



SOUTHWEST BY SOUTH

LOGISTICS CENTER



FOR SALE OR LEASE

20,000 SF - 1,326,100 SF
DELIVERING Q4 2026

LOVETT
INDUSTRIAL



CBRE

PARK OVERVIEW



GALLERIA

TEXAS
MEDICAL CENTER

HOUSTON CBD

ALMEDA RD

HIRAM CLARKE RD

SUMMERLYN DR

BUILDING 5

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

BUFFALO SPEEDWAY

BUILDING 8

BUILDING 7

BUILDING 6

BELTWAY 8

	PHASE 1						PHASE 2	
	Building 7	Building 6	Building 5	Building 4	Building 3	Building 2	Building 8	Building 1
Size	100,109 SF	89,231 SF	108,029 SF	253,897	122,203 SF	376,109 SF	108,000 SF	163,200 SF
Spec Office	BTS	BTS	BTS	BTS	BTS	BTS	BTS	BTS
Dimensions	468' x 205'	450' x 200'	210' x 486'	756' x 320'	215' x 572'	390' x 930'	540' x 200'	240' x 680'
Column Spacing	48.4' x 52'	46.8' x 52'	50'-0" x 52'-0"	50'-0" x 56'-0"	51'-8" x 52'-0"	45'-0" x 56'-0"	46'-8" x 52'-0"	60'-0" x 52'-0"
Clear Height	32'	32'	32'	36'	32'	36'	32'	32'
Loading Type	Front Load	Rear Load	Front Load	Cross Dock	Rear Load	Cross Dock	Rear Load	Rear Load
Trailer Parking	16	0	0	53	0	121	0	53
Car Parking	119	92	112	191	149	208	112	144

AREA TENANTS



Allied Carbon Warehouse

niagara

LOWE'S PRO SUPPLY

THE HOME DEPOT

BEST BUY

amazon

CHRONOS USA

4PX

Agan Global

LRG Trucking

Texas Exposition Services

PORCELANOSA

freedom forever

AEX

HIRAM CLARKE RD

BUILDING 7

BUILDING 6

BUILDING 5

BUILDING 4

BUILDING 3

BUILDING 8

BUILDING 2

BUILDING 1

BUFFALO SPEEDWAY

BELTWAY 8

SUMMERLYN DR

BUILDING OVERVIEW

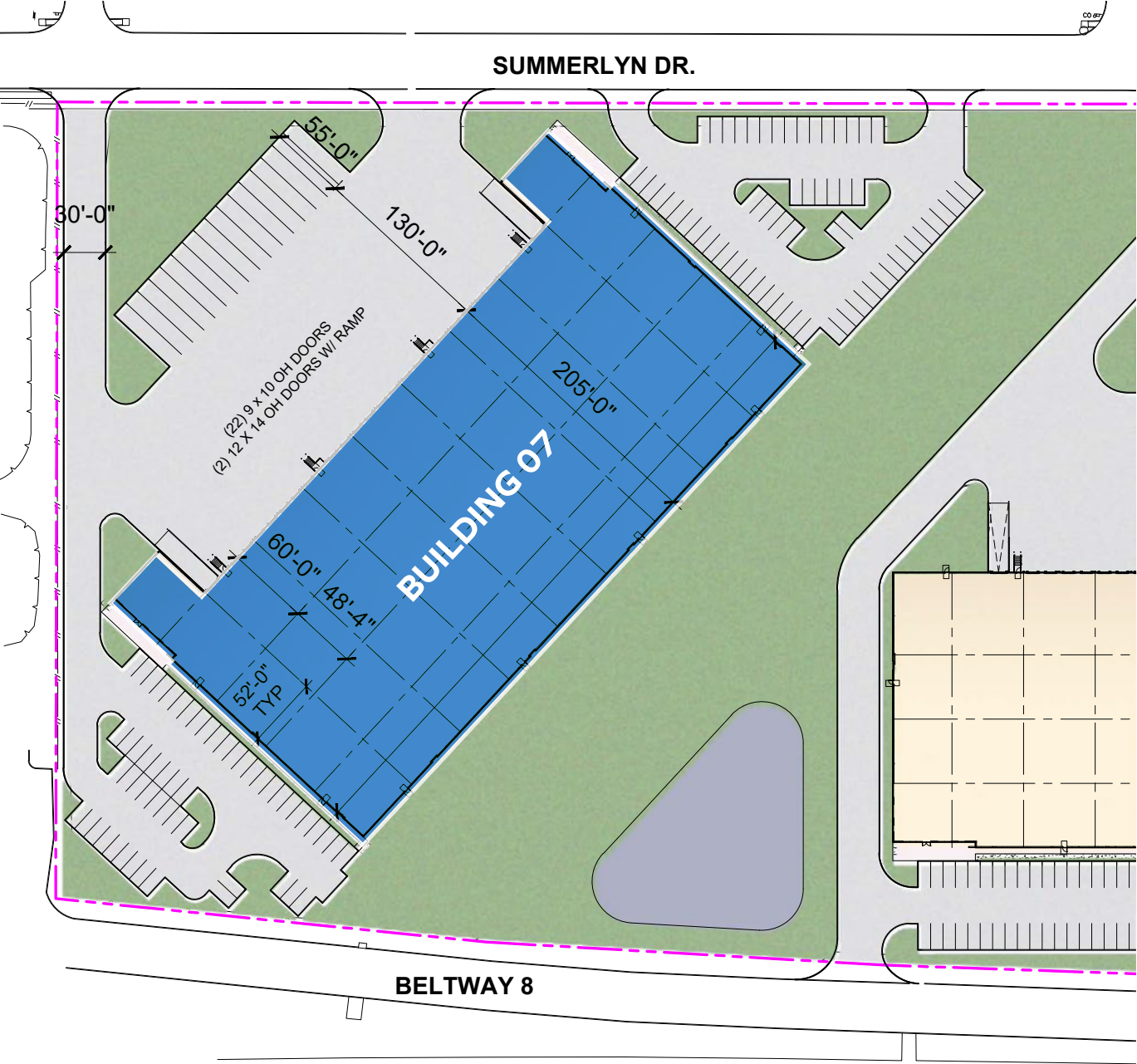
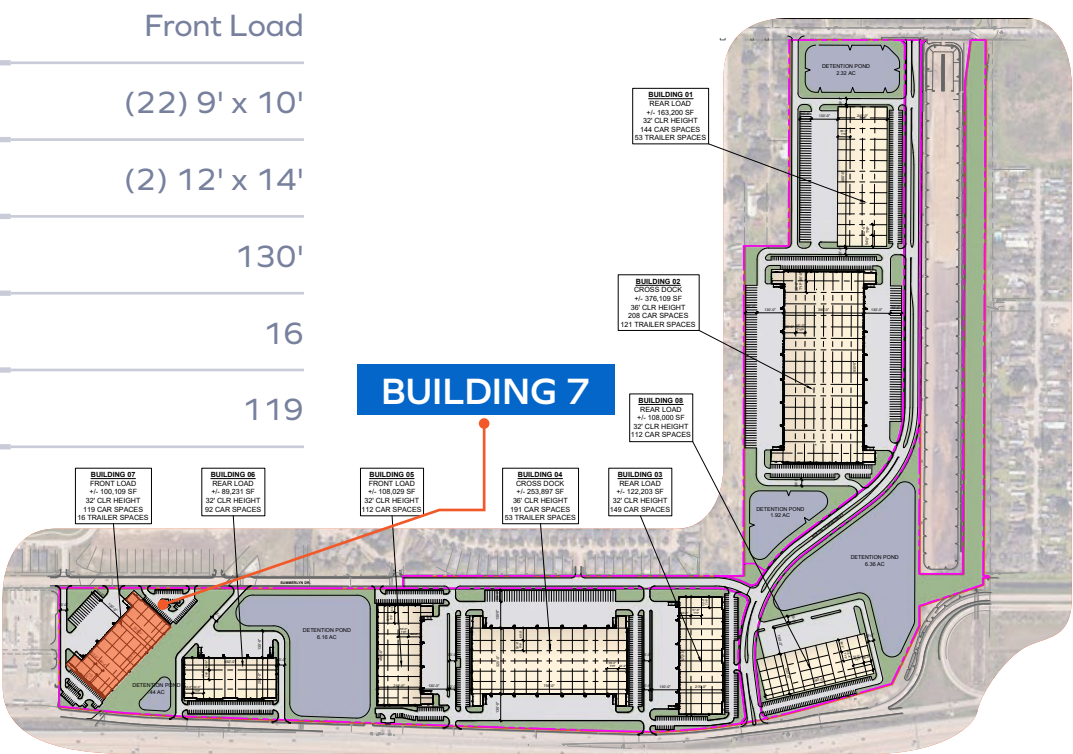
PHASE 1

