

LOWER KIRBY BUSINESS PARK



15020 KIRBY DRIVE | PEARLAND, TX 77047



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- Lower Kirby Business Park is a 24-acre, master-planned industrial campus and a new cornerstone of Lower Kirby District in Pearland, TX. Positioned at the heart of a 1,200-acre mixed-use corridor and anchored by major infrastructure, The Park is purpose-built to meet the needs of forward-looking businesses ready to expand, relocate or scale.

**24 ACRES.
INFINITE POSSIBILITIES.**

YOUR NEXT INDUSTRIAL HOME

- Lower Kirby Business Park enjoys a rare convergence of premium location and effortless connectivity, situated in the heart of the Lower Kirby District at the southwest corner of Beltway 8 and State Highway 288. The Park offers immediate access to Houston's major regional arteries, international airports, seaports and rail corridors.

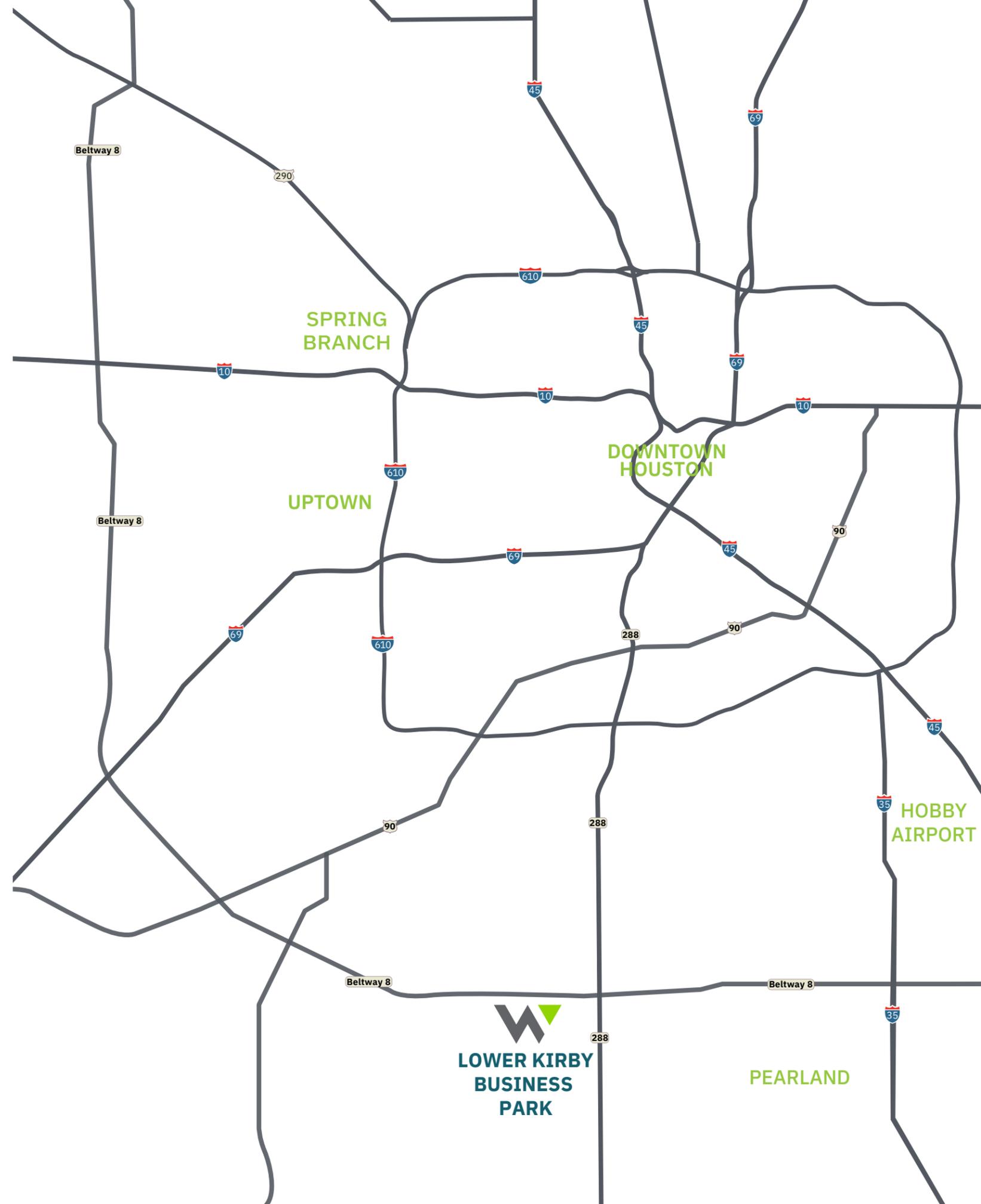


POSITIONED TO PROSPER

Lower Kirby Business Park sits in Pearland, only about 20–25 miles south of downtown Houston. Nestled at the crossroads of Beltway 8 and State Highway 288, The Park offers direct freeway access to Houston’s job centers, ports, airports and regional infrastructure — combining suburban-area advantages with connectivity to the broader metro.

