

282,272 SF
Available for Lease or Sale

Delivering Q4 2026



Constellation Cullen

13814 Cullen Blvd, Houston, TX 77047

TOTAL
MILLAGE RATE

1.61%

NO MUD/
CITY TAX



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.



green ready



70K to 282K
SF available

36'
clear height

South Houston
Infill Location

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

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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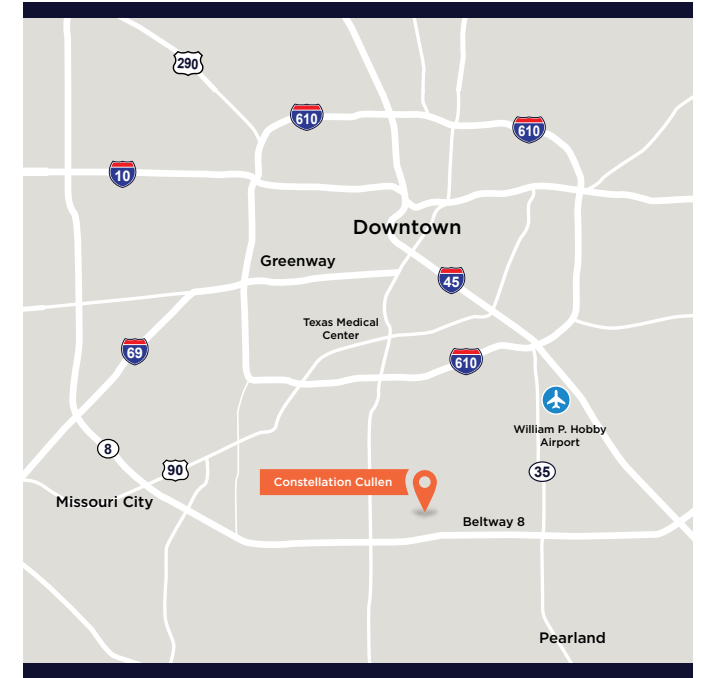
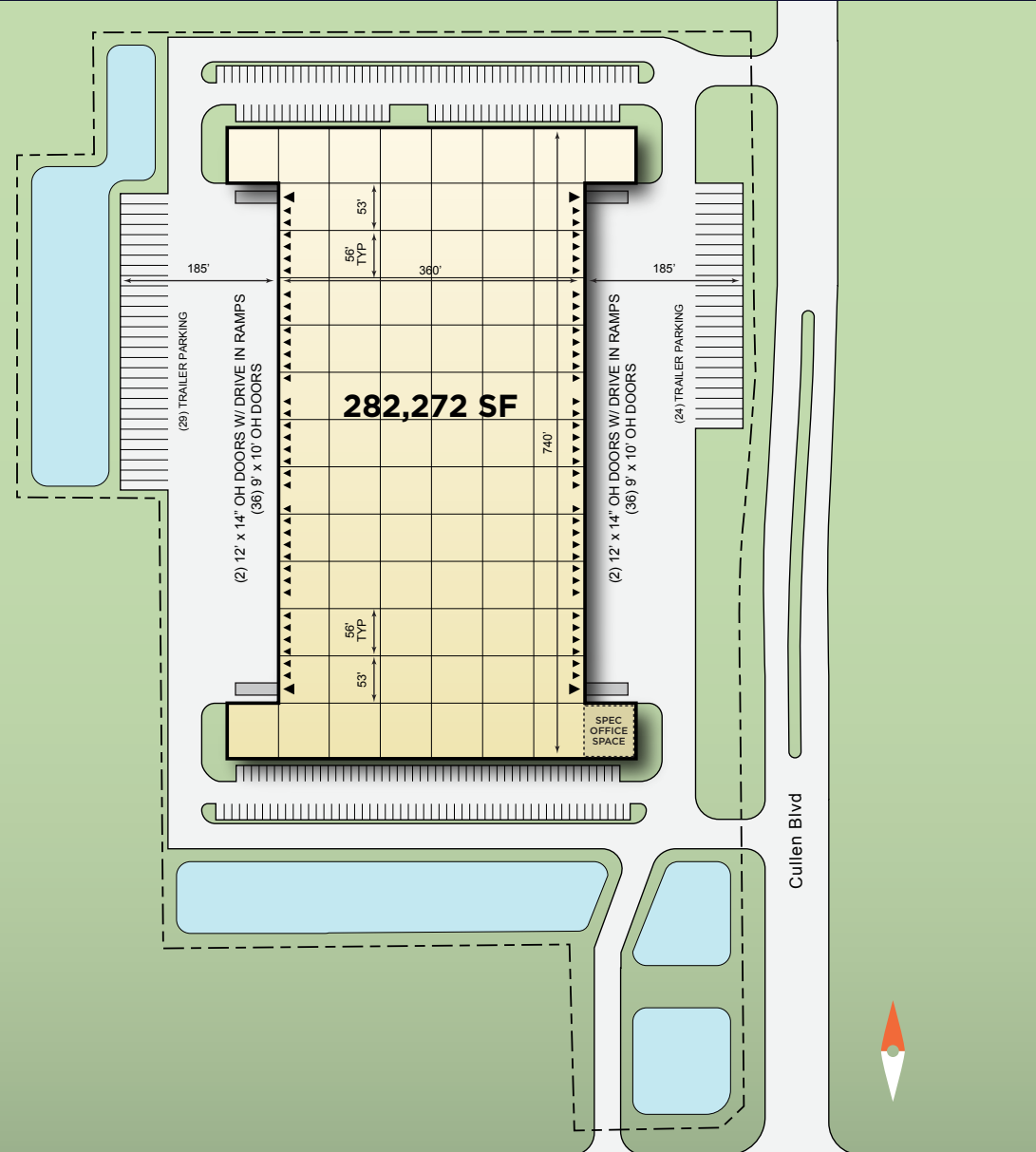
BUILDING DETAILS

- 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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