



KIRBY

DISTRICT

388,133 SF



# WHERE SUCCESS TAKES ROOT

Advantageously located at the intersection of Sam Houston Tollway and Highway 288, this two-building industrial development is driven by excellence. With a total of 388,133 SF, it offers flexibility to demise down to suit various space requirements.

**HOUSTON  
TEXAS**

**BUILDING 1** — 14621 Kirby Dr.

**BUILDING 2** — 11555 North Spectrum Blvd.



↑	600 FEET	Sam Houston Tollway (Beltway 8)
→	1 MILE	Highway 288 (South Freeway)
↑	9 MILES	Texas Medical Center

↑	12 MILES	Central Business District
↗	30 MILES	Barbour's Cut Container Terminal
→	27 MILES	Bayport Container Terminal

# SEAMLESS ACCESS. NATURAL RETREAT.



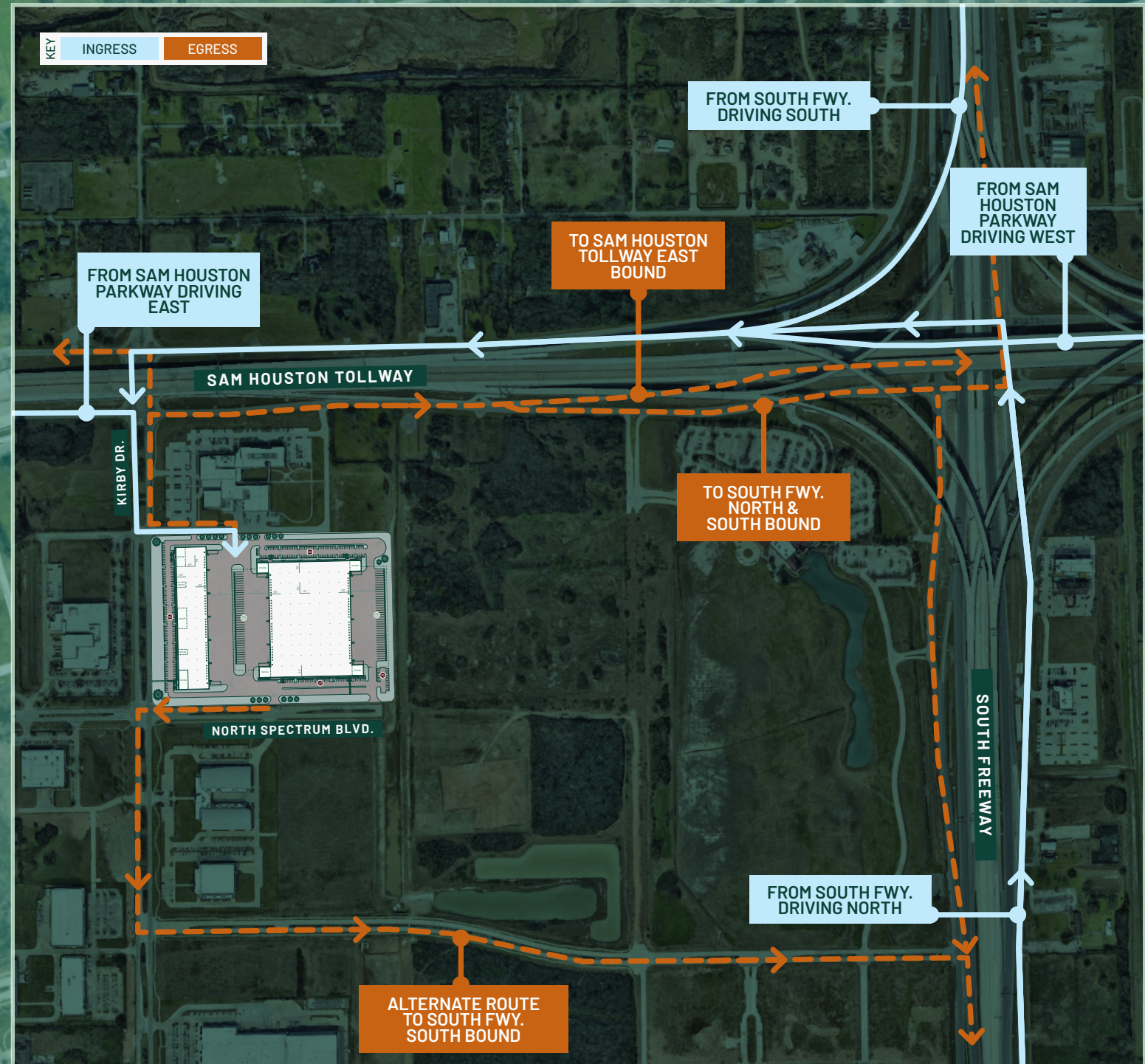
Set within a beautifully maintained, tree-lined neighborhood, the street experience is welcoming, walkable, and distinctly refined.