DRIVE TIME

-  Pearland | 18 MINS
-  Hobby Airport | 19 MINS
-  Downtown | 20 MINS
-  Uptown | 23 MINS
-  Spring Branch | 25 MINS



IN GOOD COMPANY

The area surrounding Lower Kirby Business Park has everything you need including accessible airports, several lodging accommodations, and plenty of restaurants and bars.

✦ AIRPORTS

- William P. Hobby Airport (HOU)
- George Bush Intercontinental Airport (IAH)
- Sugar Land Regional Airport (SGR)

✦ HOTELS

- SpringHill Suites by Marriott
- Hilton Garden Inn Houston
- Courtyard by Marriott
- Hampton Inn

✦ RESTAURANTS & BARS

- Gringo's Mexican Kitchen
- BreWingZ Restaurant & Bar
- BJ's Restaurant & Brewhouse
- BB's Tex-Orleans
- LongHorn Steakhouse
- Fish City Grill
- Cracker Barrel Old Country Store
- Raising Cane's

✦ INDUSTRIAL BUSINESSES

- Lonza
- Merit Medical Systems
- Tool-Flo Manufacturing
- PT Solutions
- Mitsubishi Heavy Industries Compressor International Corporation
- Dover Energy
- Endress+Hauser Gulf Coast Regional Campus
- Lonestar Electric Supply

