Kirkwood Industrial

BUILDING 2 - FRONT LOAD AVAILABLE

± 103,866 SF Available

12855 S Kirkwood Rd., Stafford, TX 77477

CABOT

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

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PROPERTY FEATURES

Available Size	103,866 SF
Office Size	3,342 SF
Configuration	Front Load
Building Depths	200'
Clear Height	36'
Column Spacing	46'8" x 56'
Dock Doors	25
Ramp	1 (12' x 14')
Sprinkler	ESFR
Parking Spaces	51
Truck Court	185'
Trailer Parking	43 Stalls

- Multiple points of ingress/egress
- Advantageous tax structure in Stafford, TX
- Triple Freeport Tax Exemption

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Location Overview

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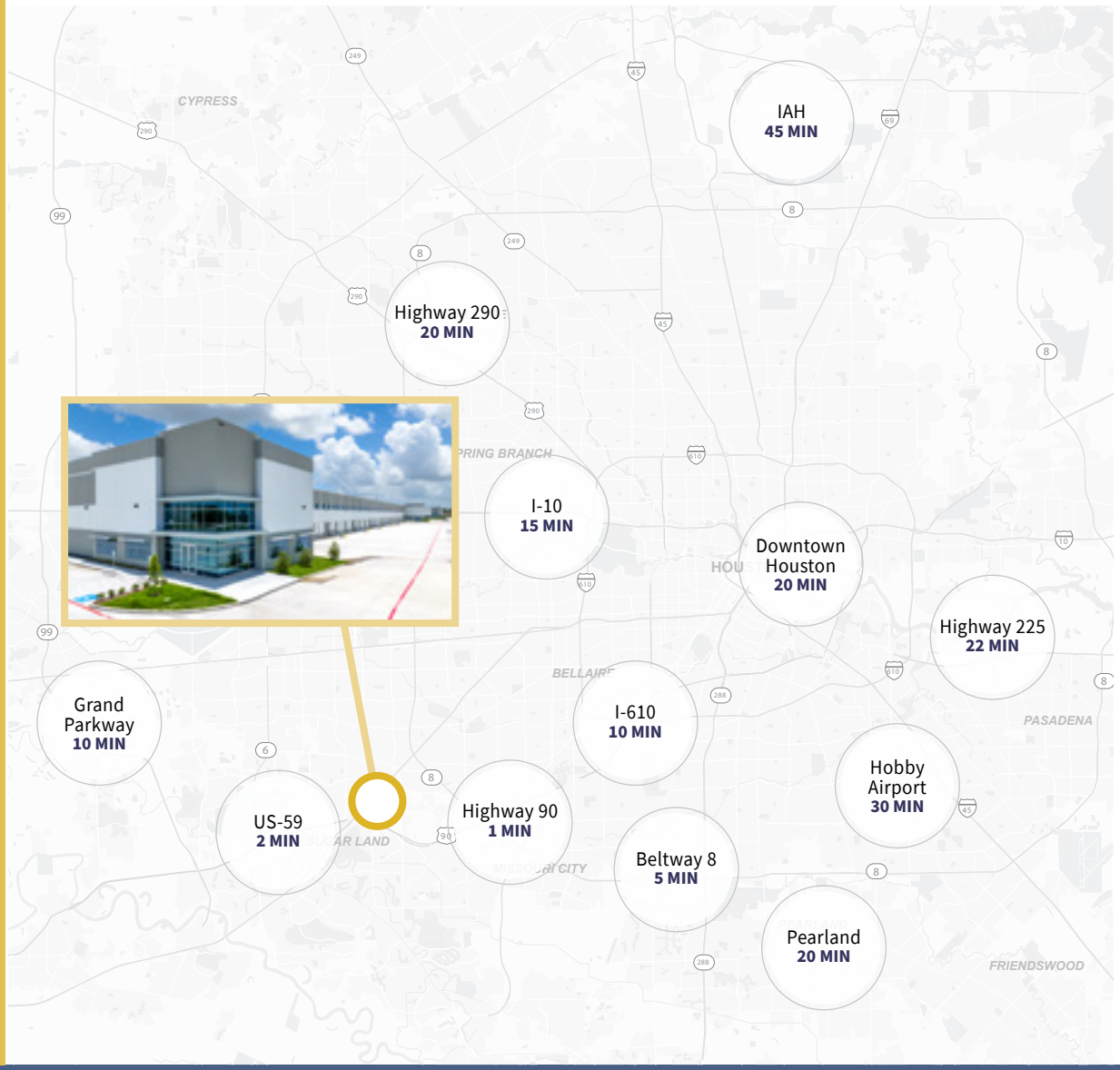

LOCATION HIGHLIGHTS

- Prime Southwest Houston location at US-59 & Hwy 90 (at Kirkwood) providing strategic distribution and operational connectivity
- Multiple points of ingress/egress offering immediate access to US-59, Hwy 90, Beltway 8, Hwy 6 & Grand Parkway.
- Advantageous tax structure in Stafford, TX – No city tax and Triple Freeport Tax Exemptions

2.9 hours
to Austin, TX

3.1 hours
to San Antonio, TX

4.3 hours
to Dallas, TX

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