

THE BUSINESS CENTER AT FIVE CORNERS

a levey development

4610 - 4680 South Sam Houston Parkway West
Houston, Texas 77053

NEW CONSTRUCTION
±545,574 SF

SITE FEATURES

- New 43-acre business park located in the heart of Houston's Southwest Industrial submarket
- Five buildings totaling ±545,574 SF
- Immediate Access, and Visibility from Beltway 8
- Several convenient routes to US 59 & Hwy. 288
- Outside the 100 and the 500 year flood plains
- Front-load, rear-load and cross-dock building configurations
- Drive-up oversized ramp(s) provided in shell construction
- Minimum 52' wide column spacing on all interior bays



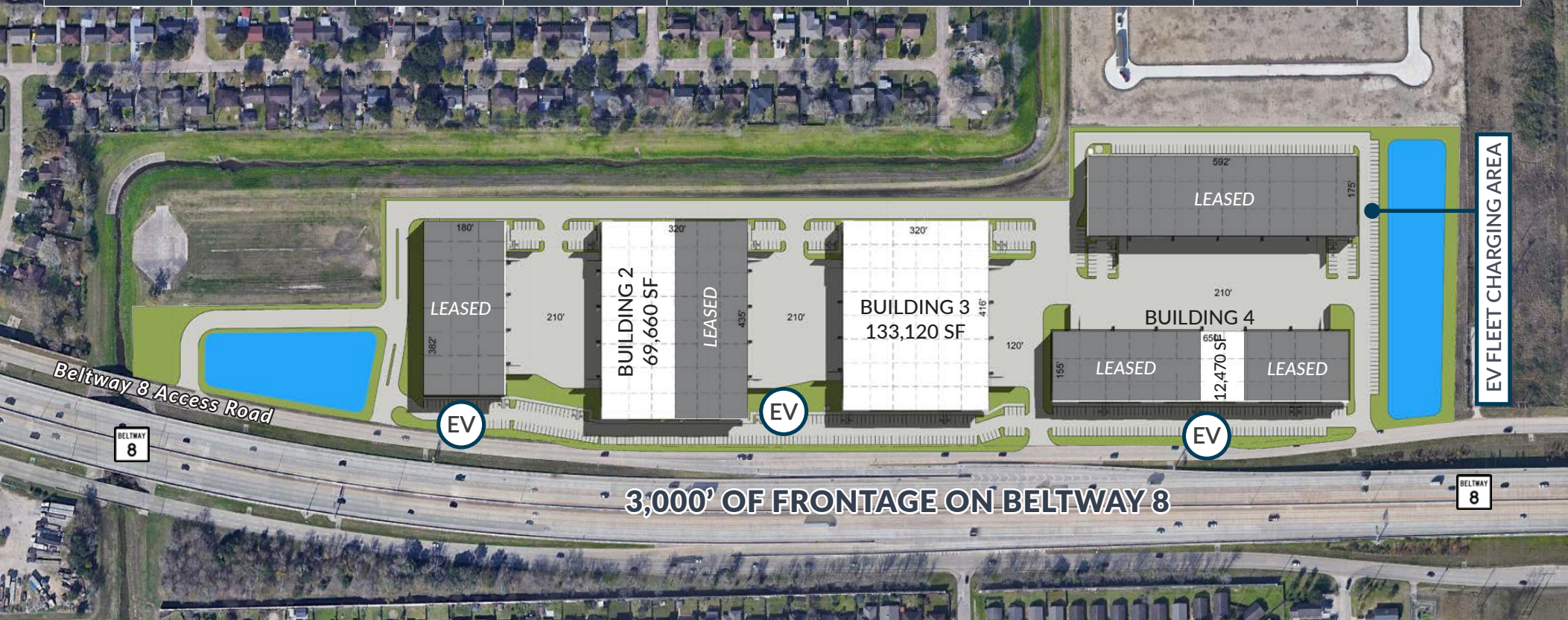
BUILDING SPECIFICATIONS



	Total SF	Available SF	Office SF	Typical Bay Depth	Speed Bay Depth	Building Depth	Clear Height	Dock Doors	Drive-Ins
Building 2	139,281 SF	69,660 SF	4,267 SF	50' x 52'	60'	320'	32'	16	2
Building 3	133,120 SF	133,120 SF	3,730 SF	50' x 52'	60'	320'	32'	30	4
Building 4	100,750 SF	12,470 SF	BTS	50 x 52'	60'	155'	28'	5	0

Sustainability in Design

ALL BUILDINGS	Exterior and Interior LED Lights	Reflective White TPO Roof	Modern Clerestory Windows	Low-E, Double-Pane Storefront Glass	Generous Parking Ratios	Modern EV Charging Stations	Reflective White Interior Warehouse Walls	Low VOC Paint Coatings
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DRIVE TIMES



Highly Visible Location Providing Strong Corporate Identity



Direct Access to
Beltway 8



Visible to **61K Cars**
Per Day



3.3M People
Within a 20
Mile Radius



74K Skilled Labor Pool
Within a 30 Minute
Drive

Develop. Invest. Create Value.

This is what Levey does every day passionately giving Levey its reputation of consistently over-delivering



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