Step onto the quiet walking path behind Building 2 for a natural pause in your workday—seating areas invite fresh air, reflection, and a chance to reset.



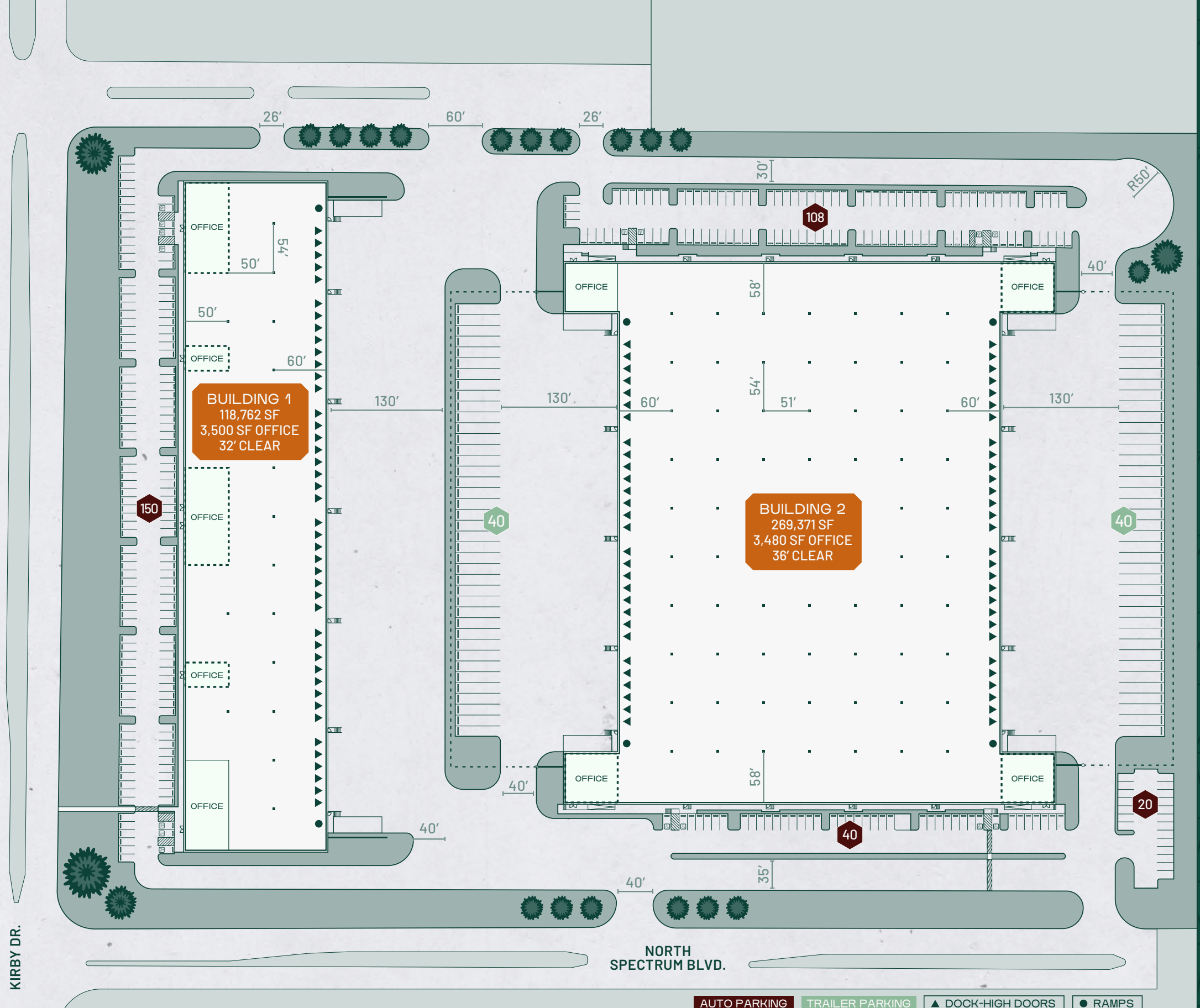
Foreign Trade Zone #84 and other state and local incentives available.