BUILDING 7

3900 S. SAM HOUSTON PKWY W.

Size	100,109 SF
Office Size	BTS
Dimensions	468' x 205'
Column Spacing	48.4' x 52'
Clear Height	32'
Spec Power	2,000 amps

Loading Type	Front Load
Dock Doors	(22) 9' x 10'
Oversize Ramp Doors	(2) 12' x 14'
Truck Court Depth	130'
Trailer Parking	16
Car Parking	119



BUILDING OVERVIEW

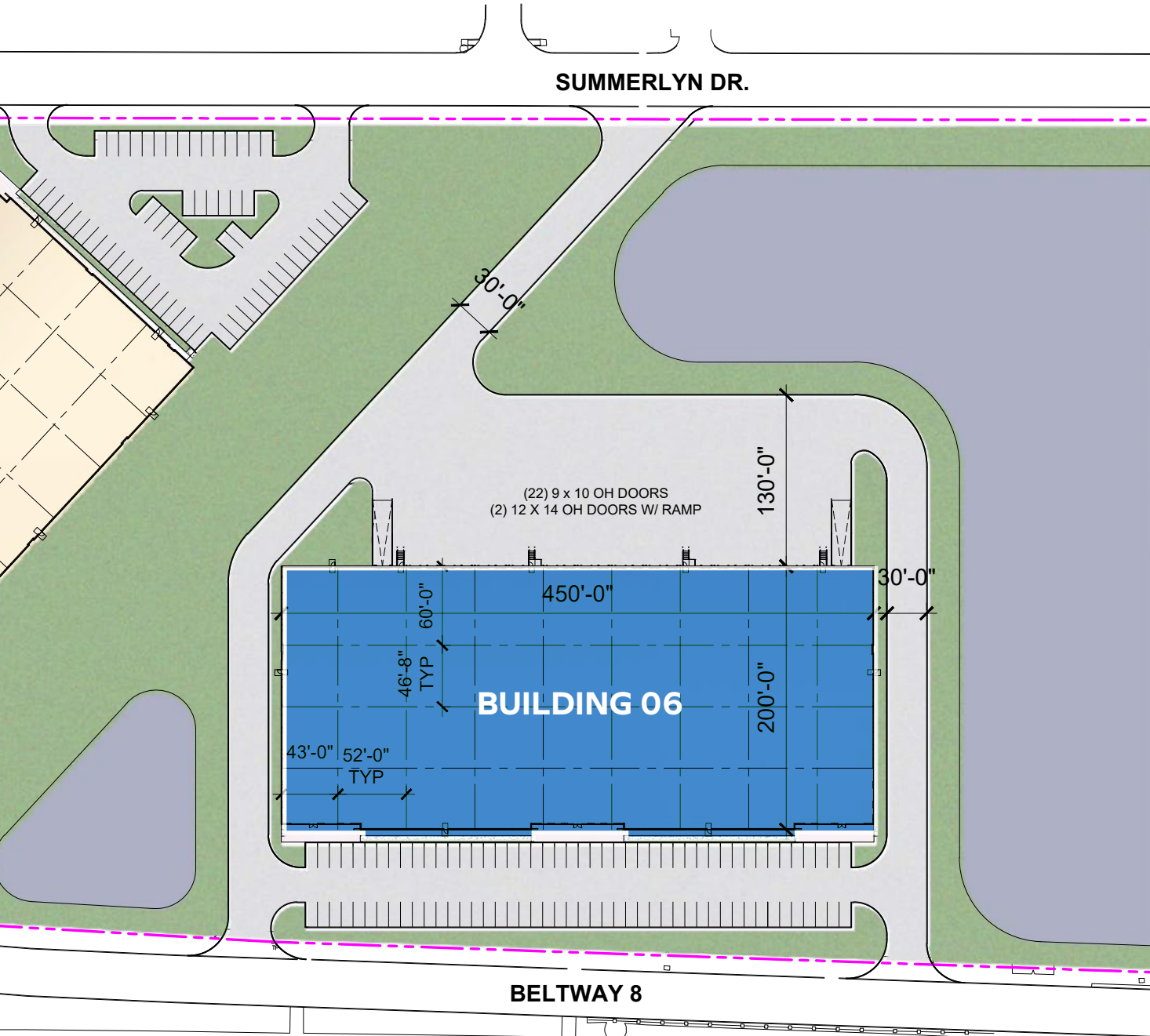
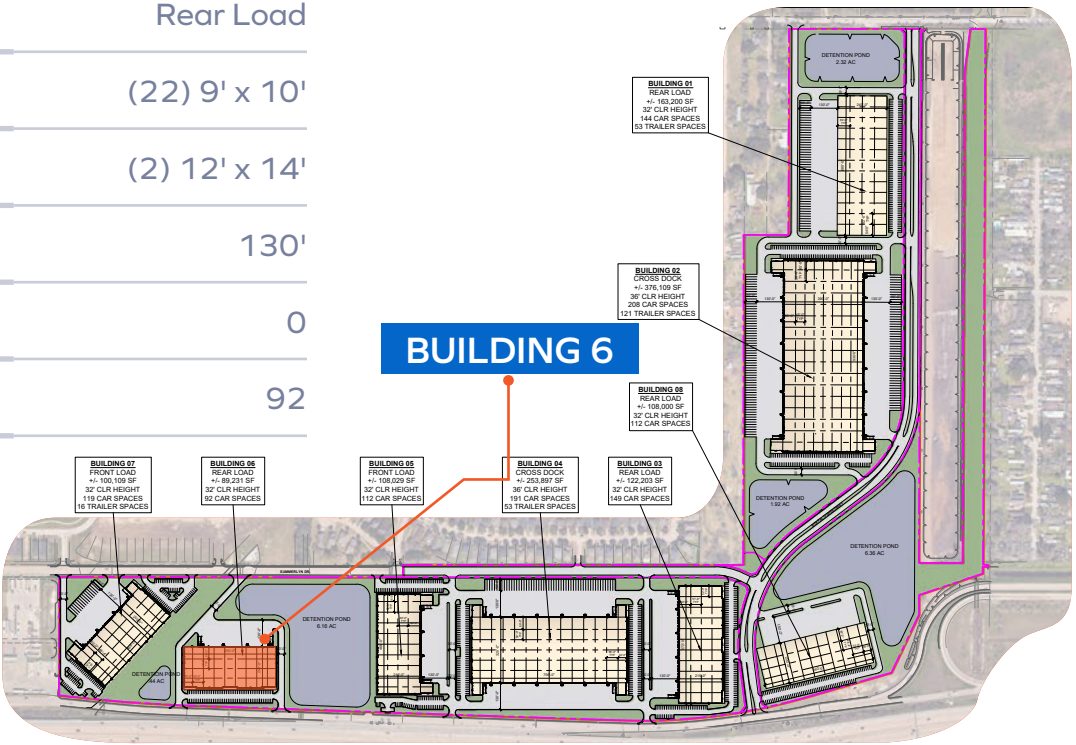
PHASE 1

