

SouthPort 45

FOR LEASE

SCARSDALE BLVD @ I-45 SOUTH | HOUSTON, TX 77089

Q4 2026 Delivery



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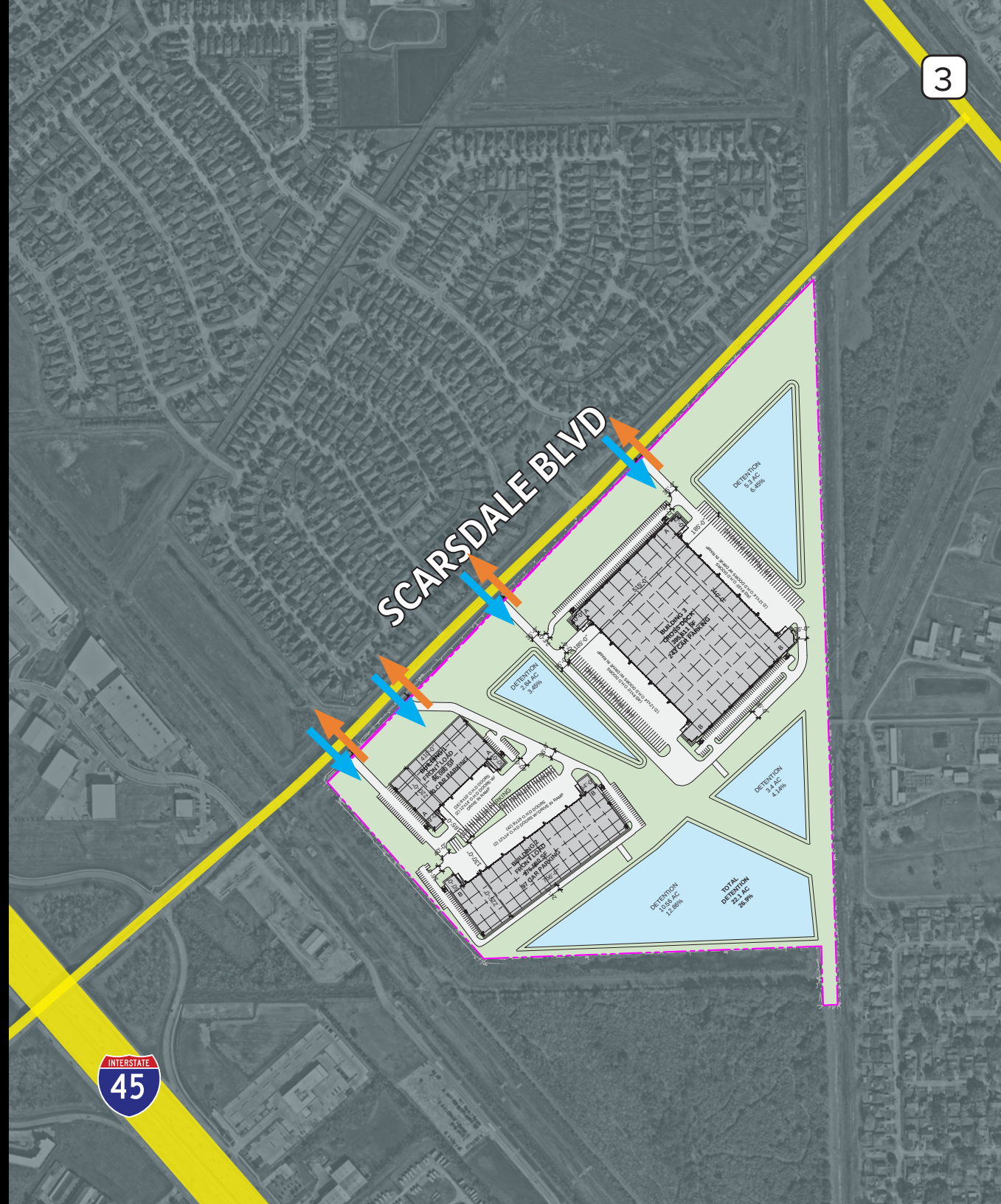
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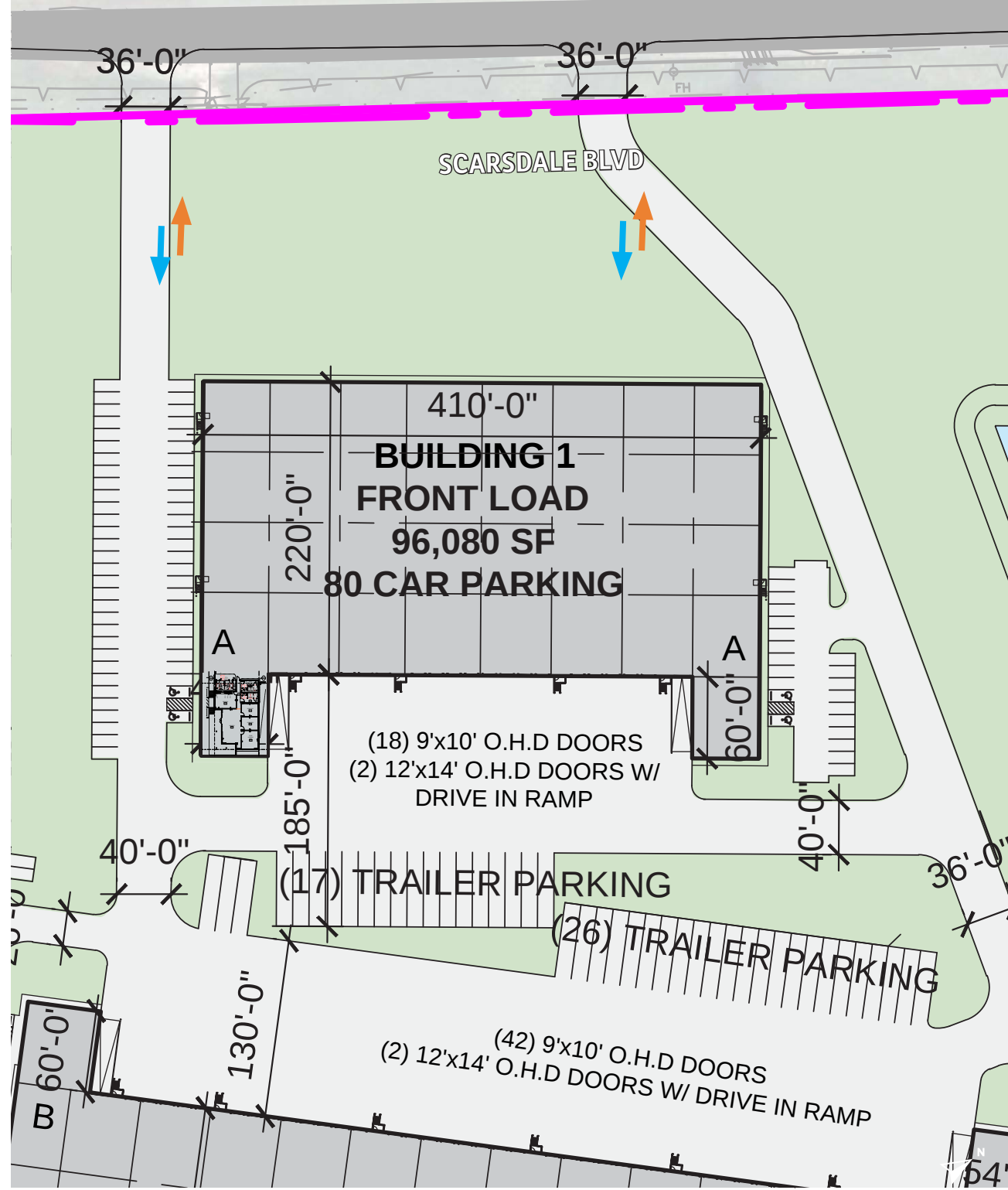
SOUTHPORT 45 OVERVIEW & HIGHLIGHTS

