

685,862 SF
Available for Lease or Sale

Available Q4 2027



Constellation West Road

2110-2250 Stuebner Park Ln, Houston TX 77038



136K to 550K
SF available

32' – 40'
clear height

±56
Acres

2,300' of
Beltway 8
frontage

Building 1.....	550,016 SF
Building 2.....	136,846 SF

Total	685,862 SF
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- 56-acre industrial business park with excellent access to Beltway 8, Hwy. 249, and I-45 two miles away in each direction.
- Only 500K SF building available in North submarket inside Beltway 8.
- Featuring two buildings of varying depths with trailer parking appealing to the deepest pool of Customers in the market.



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.

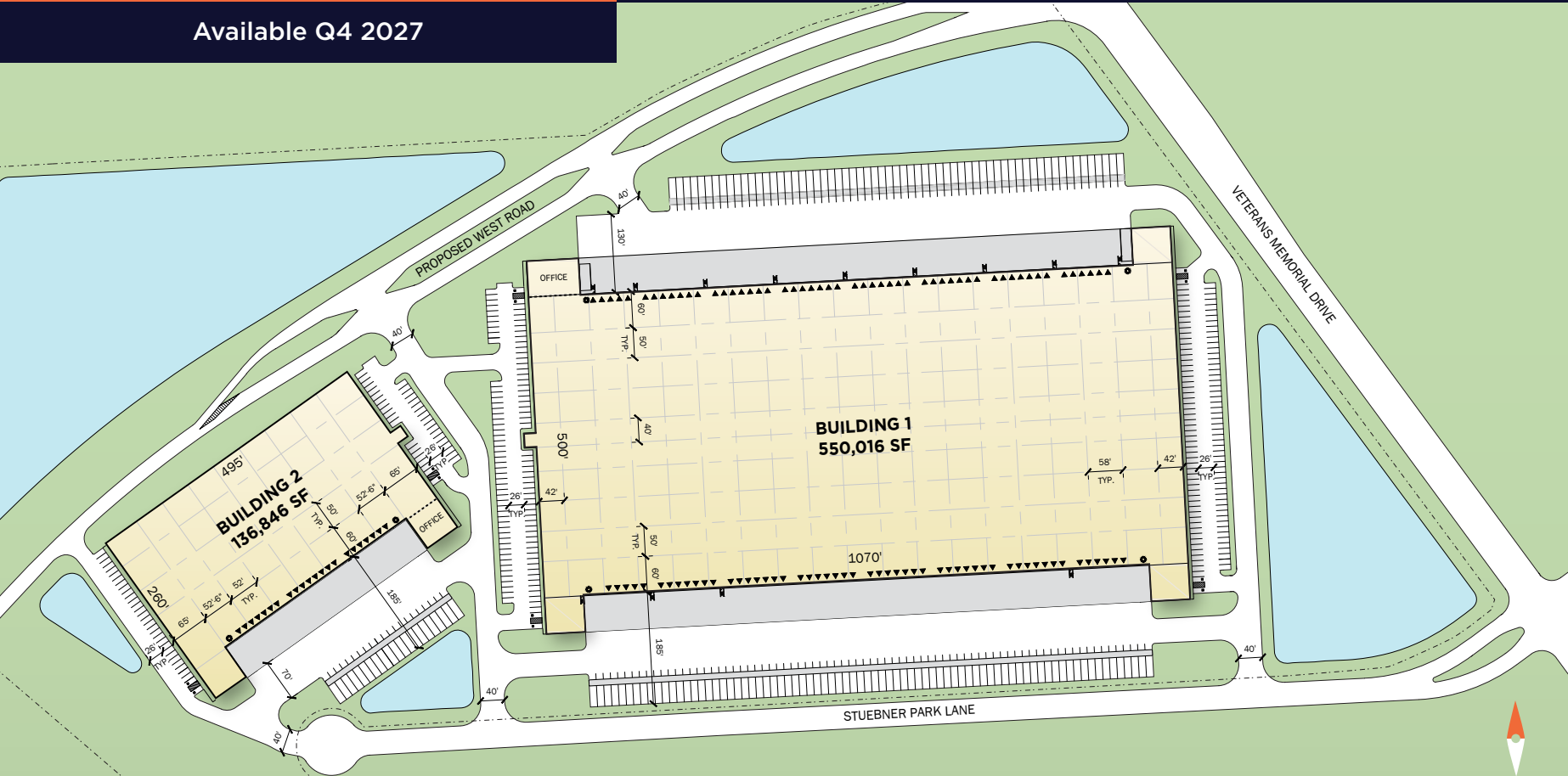
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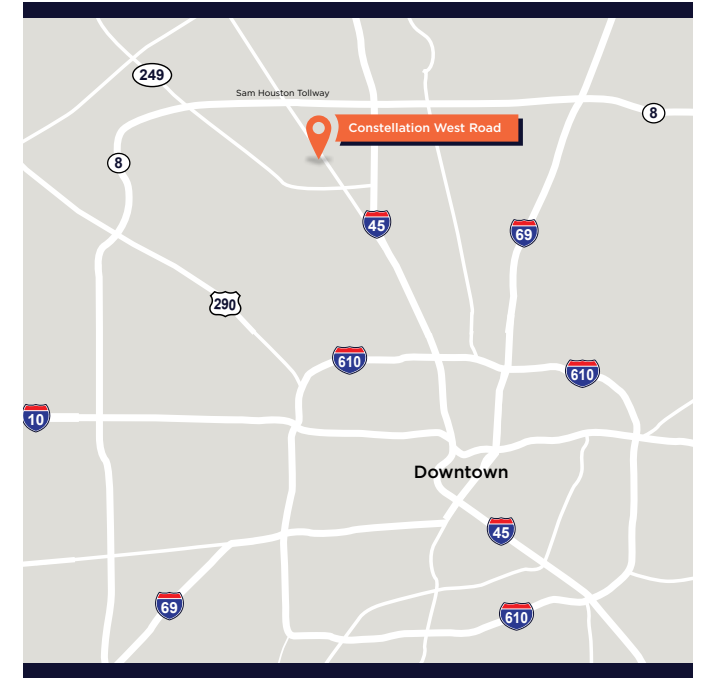