BUILDING 6

3800 S. SAM HOUSTON PKWY W.

Size	89,231 SF
Office Size	BTS
Dimensions	450' x 200'
Column Spacing	46.8' x 52'
Clear Height	32'
Spec Power	2,000 amps

Loading Type	Rear Load
Dock Doors	(22) 9' x 10'
Oversize Ramp Doors	(2) 12' x 14'
Truck Court Depth	130'
Trailer Parking	0
Car Parking	92



BUILDING OVERVIEW

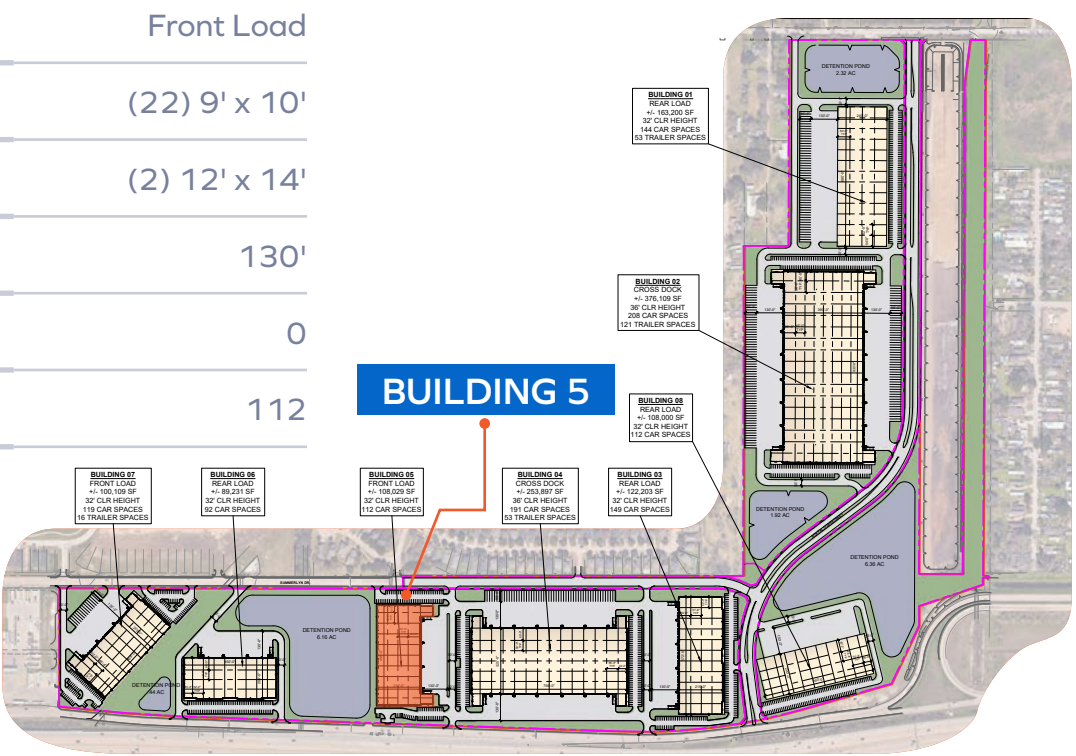
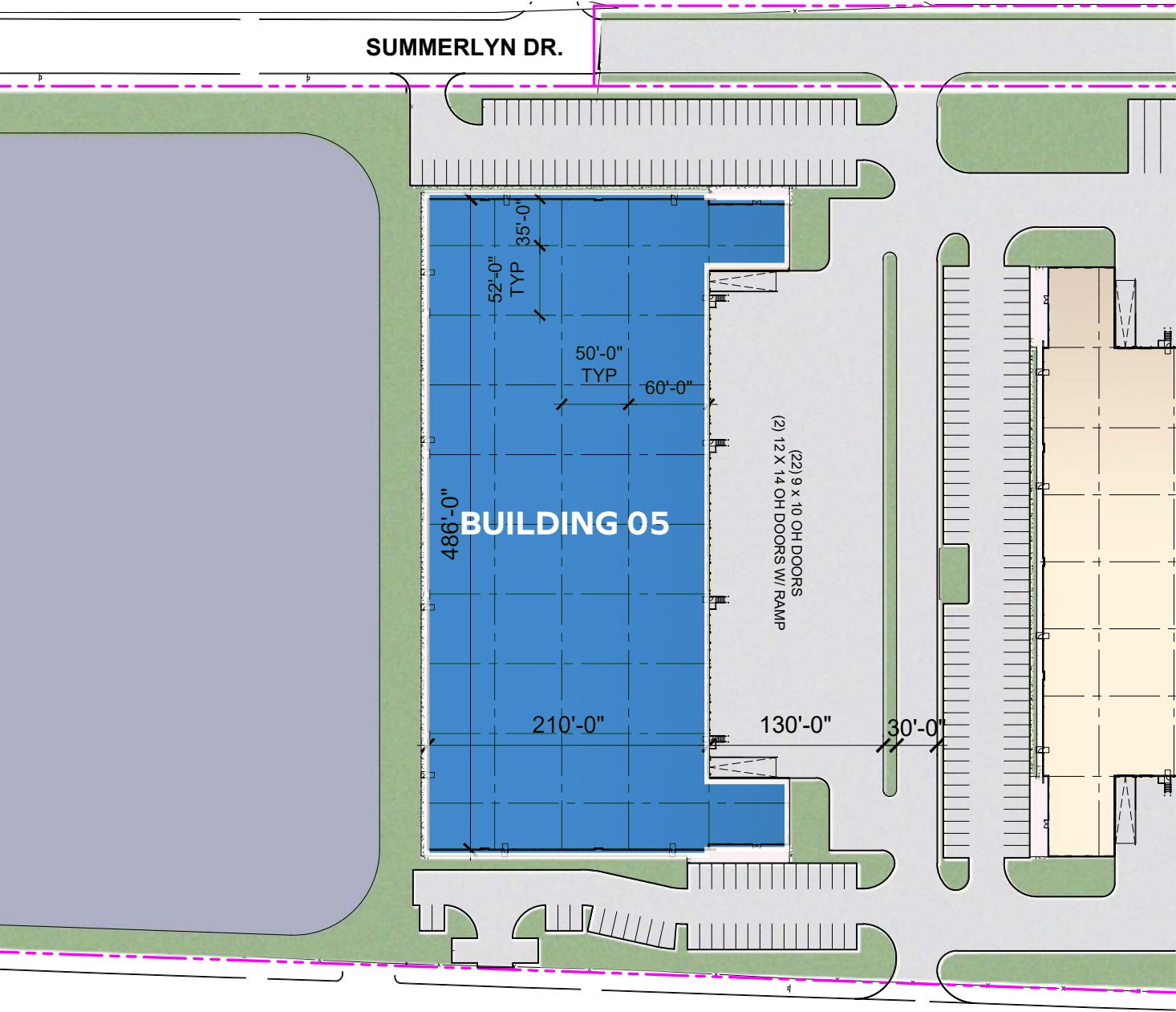
PHASE 1

BUILDING 5

3700 S. SAM HOUSTON PKWY W.

Size	108,029 SF
Office Size	BTS
Dimensions	210' x 486'
Column Spacing	50' x 52'
Clear Height	32'
Spec Power	2,000 amps

Loading Type	Front Load
Dock Doors	(22) 9' x 10'
Oversize Ramp Doors	(2) 12' x 14'
Truck Court Depth	130'
Trailer Parking	0
Car Parking	112