- Three buildings totaling **±665,963 SF**
 - **Building 1:** ±96,080 SF Front Load
 - **Building 2:** ±176,580 SF Front Load
 - **Building 3:** ±395,611 SF Cross Dock
- **±2,500 SF** spec offices in each building
- ESFR Sprinklers
- **25' FC** LED warehouse lighting on **15' whips**
- Prime Southeast location, near **Interstate 45** and **Beltway 8** interchange
- Multiple points of ingress/egress
- Excellent access to two of Houston's major container terminals, **Bayport Terminal** and **Barbour's Cut Terminal**



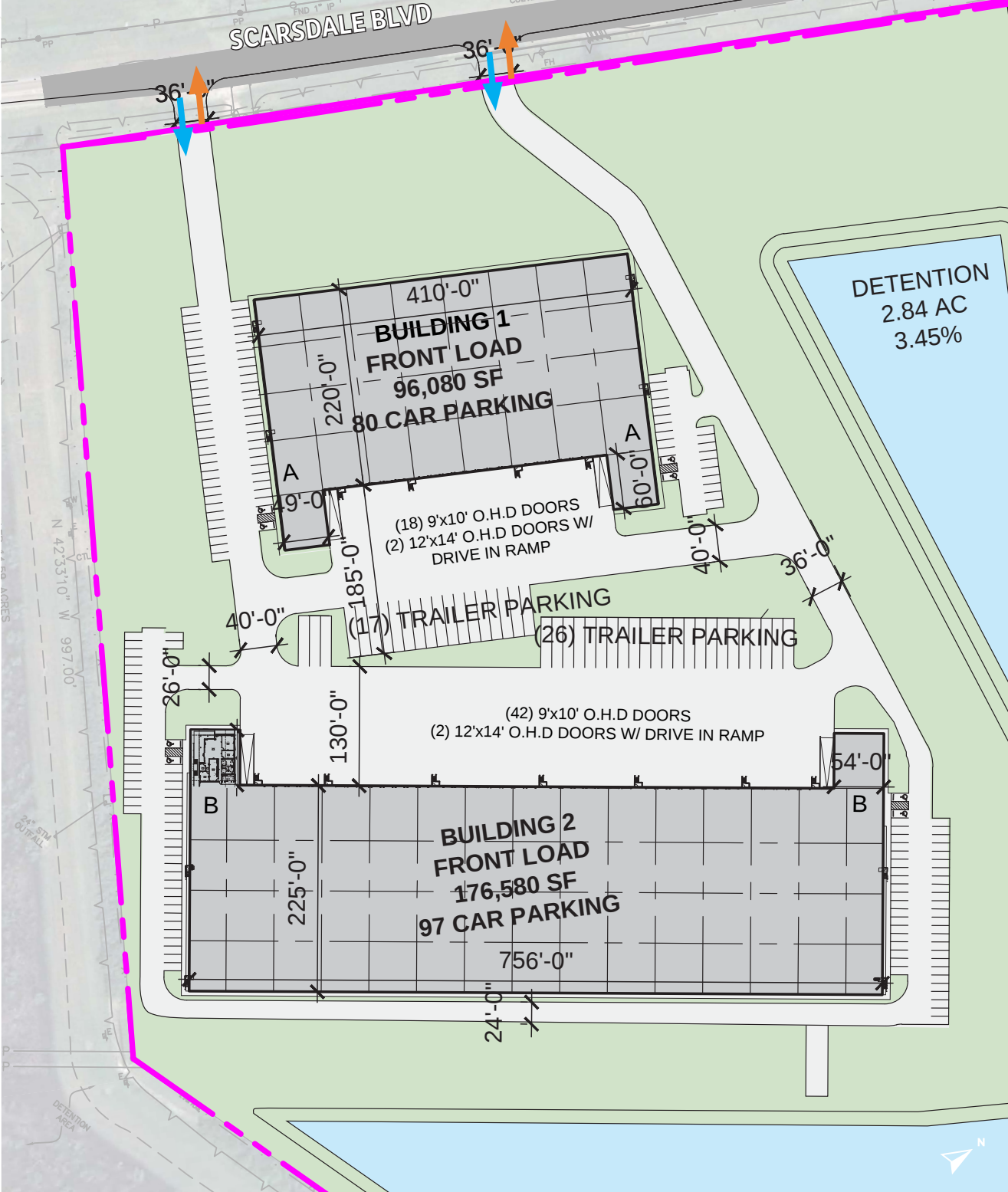
BUILDING ONE OVERVIEW

Total SF	±96,080 SF
Configuration	Front Load
Office SF	±2,500 SF Spec Office
Lighting	25' FC LED on 15' Whips
Drive-in Doors	(2) 12' x 14'
Dock Doors	(18) 9' x 10' 40K lb
Trailer Parking	17 Spaces
Car Parking	80 Spaces
Clear Height	32'
Sprinkler	ESFR



