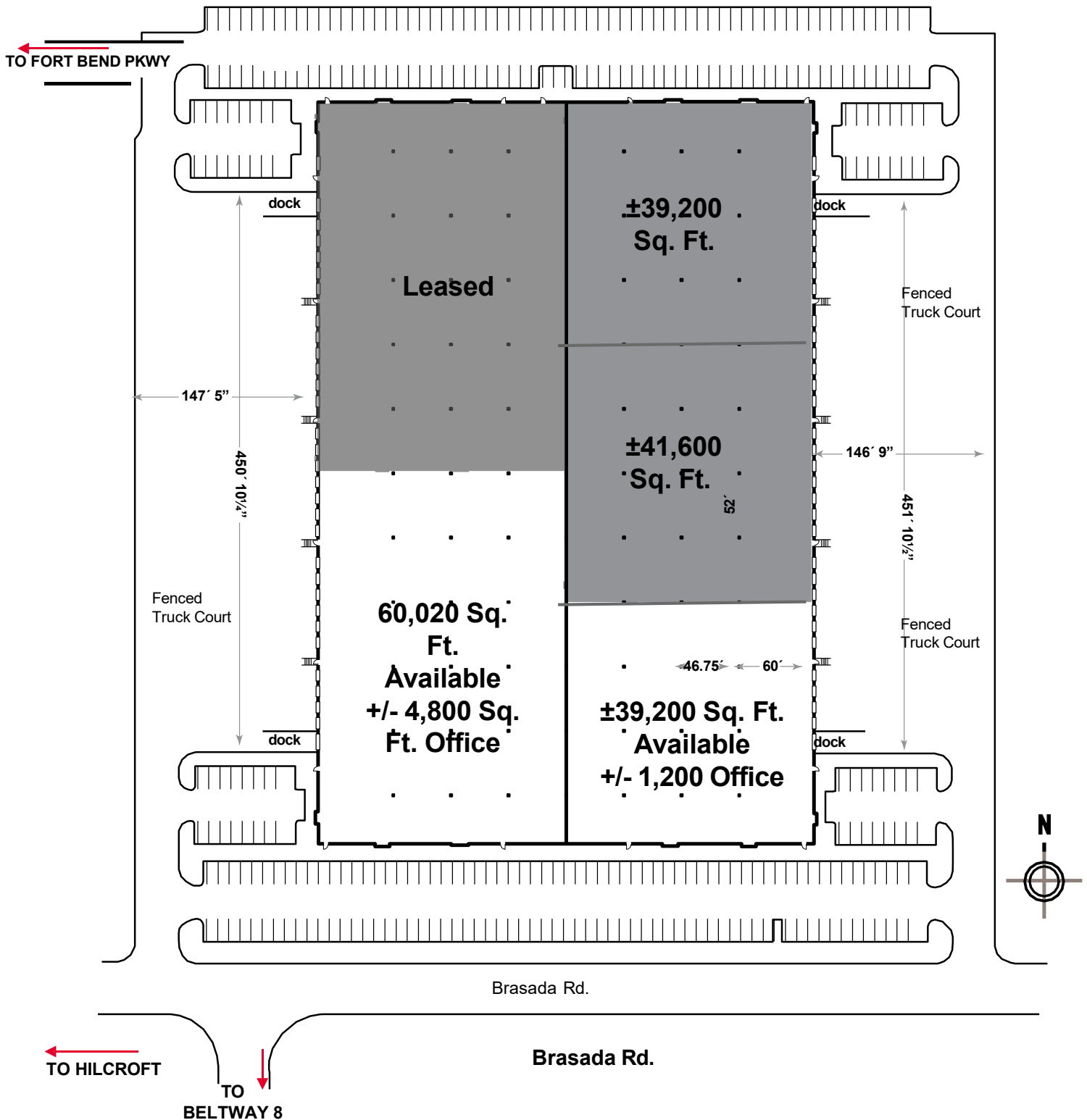
**CUSHMAN &
WAKEFIELD**

BELTWAY SOUTHWEST BUSINESS PARK

BUILDING 2 – 240,000 SF



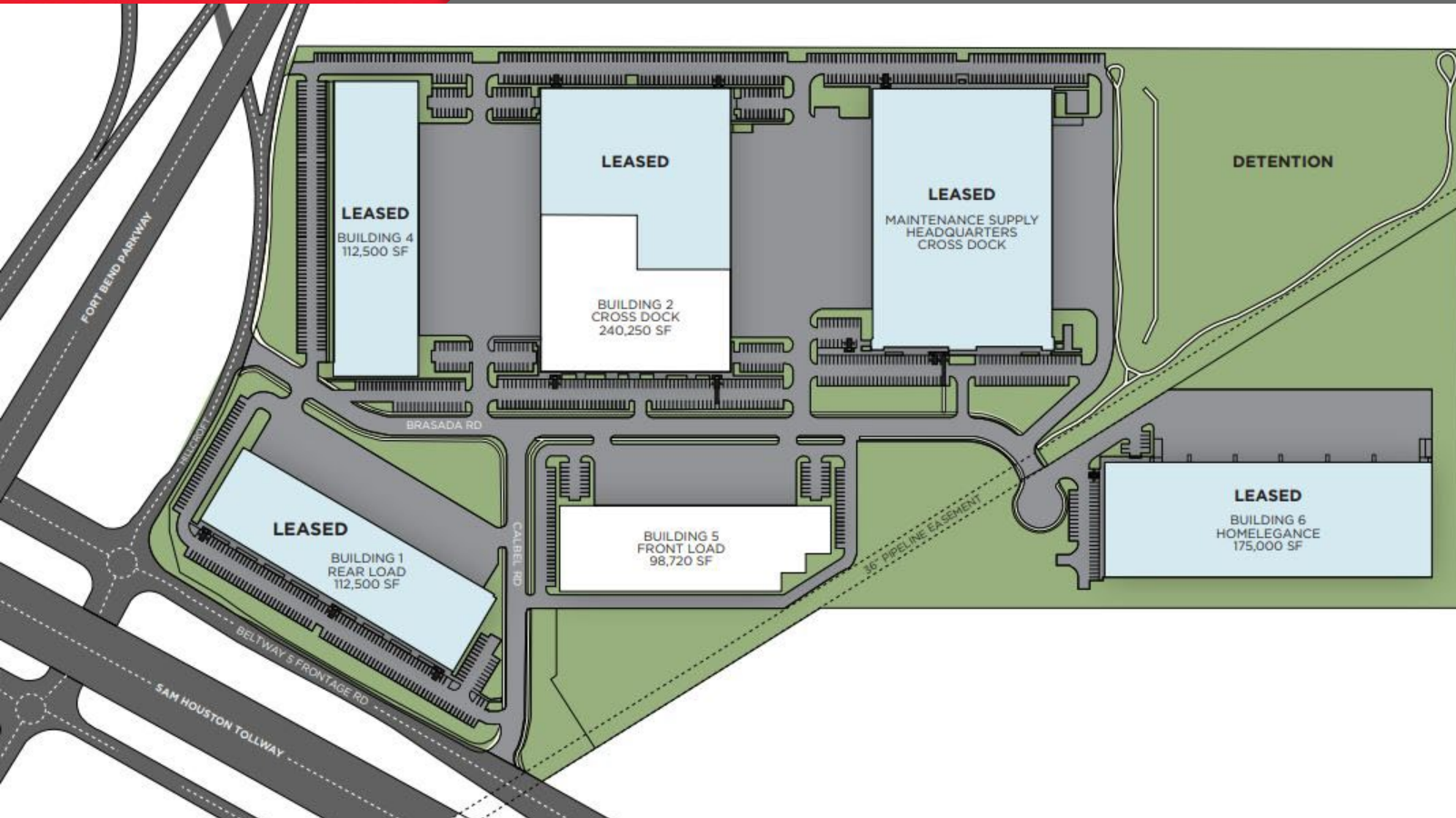
240,000 SF SPACE WITH UNIQUE ABILITY TO DIVIDE DOWN TO 40,000 SF



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DISTRIBUTION SPACE FOR LEASE – SHELL COMPLETE



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