BUILDING OVERVIEW

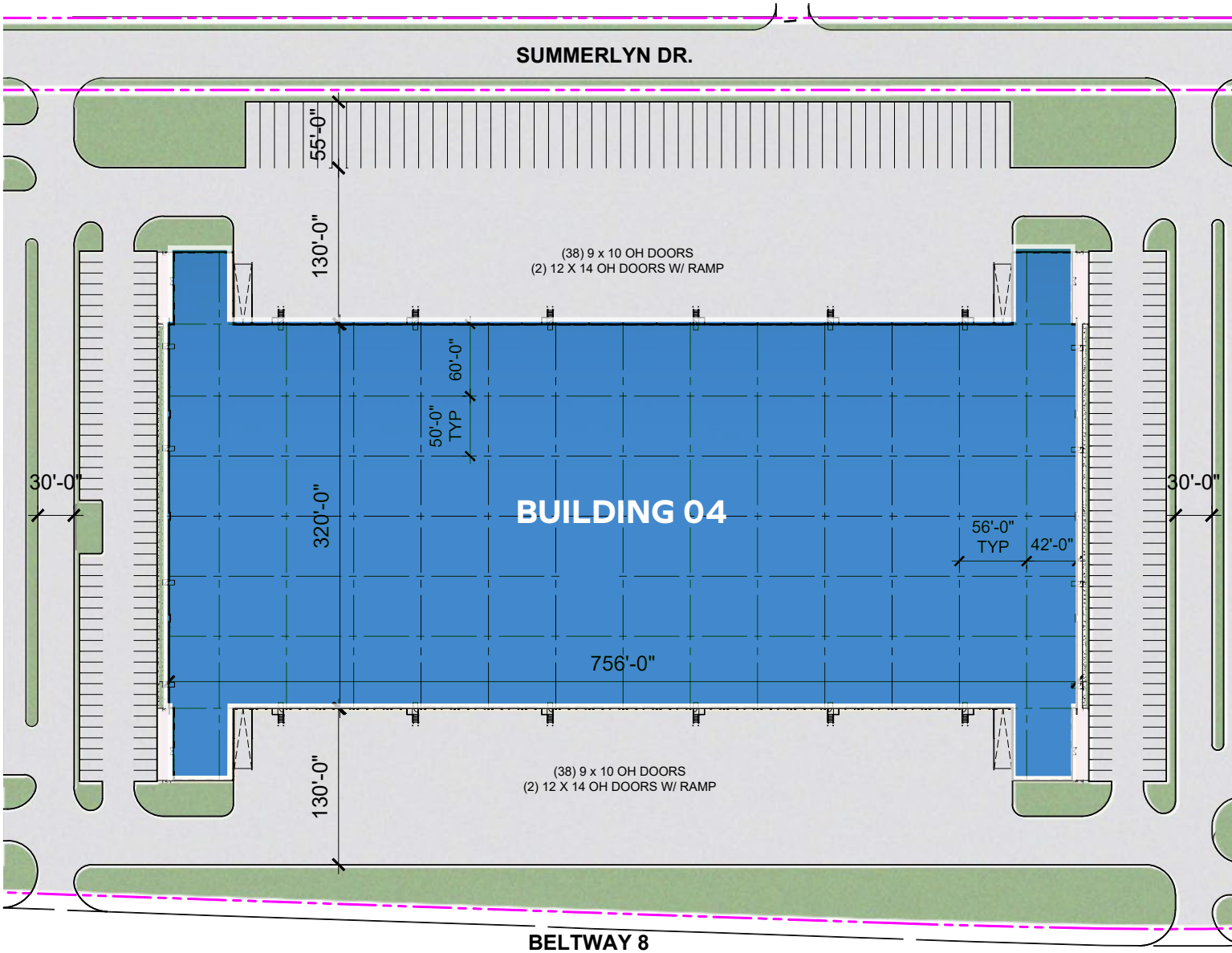
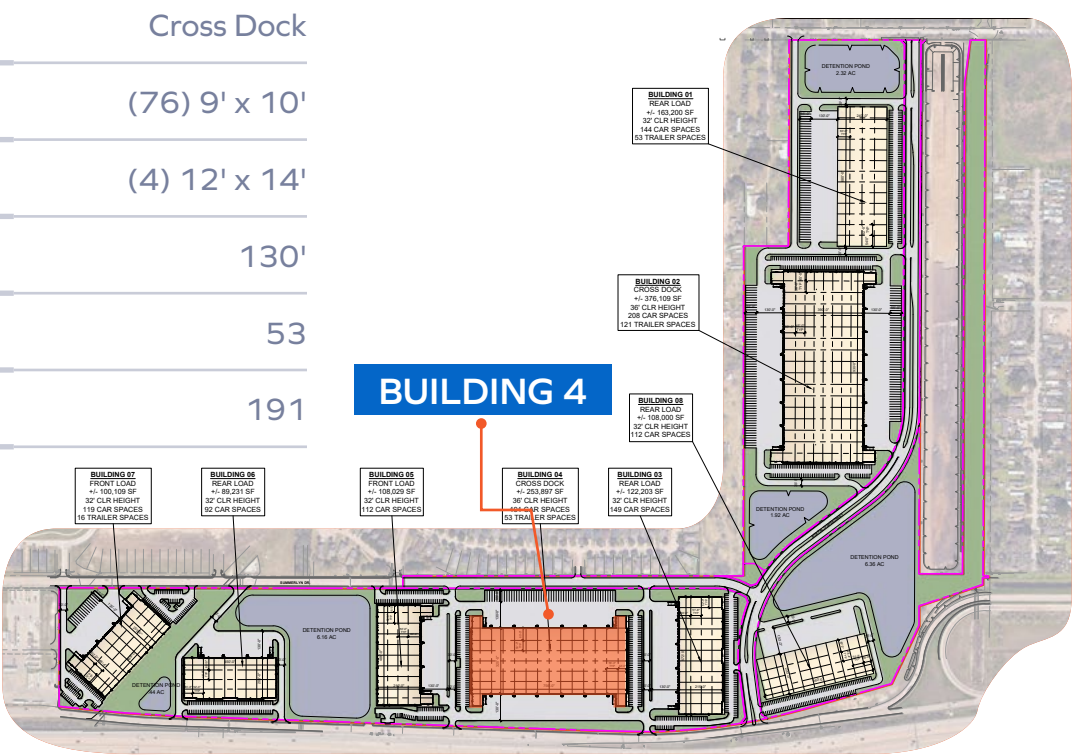
PHASE 1

BUILDING 4

3600 S. SAM HOUSTON PKWY W

Size	253,897 SF
Office Size	BTS
Dimensions	756' x 320'
Column Spacing	50' x 56'
Clear Height	36'
Spec Power	4,000 amps

Loading Type	Cross Dock
Dock Doors	(76) 9' x 10'
Oversize Ramp Doors	(4) 12' x 14'
Truck Court Depth	130'
Trailer Parking	53
Car Parking	191