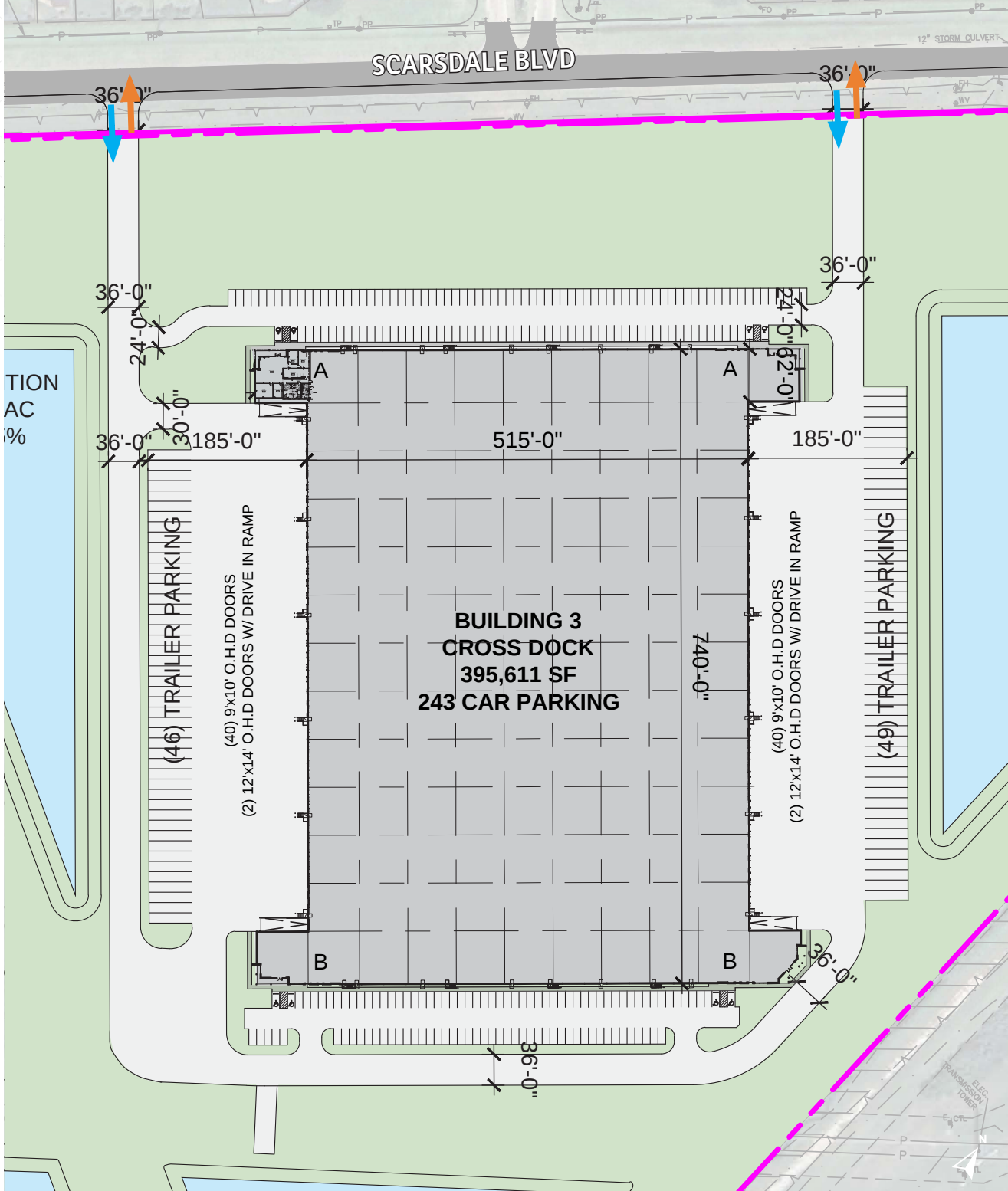
BUILDING TWO OVERVIEW

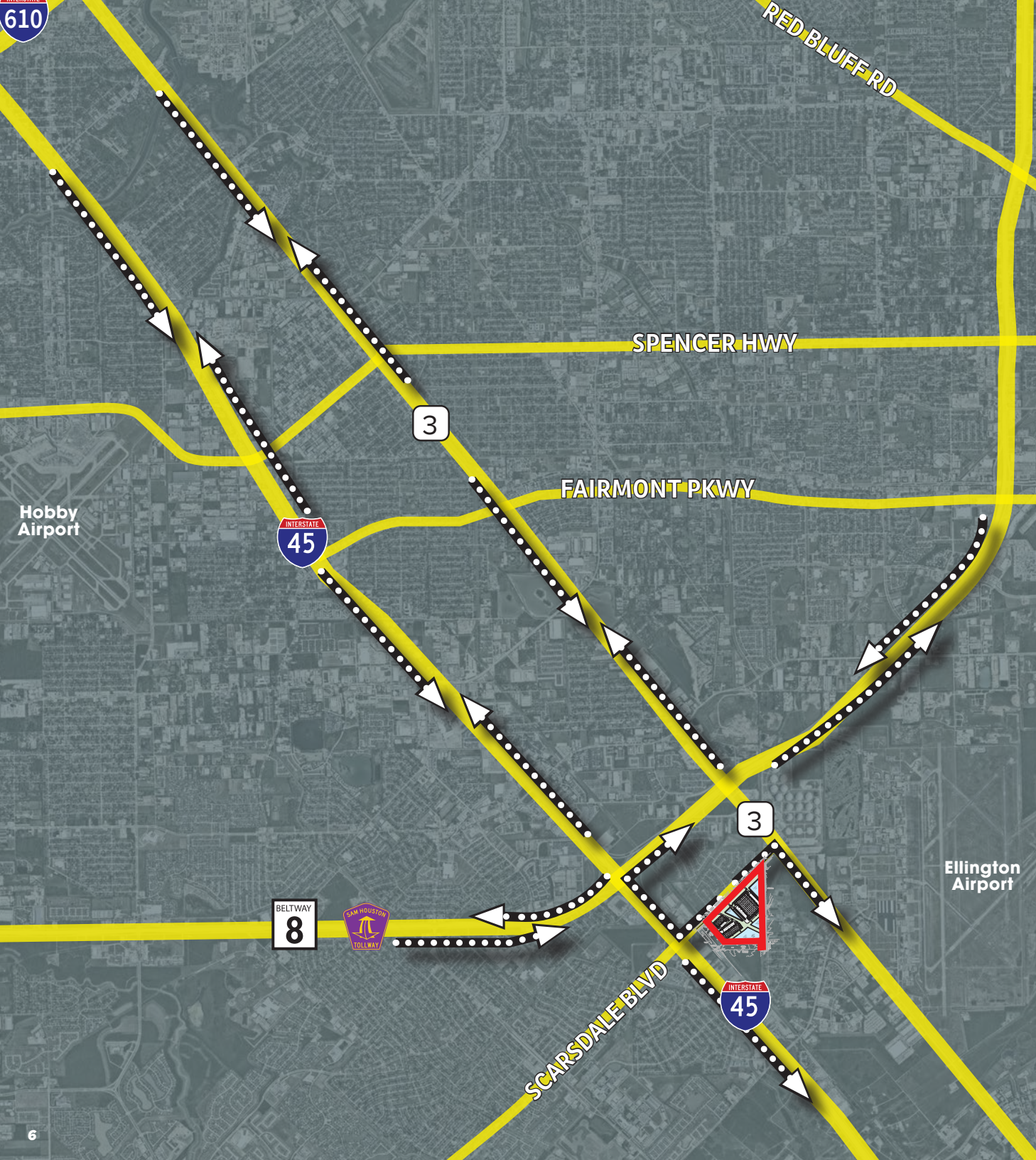
Total SF	±176,580 SF
Configuration	Front Load
Office SF	±2,500 SF Spec Office
Lighting	25' FC LED on 15' Whips
Drive-in Doors	(2) 12' x 14'
Dock Doors	(42) 9' x 10' 40K lb
Trailer Parking	26 Spaces
Car Parking	97 Spaces
Clear Height	32'
Sprinkler	ESFR



BUILDING THREE OVERVIEW

Total SF	±395,611 SF
Configuration	Cross Dock
Office SF	±2,500 SF Spec Office
Lighting	25' FC LED on 15' Whips
Drive-in Doors	(4) 12' x 14'
Dock Doors	(80) 9' x 10' 40K lb
Trailer Parking	95 Spaces
Car Parking	243 Spaces
Clear Height	36'
Sprinkler	ESFR





SUPERIOR SOUTHEAST HOUSTON LOCATION

SouthPort 45 is situated near the intersection of Interstate 45 and Beltway 8, providing quick access to Houston's major thoroughfares, as well as, both the Port of Houston and William P. Hobby Airport.

