

282,272 SF  
Available for Lease or Sale



# Constellation Cullen

13814 Cullen Blvd, Houston, TX 77047

Delivering Q4 2026

TOTAL  
MILLAGE RATE  
**1.61%**  
NO MUD/  
CITY TAX



**70K to 282K**  
SF available

**36'**  
clear height

South Houston  
Infill Location

±1 mile to Beltway 8  
and 2.5 miles  
to Hwy 288



**Building Total.....282,272 SF**

- State-of-the-art, Class A industrial development located in South Houston infill submarket.
- Strategically located on the hard corner of Cullen Blvd and Schurmier Rd, less than a mile north of Beltway 8 and 2.5 miles away from Hwy 288.
- Green features including LED lights, and conduit for EV charging.

A Development of  
 **constellation**  
 real estate partners  
 &  
**CROW HOLDINGS**  
 CAPITAL

This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

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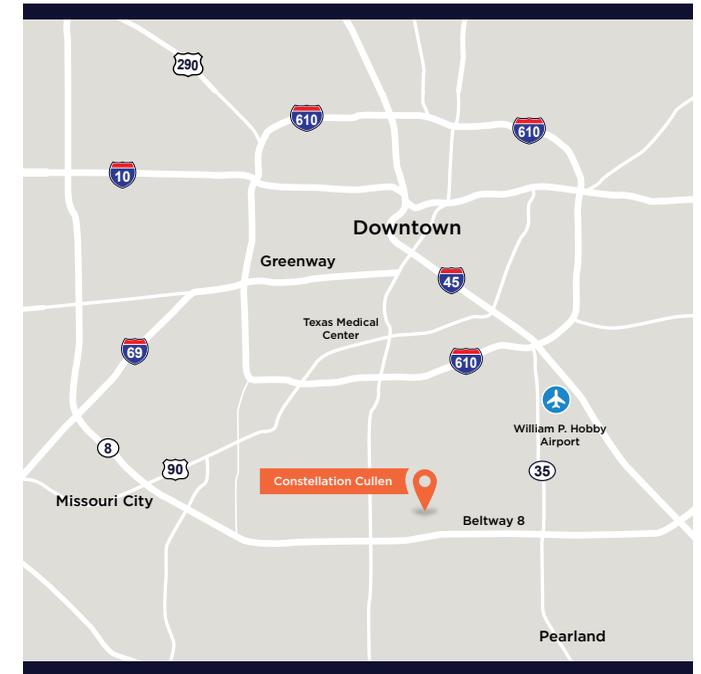
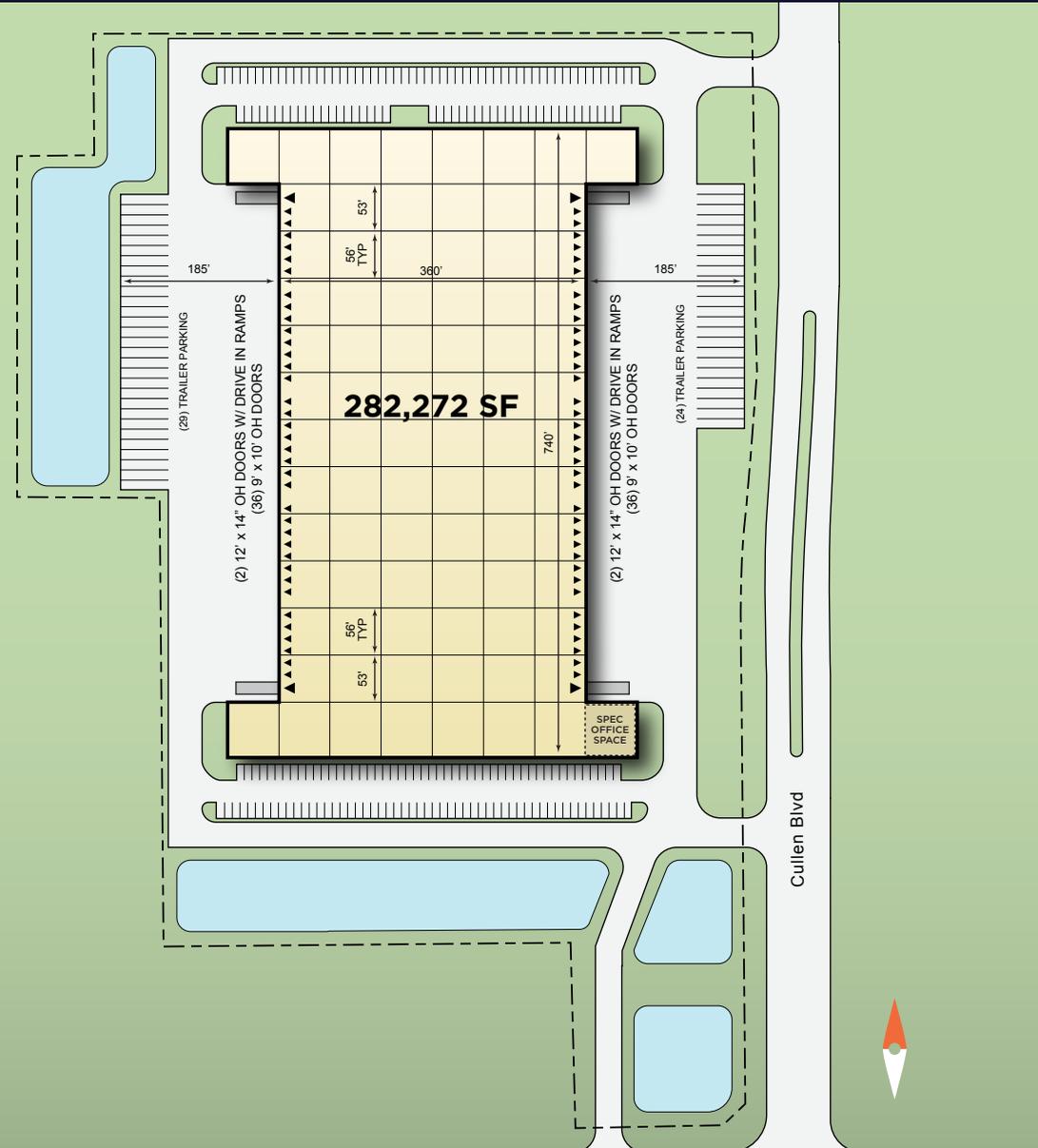
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## BUILDING DETAILS

- Building Size: 282,272 SF
- Spec Office Buildout: 3,900 SF
- Loading Type: Cross-Dock
- No. of Drive-In Doors: 4
- No. of Dock Doors: 72
- Truck Court Depth: 130
- Clear Height: 36'
- No. of Car Parking Spaces: 222
- Car Parking per 1,000 SF: 1.25
- No. of Trailer Parking Spaces: 53
- Building Depth: 360'
- Sprinkler System: ESFR
- Roof Structure and System: TPO\*
- Floor Slab Thickness: 7"
- Warehouse Lights: LED
- Column Spacing: 56' x 60'
- Loading Bay: 60'\*
- 480Volt, 3-Phase Power



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Ingress  
Egress

11 MINS to Hobby Airport  
HOU

2.5 MILES to Highway 288

1 MILE to Beltway 8