Click or scan QR code for more information.



# SITE PLAN

388,133 SF



KIRBY DR.

NORTH SPECTRUM BLVD.

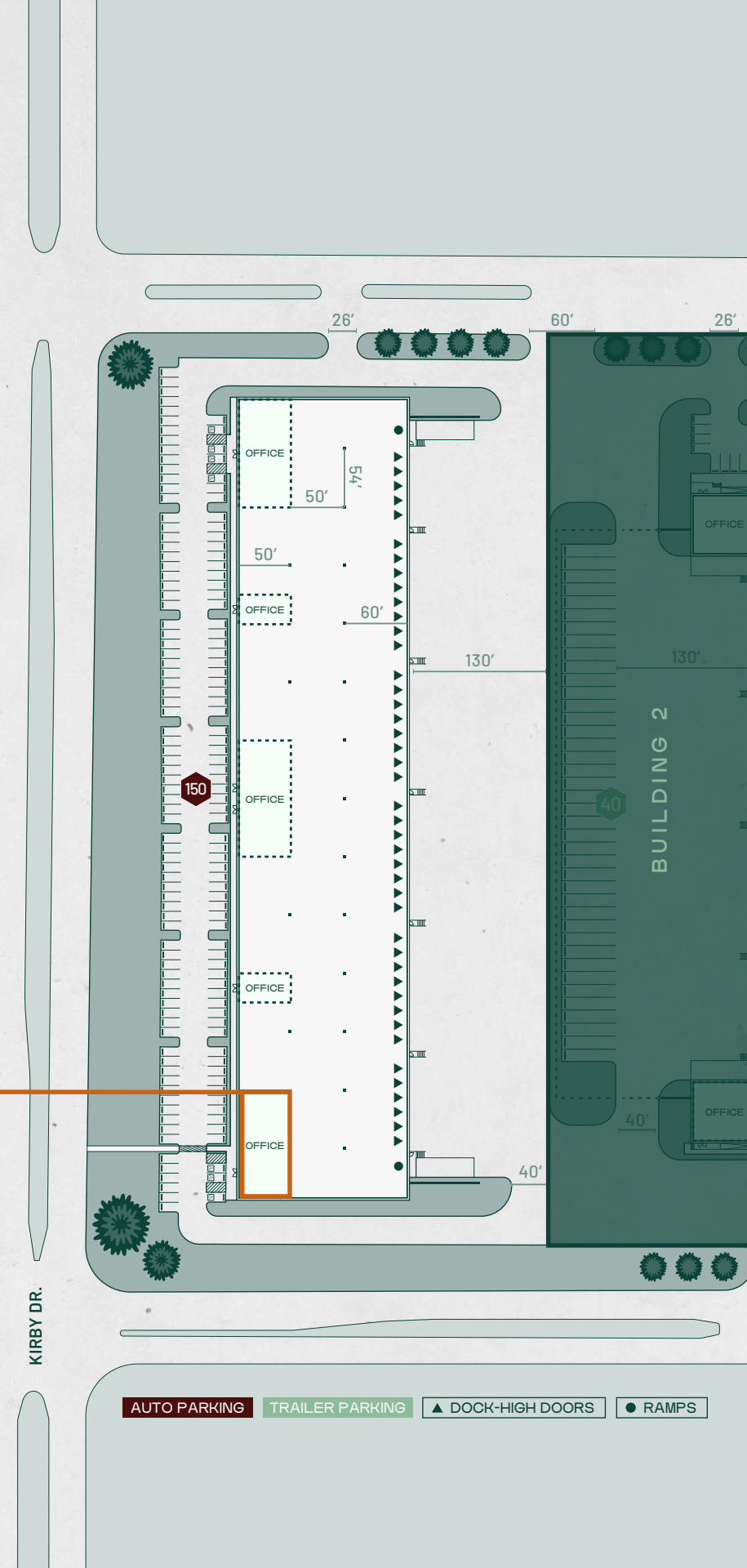