BUILDING 2 DETAILS

- Building Size: 136,846 SF
- Spec Office Buildout: 3,900 SF
- Loading Type: Front-Load
- No. of Drive-In Doors: 2
- No. of Dock Doors: 26
- Truck Court Depth: 185
- Clear Height: 32'
- No. of Car Parking Spaces: 75
- No. of Trailer Parking Spaces: 21
- Building Depth: 260'
- Divisible to 68K SF for two tenants

BUILDING 1 DETAILS

- Building Size: 550,016 SF
- Spec Office Buildout: 3,900 SF
- Loading Type Cross-Dock
- No. of Drive-In Doors: 4
- No. of Dock Doors: 116
- Truck Court Depth: 130'-185'
- Clear Height: 40'
- No. of Car Parking Spaces: 227
- No. of Trailer Parking Spaces: 141
- Building Depth: 500'



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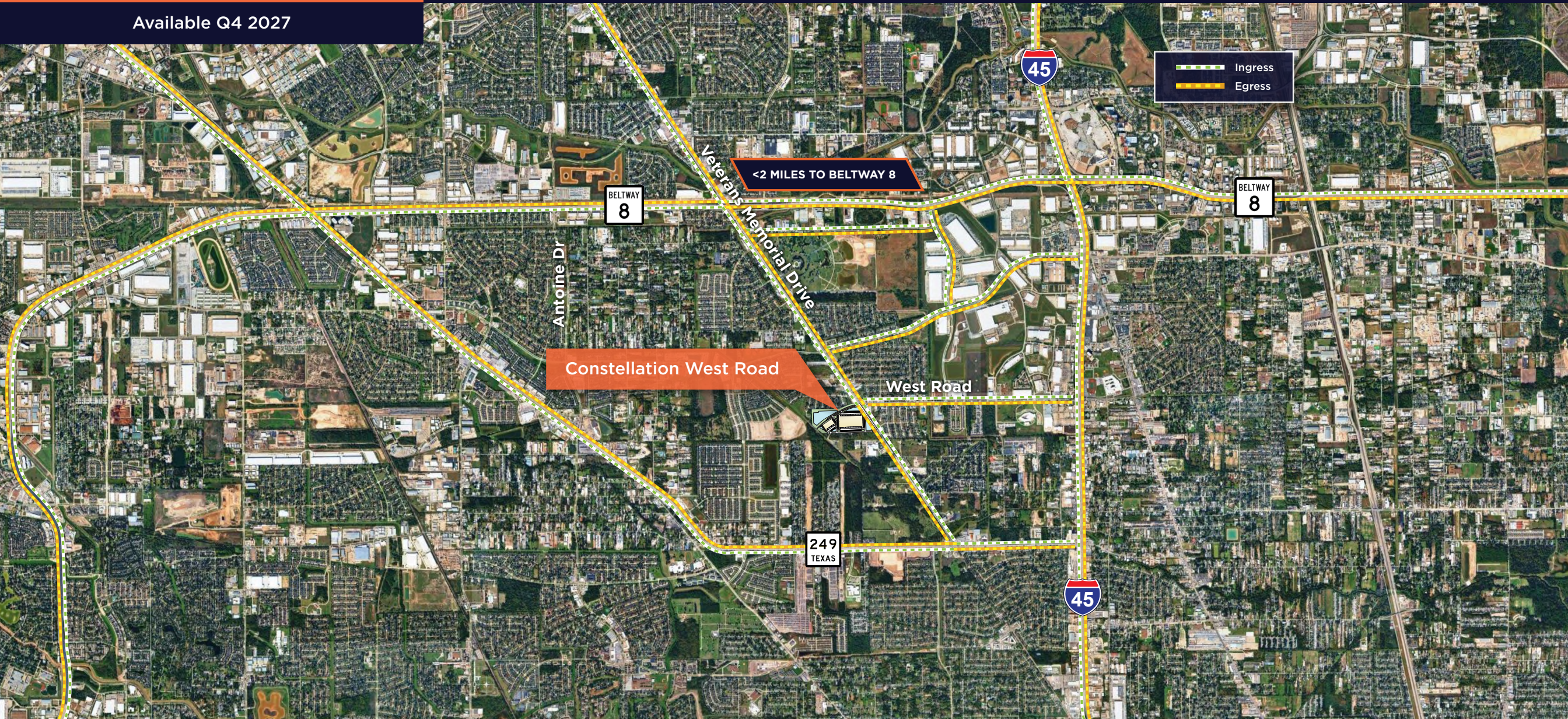
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