DESTINATION	APPROX. DISTANCE
I-45	0.5 MILES
BELTWAY 8	1.5 MILES
HOBBY AIRPORT	7.0 MILES
BAYPORT TERMINAL	14.5 MILES
DOWNTOWN HOUSTON	15.0 MILES
I-10	15.5 MILES
HOUSTON SHIP CHANNEL	16.0 MILES
BARBOURS CUT TERMINAL	19.0 MILES

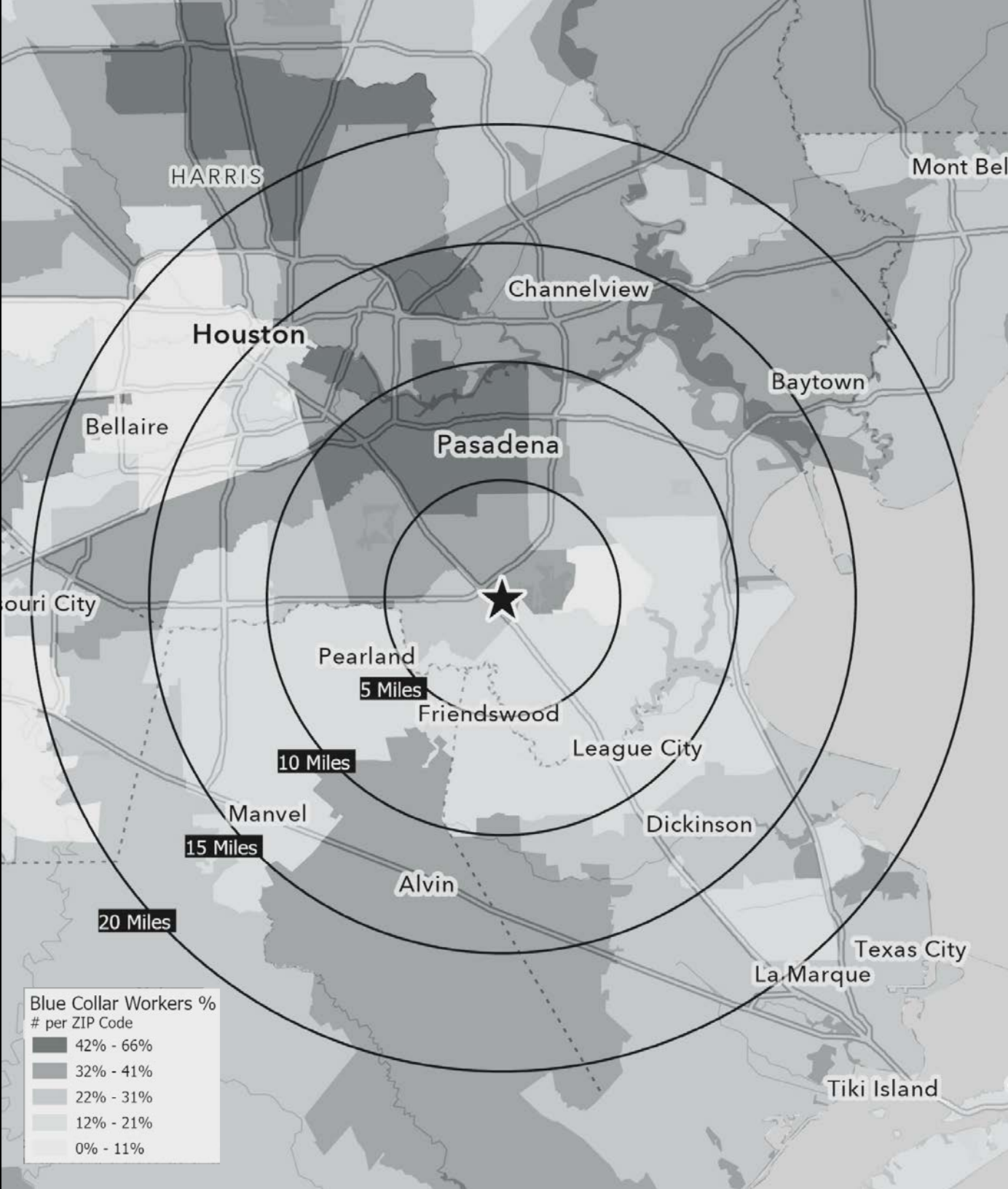
WORK FORCE PROFILE

Occupying a prime position in one of the greater Houston's most central and labor-rich industrial zones, Southport 45 capitalizes on the region's swift demographic expansion.

Its strategic location serves as a magnet for premium tenants, drawn by the readily available skilled and diverse workforce, as well as the convenient access to key urban features such as the 610 Loop, Downtown Houston, and the Port of Houston.

The following data illustrates the concentration of blue-collar workers relative to the overall working population at varying distances from Southport 45:

BLUE COLLAR WORKFORCE	TOTAL EMPLOYEES
5 Miles	33,561
10 Miles	105,965
15 Miles	190,848
20 Miles	306,014



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