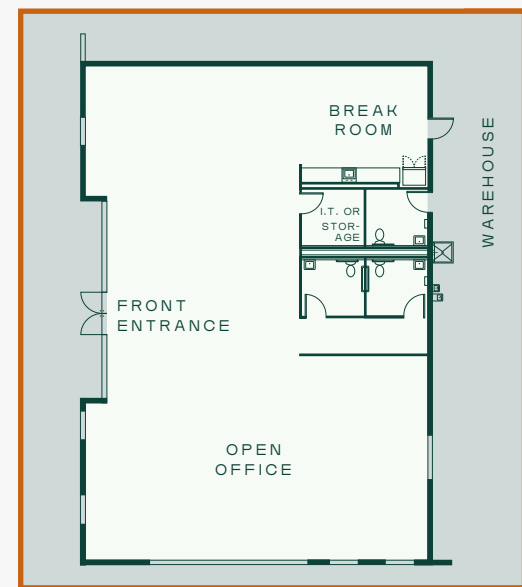
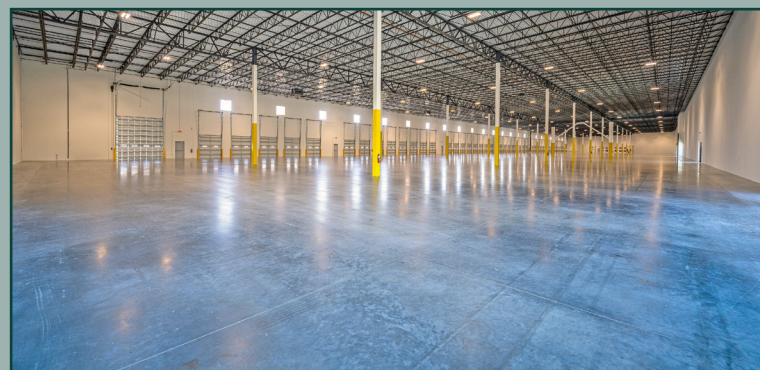
- AUTO PARKING
- TRAILER PARKING
- ▲ DOCK-HIGH DOORS
- RAMPS

