

EAST BELT BUSINESS PARK

Transwestern

1455 EAST SAM HOUSTON PARKWAY SOUTH | SUITE 130 | PASADENA, TX 77503

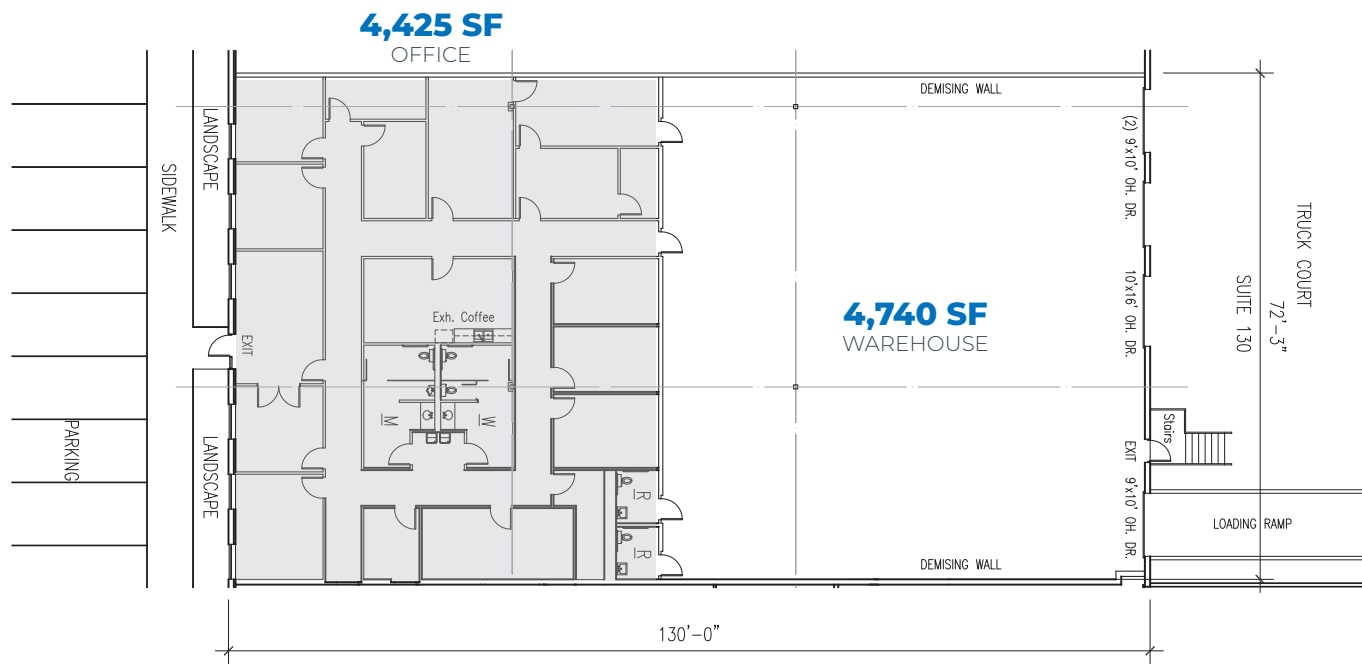


FOR LEASE | 9,165 SF Office/Warehouse Space Near the Port of Houston

EAST BELT BUSINESS PARK

1455 EAST SAM HOUSTON PARKWAY SOUTH | SUITE 130 | PASADENA, TX 77503

FLOOR PLAN



PROPERTY FEATURES

- 9,165 SF Total
- 4,425 SF Office
- 4,740 SF Warehouse
- (2) 9' x 10' Dock High Loading Doors
- (1) 10' x 16' Dock High Loading Door
- 20' Clear Height
- ESFR Fire Sprinklered
- Direct Beltway 8 Frontage
- Proximity to Barbours Cut and Bayport Container Terminals

Transwestern
LEASING CONTACTS

CRAIG BEAN
713.490.3784
CRAIG.BEAN@TRANSWESTERN.COM

BRIAN GAMMILL
713.270.3321
BRIAN.GAMMILL@TRANSWESTERN.COM

DARRYL NOON
713.270.3325
DARRYL.NOON@TRANSWESTERN.COM

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.

EAST BELT BUSINESS PARK

1455 EAST SAM HOUSTON PARKWAY SOUTH | SUITE 130 | PASADENA, TX 77503

AERIAL MAP



STRATEGICALLY LOCATED

Immediate access to Beltway 8 & Highway 225.

Transwestern
LEASING CONTACTS

CRAIG BEAN
713.490.3784
CRAIG.BEAN@TRANSWESTERN.COM

BRIAN GAMMILL
713.270.3321
BRIAN.GAMMILL@TRANSWESTERN.COM

DARRYL NOON
713.270.3325
DARRYL.NOON@TRANSWESTERN.COM

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.

EAST BELT BUSINESS PARK

1455 EAST SAM HOUSTON PARKWAY SOUTH | SUITE 130 | PASADENA, TX 77503

LOCATION



Transwestern
LEASING CONTACTS

CRAIG BEAN
713.490.3784
CRAIG.BEAN@TRANSWESTERN.COM

BRIAN GAMMILL
713.270.3321
BRIAN.GAMMILL@TRANSWESTERN.COM

DARRYL NOON
713.270.3325
DARRYL.NOON@TRANSWESTERN.COM

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.