BUILDING OVERVIEW

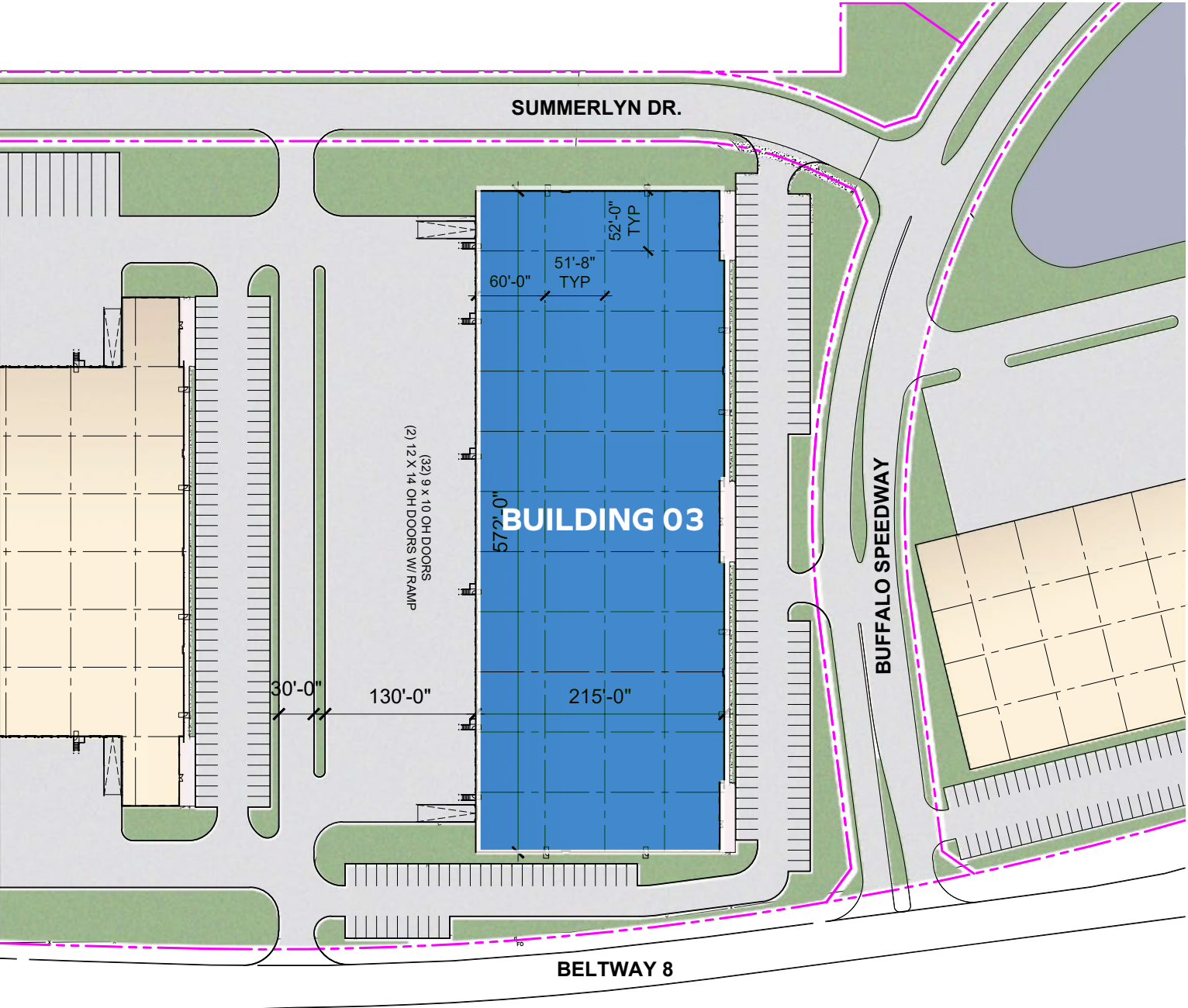
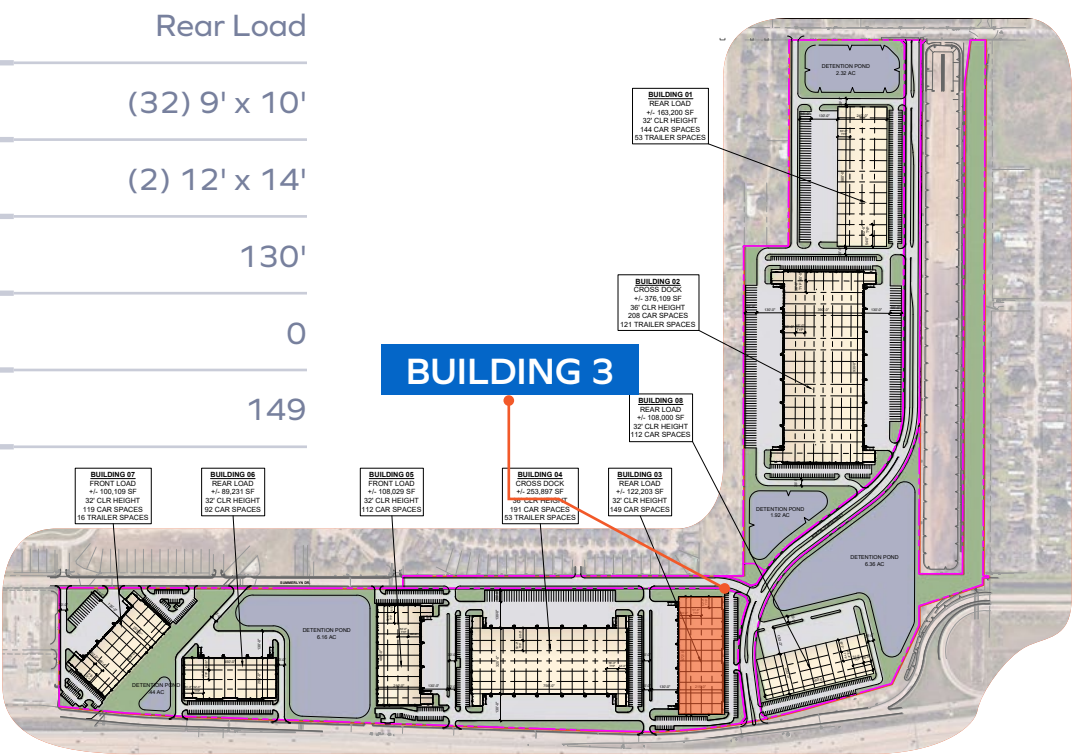
PHASE 1

BUILDING 3

3500 S. SAM HOUSTON PKWY W.

Size	122,203 SF
Office Size	BTS
Dimensions	215' x 572'
Column Spacing	51.8' x 52'
Clear Height	32'
Spec Power	2,000 amps

Loading Type	Rear Load
Dock Doors	(32) 9' x 10'
Oversize Ramp Doors	(2) 12' x 14'
Truck Court Depth	130'
Trailer Parking	0
Car Parking	149