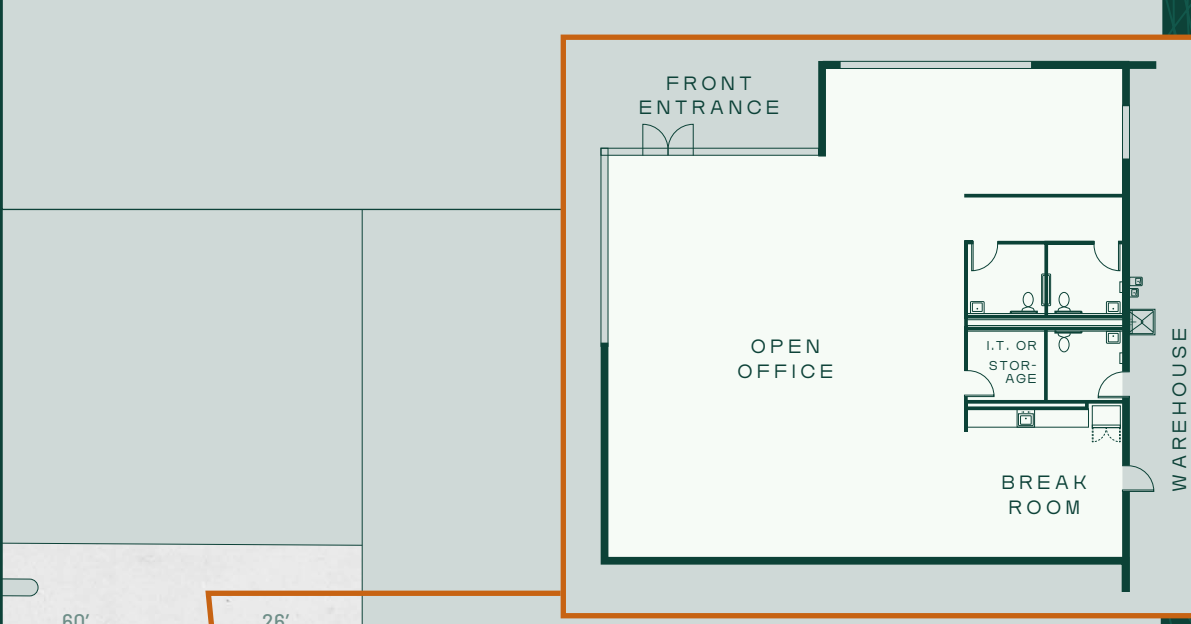


# BUILDING 1

118,762 SF | Rear-Load

Total	118,762 SF
Divisible to	17,280 SF
Spec Office	3,500 SF
Configuration	Rear-Load
Clear Height	32'
Sprinkler Type	ESFR
Building Depth	160'
Column Spacing	54' x 50'
Speed Bay Depth	60'
Truck Courts	130'
Dock-High Doors	43
Ramps	2
Auto Parking Spaces	150

