

375,602 SF
Available for Lease or Sale



Constellation Southbelt

6339 S. Sam Houston Pkwy E., Houston, TX 77048



(click or scan
for Featured
Properties)

Delivering Q3 2026



green ready



Building 1.....	125,577 SF
Building 2.....	89,792 SF
Building 3.....	160,233 SF

Total 375,602 SF

- Premier infill location in the South Houston submarket.
- 2,300' of Beltway 8 frontage.
- State-of-the-art buildings featuring 32' clear height and multiple access points.
- “Green ready” design encompasses conduit for EV charging stations and roof spec sufficient for solar to accommodate ESG needs.
- Close proximity to key demand drivers, including rooftops in Pearland, BNSF Intermodal (4 miles), and inner loop destinations including downtown, numerous infill residential communities, and the Medical Center.

Divisible to
22K SF

32'
clear height

Beltway 8
Frontage

10 min
to 45 South

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

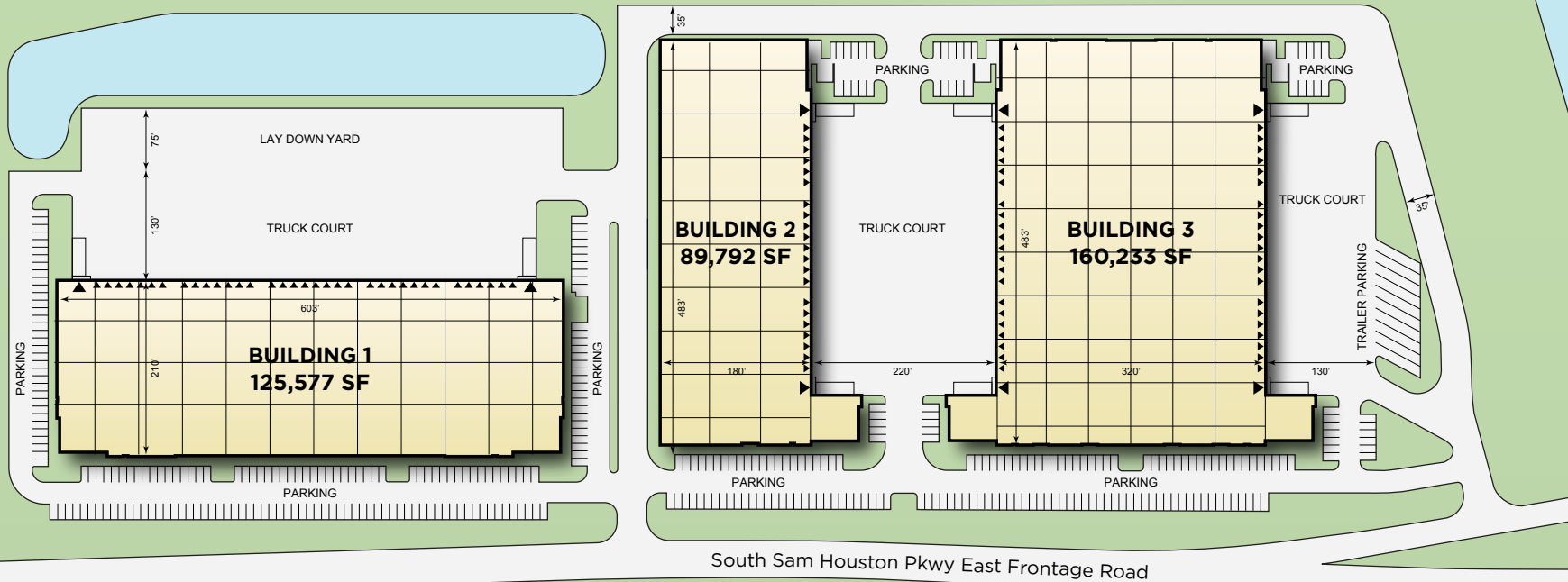
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■ BUILDING 1 DETAILS

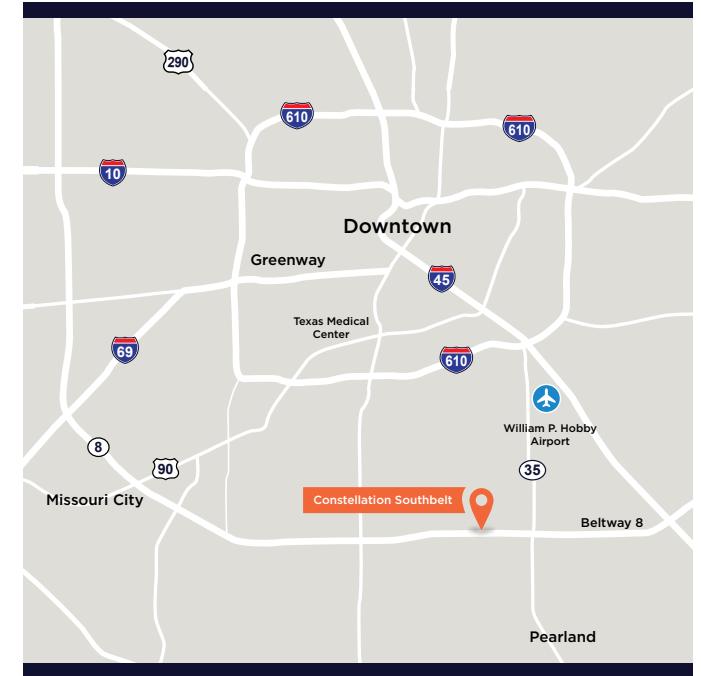
- 125,577 SF rear-load
- Divisible to 22,000 SF
- 37 Dock High Doors
- 2 Ramped Doors
- 32' Clear Height
- ESFR
- 193 Car Parks
- 6-Inch Slab
- 130' truck court with 75' laydown yard for additional outdoor storage/trailer parking

■ BUILDING 2 DETAILS

- 89,792 SF front-load
- Divisible to 30,000 SF
- 23 Dock High Doors
- 2 Ramped Doors
- 32' Clear Height
- ESFR
- 84 Car Parks
- 6-Inch Slab
- 220' Shared Truck Courts

■ BUILDING 3 DETAILS

- 160,233 SF cross-dock
- Divisible to 30,000 SF
- 46 Dock High Doors
- 4 Ramped Doors
- 32' Clear Height
- ESFR
- 135 Car Parks
- 7-Inch Slab
- 220' Shared Truck Courts



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20 MINUTES TO
DOWNTOWN
HOUSTON

11 MINUTES TO 610 SOUTH



--- Ingress
— Egress

35

45

Mykawa Rd

Constellation Southbelt

5 MINUTES TO 45 SOUTH

Sam Houston Tollway