BUILDING OVERVIEW

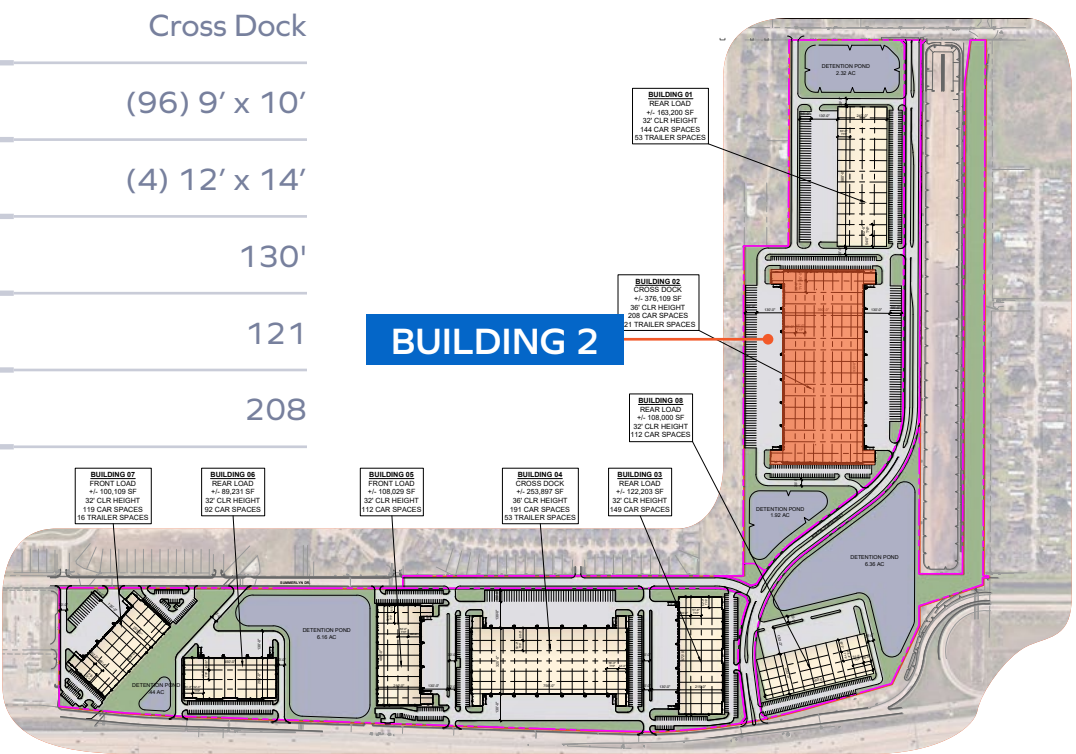
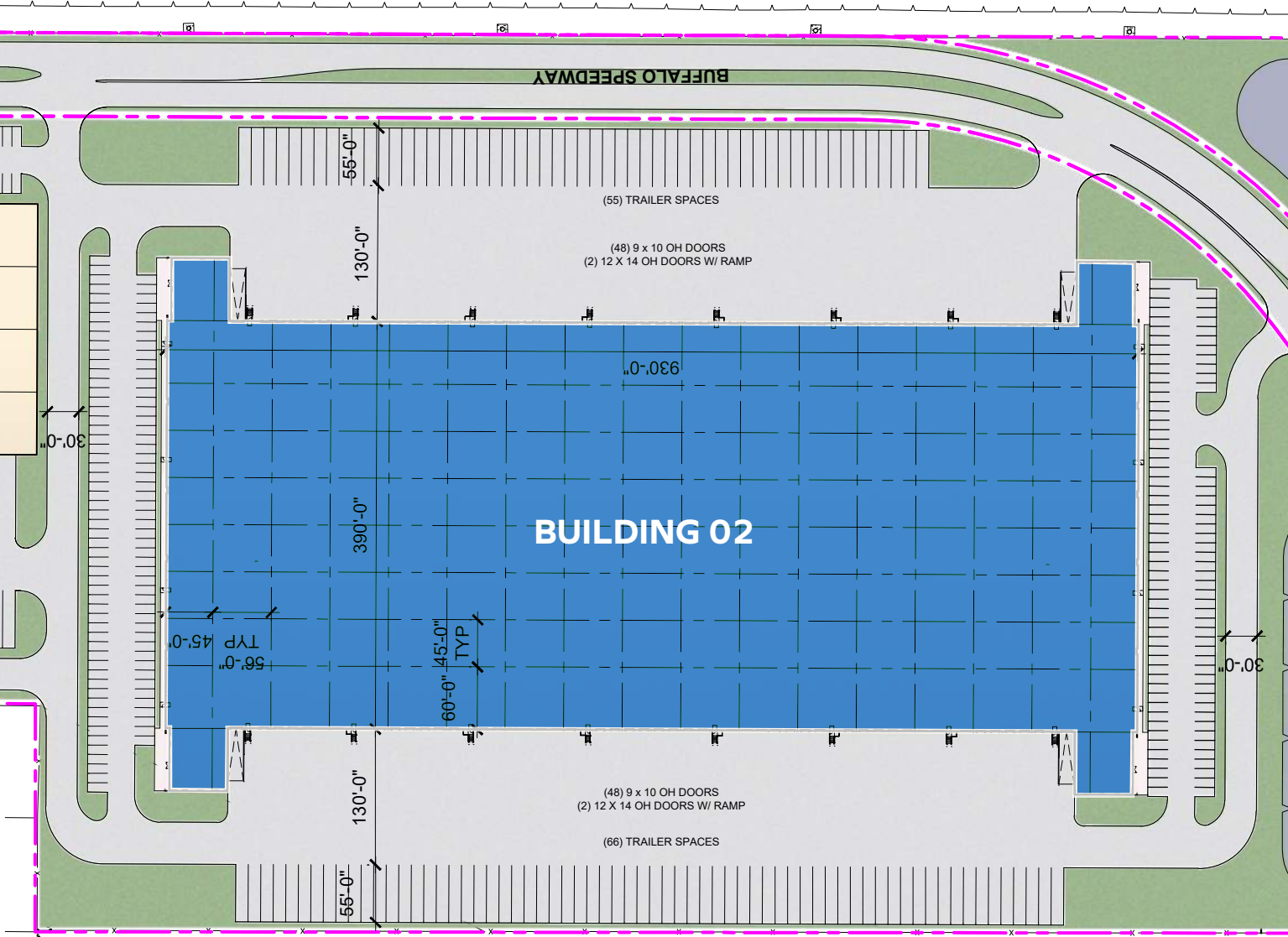
PHASE 1

BUILDING 2

15510 BUFFALO SPEEDWAY.

Size	376,109 SF
Office Size	BTS
Dimensions	390' x 930'
Column Spacing	45' x 56'
Clear Height	36'
Spec Power	4,000 amps

Loading Type	Cross Dock
Dock Doors	(96) 9' x 10'
Oversize Ramp Doors	(4) 12' x 14'
Truck Court Depth	130'
Trailer Parking	121
Car Parking	208