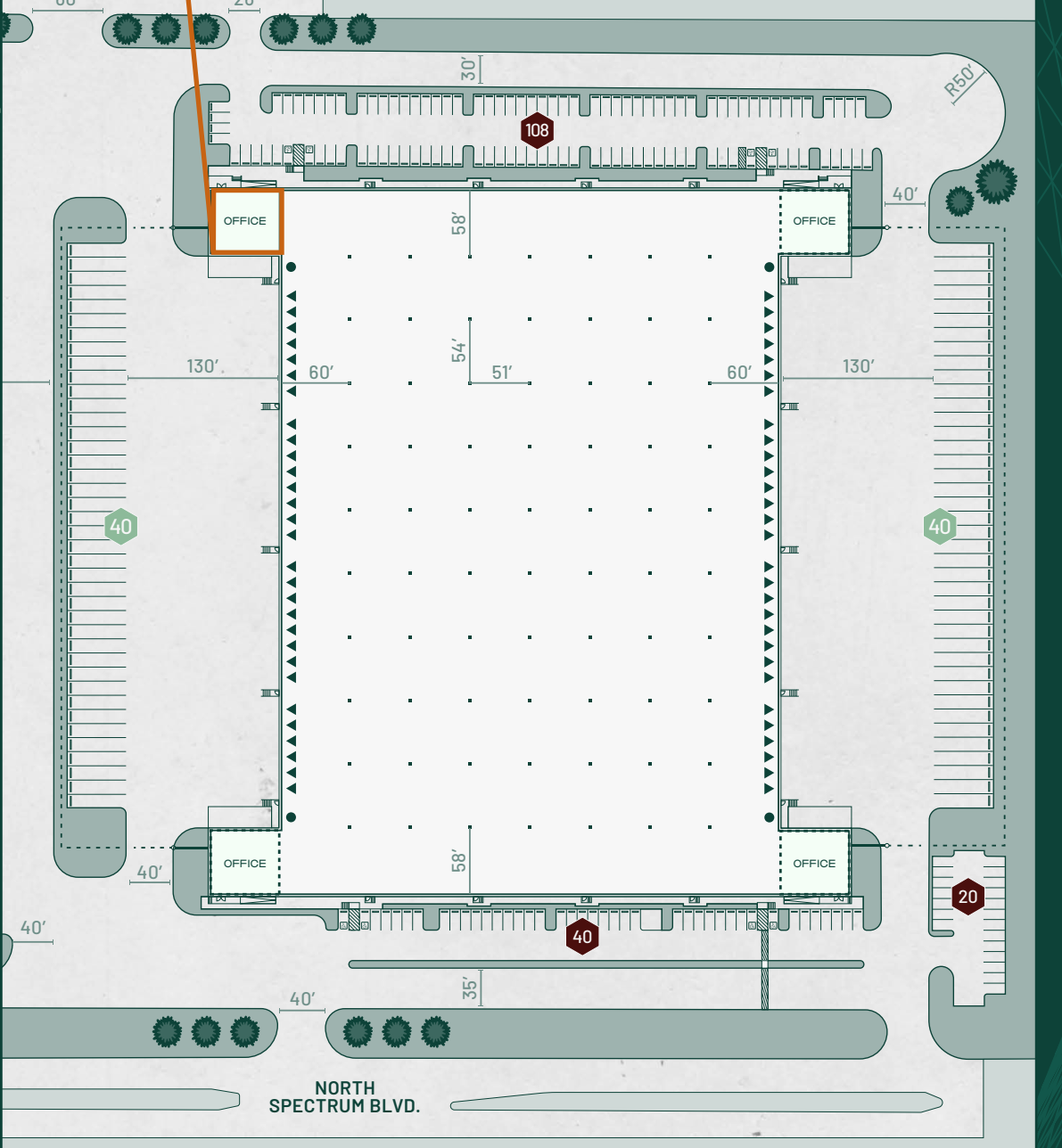




## BUILDING 2

269,371 SF | Cross-Dock

Total	269,371 SF
Divisible to	67,593 SF
Spec Office	3,480 SF
Configuration	Cross-Dock
Clear Height	36'
Sprinkler Type	ESFR
Building Depth	426'
Column Spacing	54' x 51'
Speed Bay Depth	60'
Truck Courts	180'
Dock-High Doors	58
Ramps	4
Auto Parking Spaces	168
Additional Trailer Stalls	80



# BUILDING COMMUNITY WITHIN A 5-MINUTE RADIUS



**1,250+**  
**RESTAURANTS**

Nearby choices for dining in or take-out.



**221**  
**FOOD & BEVERAGE**

A variety of grocery stores and outlets for quick bites.



**946**  
**HEALTHCARE**

Local hospitals and healthcare facilities.



