

THE BUSINESS CENTER AT
FIVE CORNERS
— a levey development



BUILDING 4

4620 South Sam Houston Parkway West, Suite 460
Houston, Texas 77053

BUILDING 4
±26,241 SF
AVAILABLE

SITE FEATURES

- 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)
- Minimum 52' wide column spacing on all interior bays

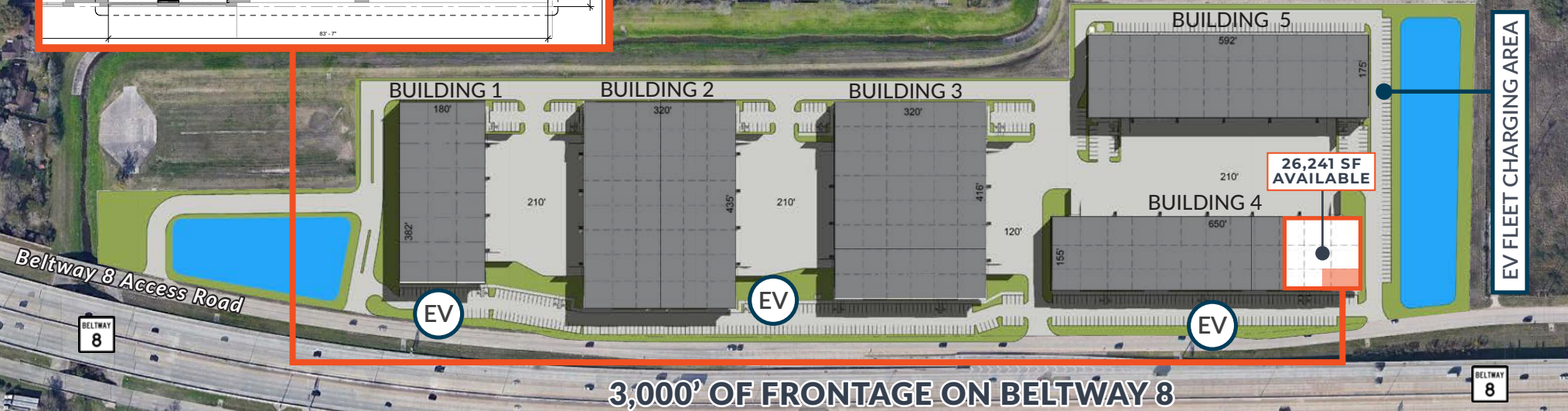
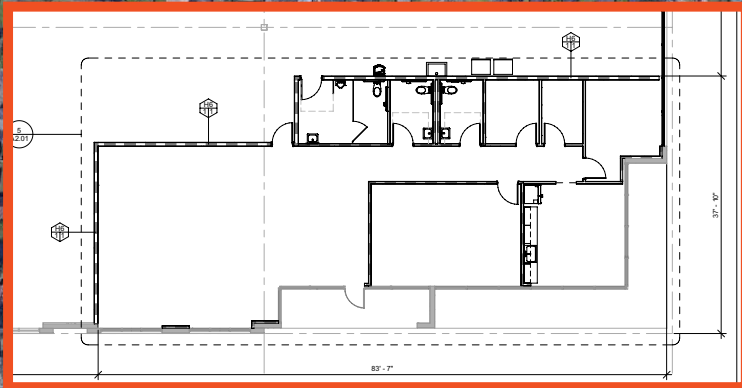
BUILDING SPECIFICATIONS



	Total SF	Available SF	Office SF	Configuration	Typical Bay Depth	Speed Bay Depth	Space Depth	Clear Height	Dock Doors	Drive-Ins	HVLS Fans (20')
Building 4	100,750	26,241	2,382 SF	Rear Load	50' x 52'	60'	155'	28'	7	1	3

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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3,000' OF FRONTAGE ON BELTWAY 8

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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