BUILDING OVERVIEW

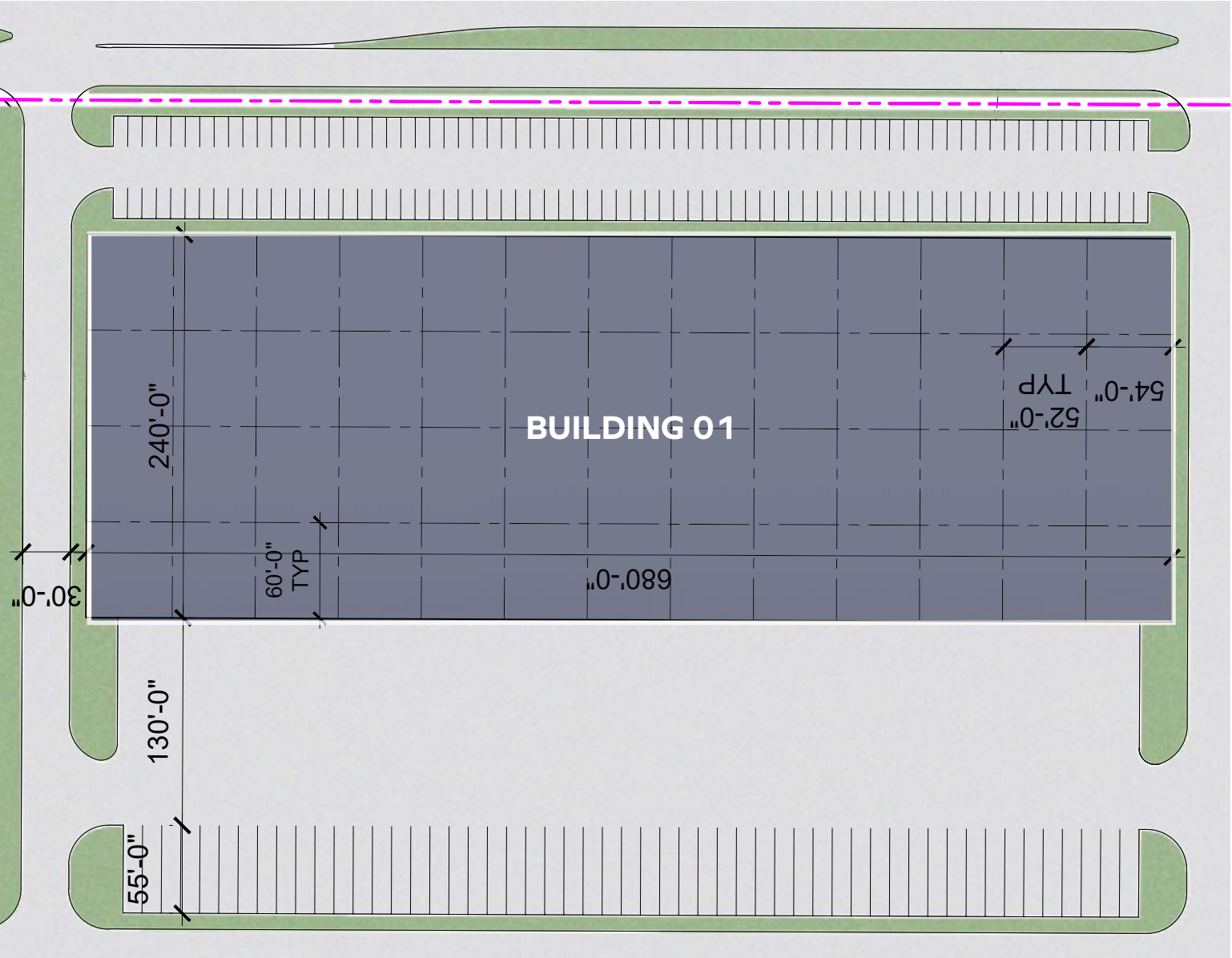
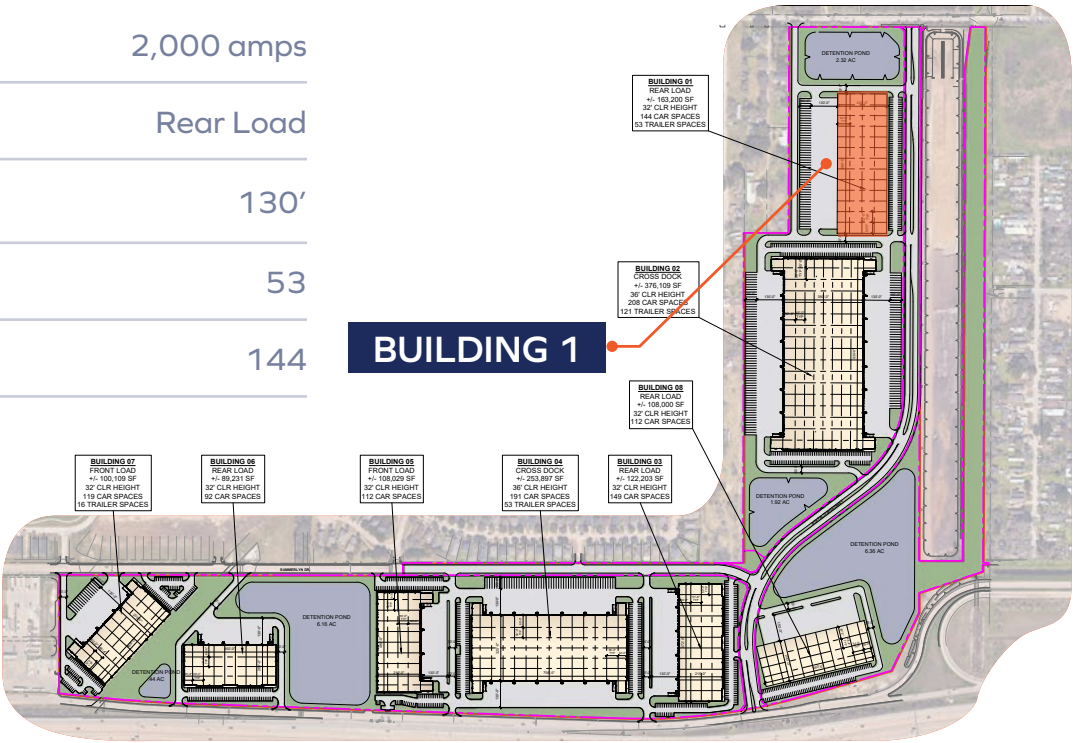
PHASE 2

BUILDING 1

15222 BUFFALO SPEEDWAY

Size	163,200 SF
Office Size	BTS
Dimensions	240' x 680'
Column Spacing	60'-0" x 52'-0"
Clear Height	32'

Spec Power	2,000 amps
Loading Type	Rear Load
Truck Court Depth	130'
Trailer Parking	53
Car Parking	144