**49**  
**PARKS**

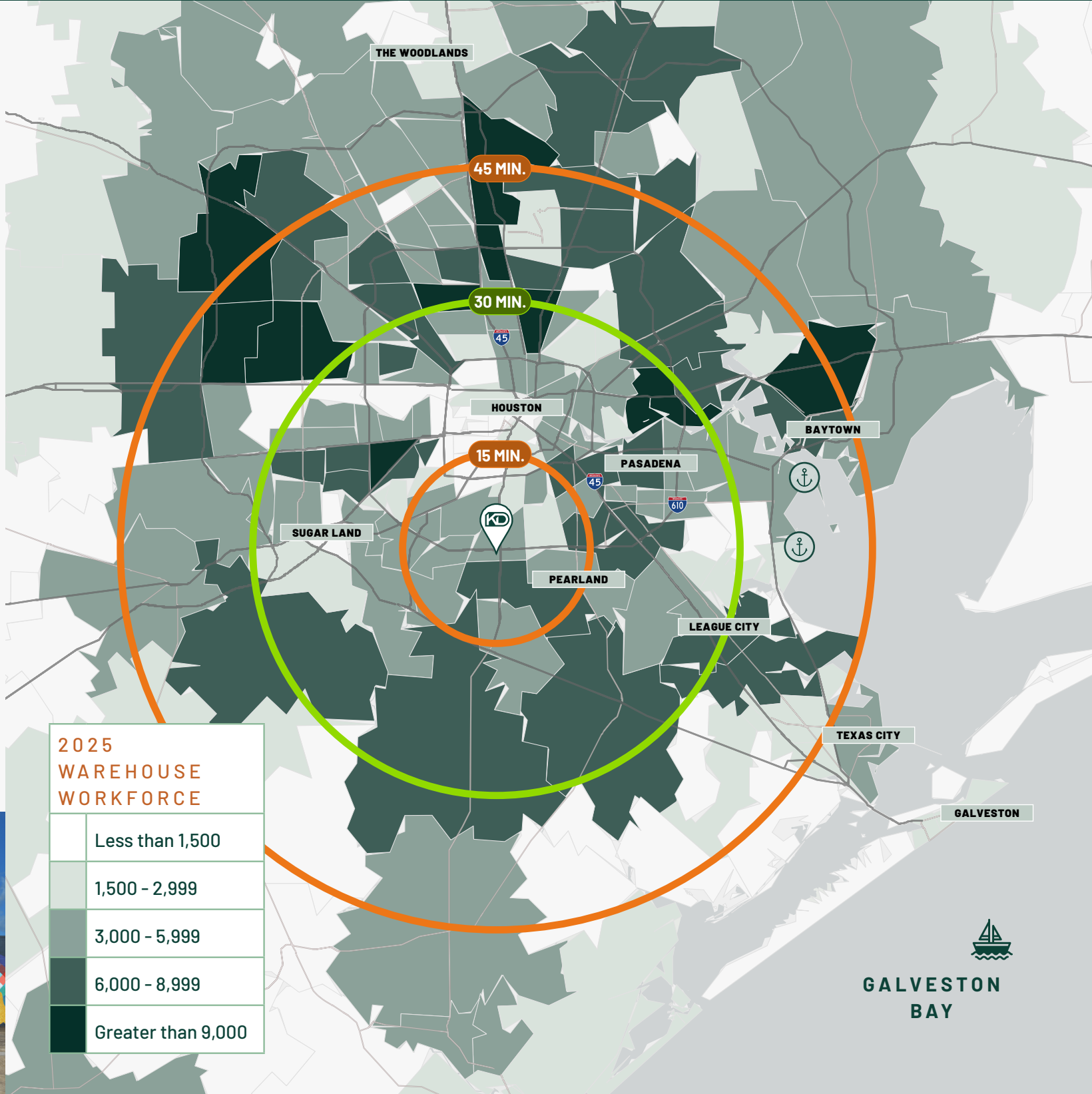
Access to outdoor green spaces in the community.

### RESTAURANTS, FOOD & BEVERAGE

- Buc-ee's
- Chick-fil-A
- Cracker Barrel Old Country Store
- Jax Burgers Fries & Shakes
- OMG! Burger
- Starbucks
- TJ Filipino Cuisine
- Wingstop
- Whataburger
- Yellowtail Sushi & Ramen
- 7Spice Cajun Seafood

### AMENITIES

- Almeda Rd. Nature Reserve
- Clear Creek Walking Trail
- Shadow Creek Ranch Nature Trail
- Planet Fitness
- Sports Complex at Shadow Creek Ranch
- HCA Houston Pearland Hospital
- Bass Pro Shops
- CVS
- Sherwin-Williams
- EV Charging Station
- West Pearland Library



KIRBYDISTRICT.COM



For leasing information, contact:

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