✦ POINTS OF INTEREST

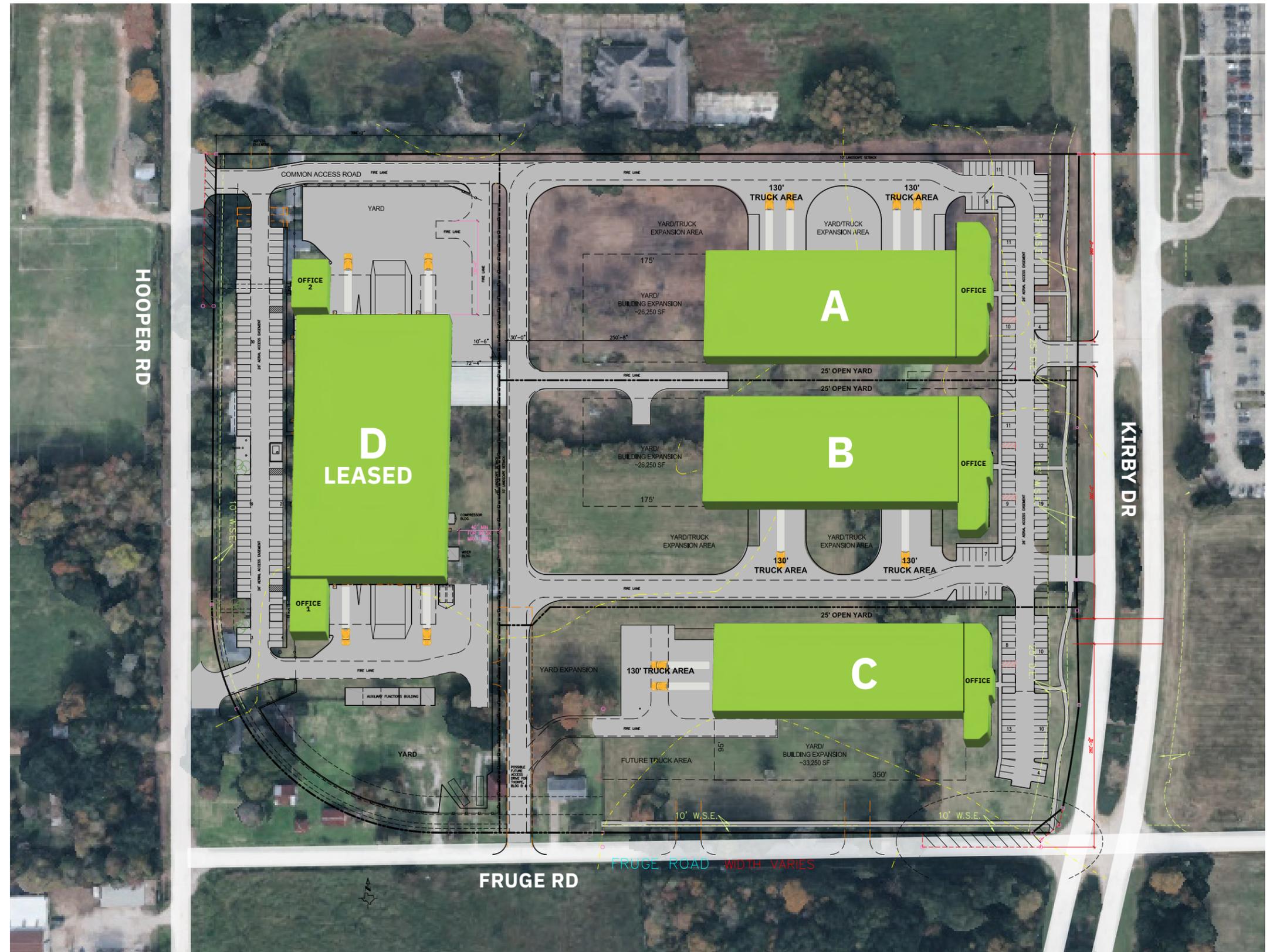
- Pearland Town Center
- Shadow Creek Ranch Nature Trail
- The Sports Complex at Shadow Creek Ranch
- Diamond Bay Water Park



SITE PLAN

Lower Kirby Business Park, totalling over 250K SF, is a deed-restricted industrial campus offering direct access to Sam Houston Tollway (Beltway 8), making regional connectivity and logistics effortless.

BUILDING	SF
A	60,000
B	60,000
C	43,000
D LEASED	87,750



BUILDING A

60,000 SF

AVAILABLE 4TH QUARTER 2026



BUILDING SPECIFICATIONS

OFFICE SF	6,000 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



BUILDING B

60,000 SF

AVAILABLE 4TH QUARTER 2026



BUILDING SPECIFICATIONS

OFFICE SF	6,000 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



BUILDING C

43,000 SF

AVAILABLE 4TH QUARTER 2026



BUILDING SPECIFICATIONS

OFFICE SF	4,300 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



BUILDING D

87,750 SF

LEASED

BUILDING SPECIFICATIONS

OFFICE SF	7,500 SF
DOORS	(4) 16' X 16' (8) 9' X 10' OHD
EAVE HEIGHT	34' 32' (CLEAR)
ELECTRICAL	3PH/480V/3000AMPS
CRANES	(1) 20-TON
EXTERIOR	TILT-WALL CONSTRUCTION





**READY TO BUILD YOUR FUTURE?
PRE-LEASE NOW.**

CONTACT

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