BUILDING OVERVIEW

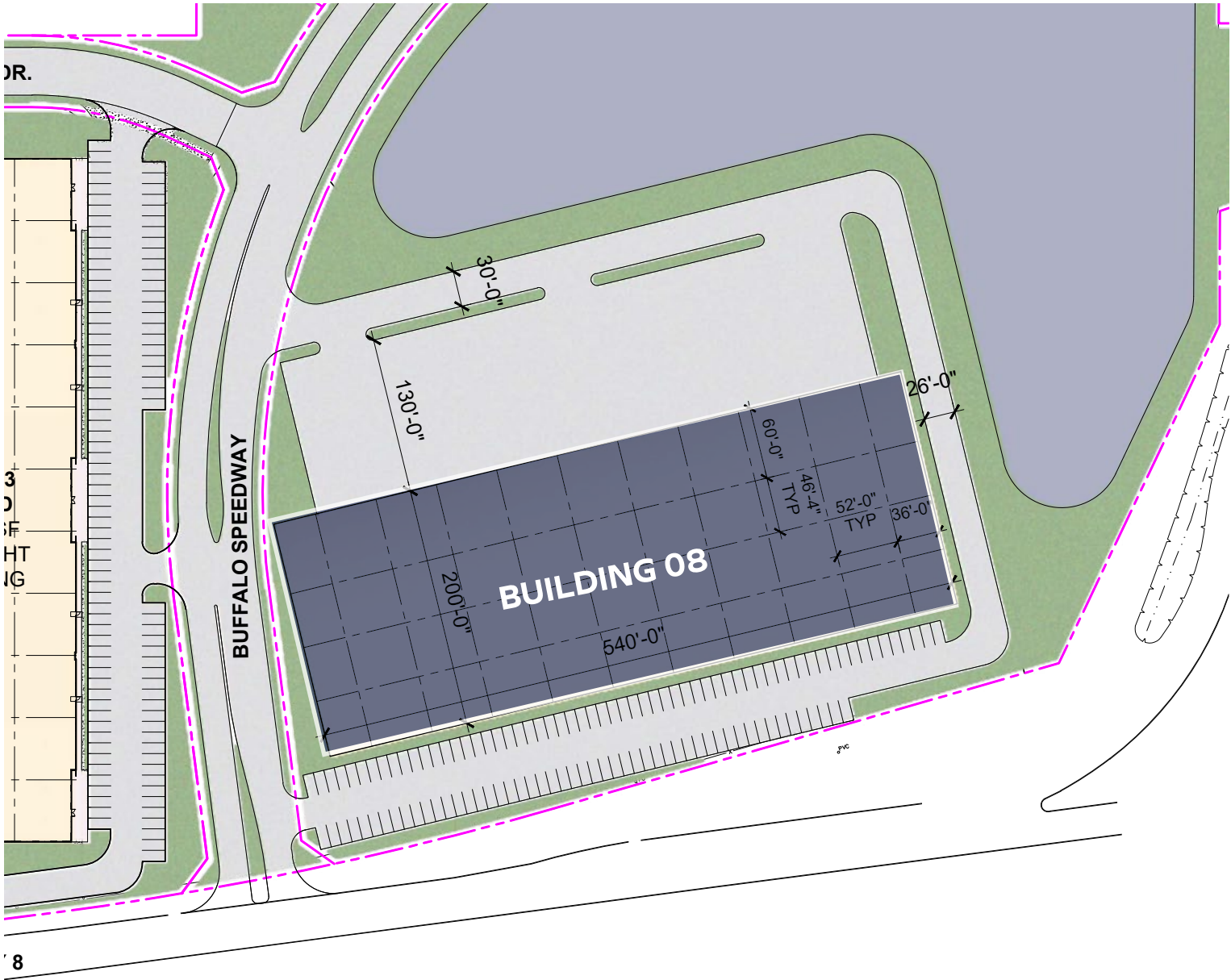
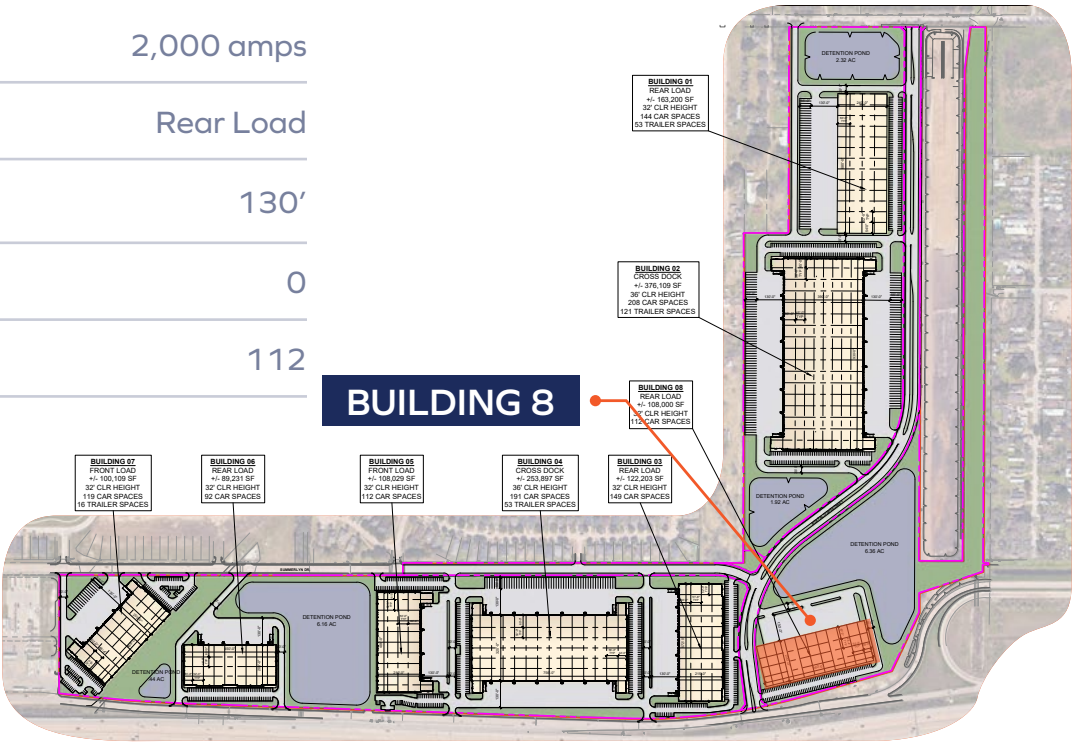
PHASE 2

BUILDING 8

15225 BUFFALO SPEEDWAY

Size	108,000 SF
Office Size	BTS
Dimensions	540' x 200'
Column Spacing	46'-8" x 52'-0"
Clear Height	32'

Spec Power	2,000 amps
Loading Type	Rear Load
Truck Court Depth	130'
Trailer Parking	0
Car Parking	112



INGRESS/EGRESS

GALLERIA



HIRAM CLARKE RD

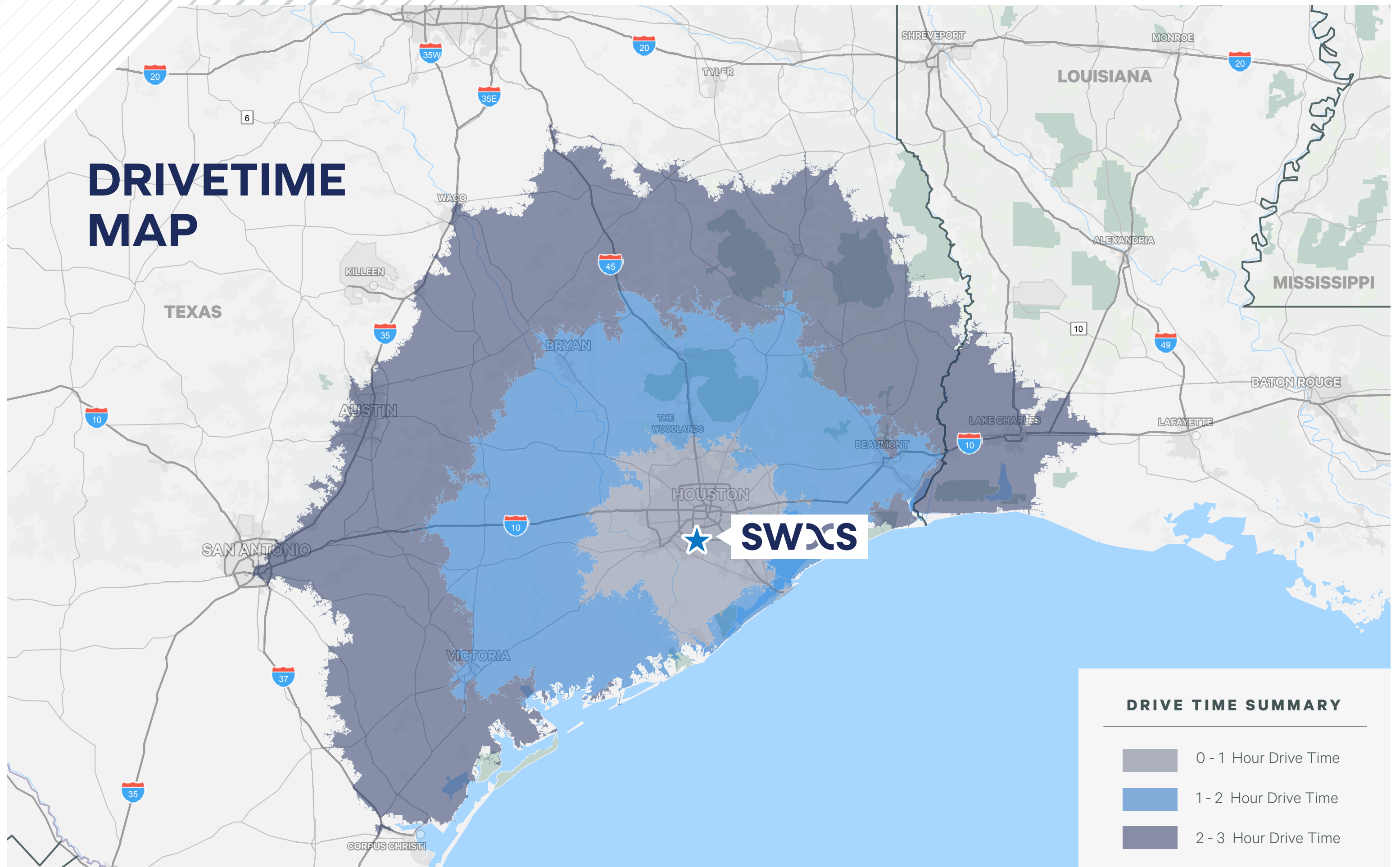
SUMMERLYN DR

BELTWAY 8

BUFFALO SPEEDWAY

- Ingress
- Egress
- Ingress/Egress

DRIVETIME MAP



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