

192,318 SF
Available for Lease



Constellation Telephone Road
11217 Telephone Road, Houston, TX 77075

(click or scan
for website)



Available Q1 2024



Building A.....	93,819 SF
Building B.....	98,499 SF

Total 192,318 SF

- Frontage on Beltway 8 and Telephone Road offers immediate access to both thoroughfares as well as close proximity to SH 288 and I-45
- Prime location provides access to Pearland rooftops within minutes via Telephone Road, as well as accessibility to Inner Loop demand drivers
- Optimal configuration with multiple points of ingress/egress and additional acreage for auto/trailer parking or outside storage
- “Green ready” design encompasses conduit for EV charging stations and roof spec sufficient for solar, to accommodate ESG needs

31K – 99K
SF available

Beltway 8
frontage

28'
clear height

Immediate access
to sizable rooftop
consumption

A Development of
 **constellation**
real estate partners
&
CADRE

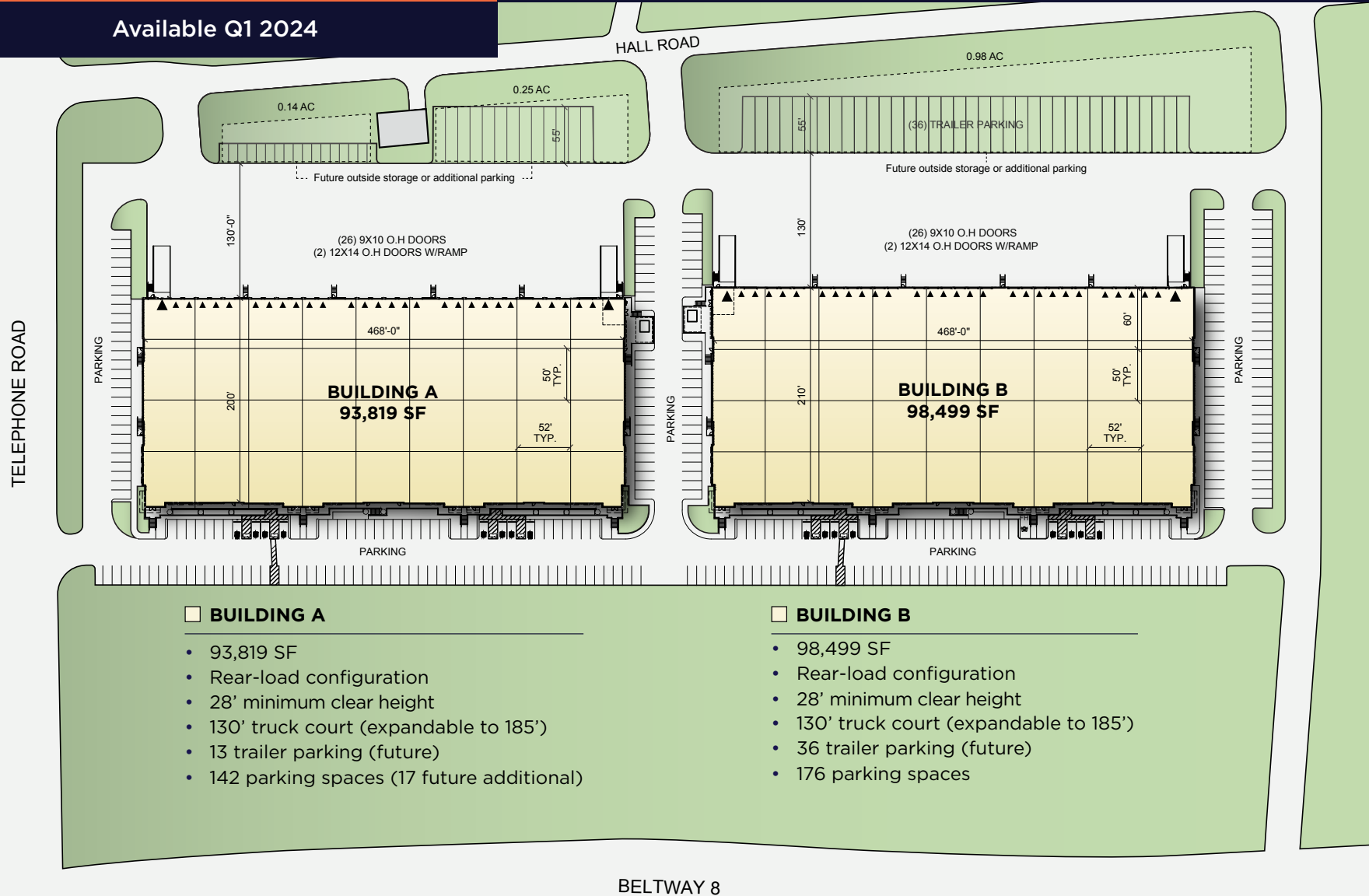
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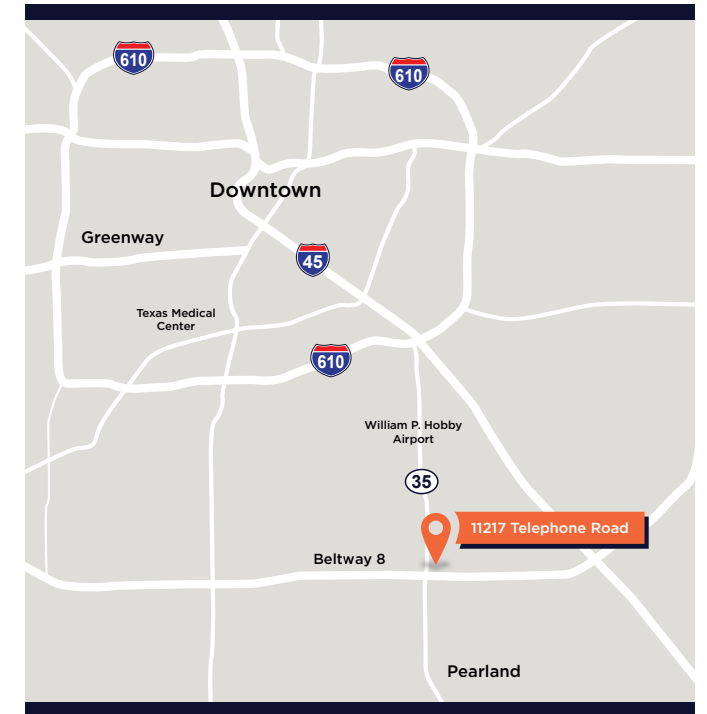


BUILDING A

- 93,819 SF
- Rear-load configuration
- 28' minimum clear height
- 130' truck court (expandable to 185')
- 13 trailer parking (future)
- 142 parking spaces (17 future additional)

BUILDING B

- 98,499 SF
- Rear-load configuration
- 28' minimum clear height
- 130' truck court (expandable to 185')
- 36 trailer parking (future)
- 176 parking spaces



Zack Taylor

Senior Vice President
713.830.2193 | Direct
713.492.5495 | Mobile
zack.taylor@colliers.com

John Nicholson, SIOR

Principal
713.830.2160 | Direct
713.443.4325 | Mobile
john.nicholson@colliers.com



J.W. Fields

Partner
281.698.5911 | Direct
512.784.9770 | Mobile
jwf@constellationrep.com