

# KD KIRBY DISTRICT

TWO-BUILDING, 388,133 SF INDUSTRIAL DEVELOPMENT COMING SOON





# KD KIRBY DISTRICT

- LOCATION
- INGRESS/EGRESS
- SITE PLAN
- BUILDING 1
- BUILDING 2
- WORKFORCE
- COMMUNITY

**STREAM.**

For leasing information, contact:

Garret Geaccone | 713.300.0232  
garret.geaccone@streamrealty.com

Meg Zschappel | 713.300.0284  
meg.zschappel@streamrealty.com

## Where success takes root.

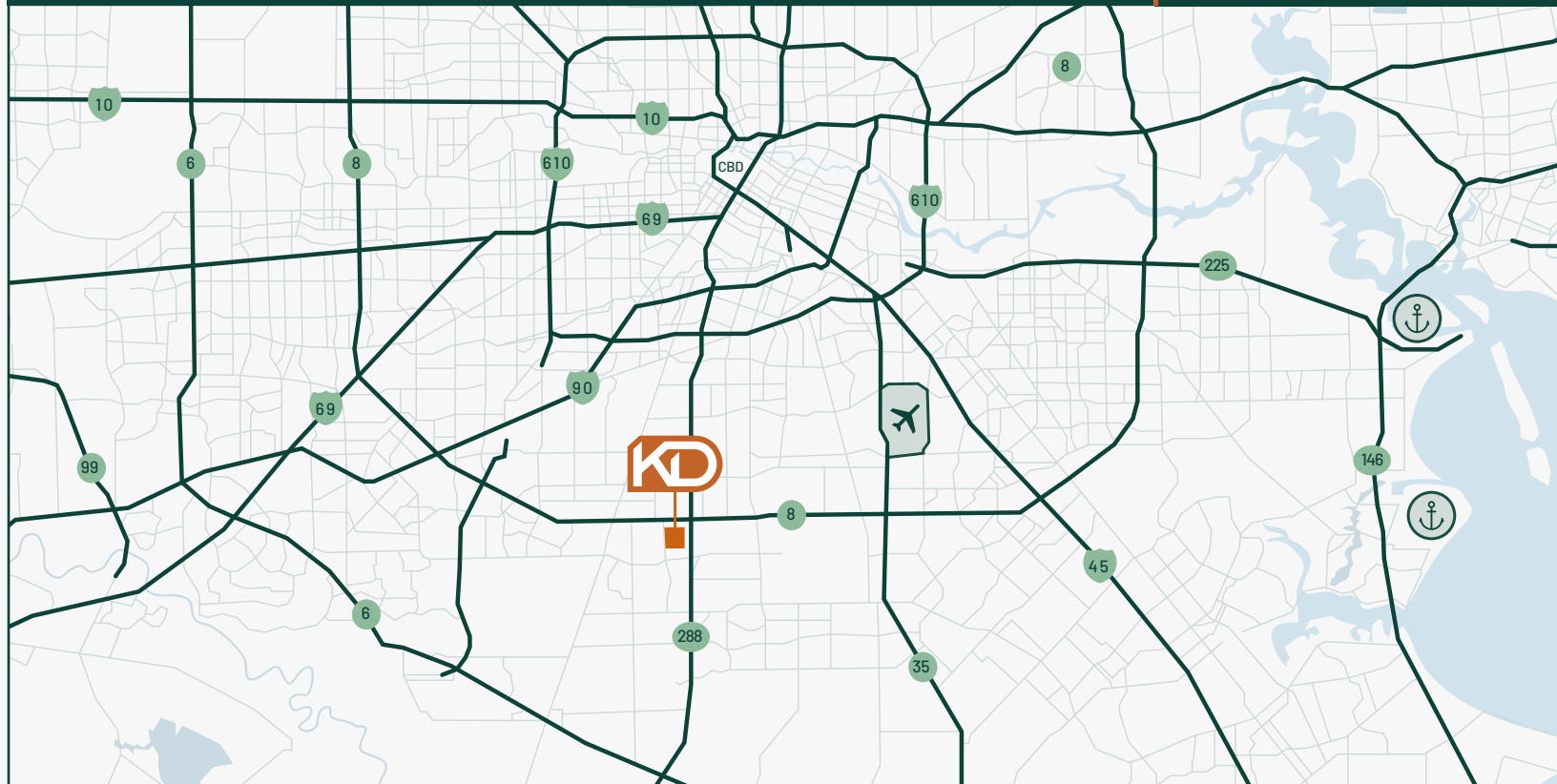
Advantageously located at the intersection of Sam Houston Tollway and Highway 288, this two-building, industrial development is driven by excellence. With a total of 388,133 SF, it offers flexibility to demise down to suit various space requirements.

### Building 1:

- 14621 Kirby Dr., Houston, TX 77047
- 118,762 SF

### Building 2:

- 11555 North Spectrum Blvd., Houston, TX 77047
- 269,371 SF



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

Click or scan QR code  
for more information.

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## TRAVEL TIMES

↑	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	Barbours Cut Terminal
→	27 miles	Bayport Container Terminal

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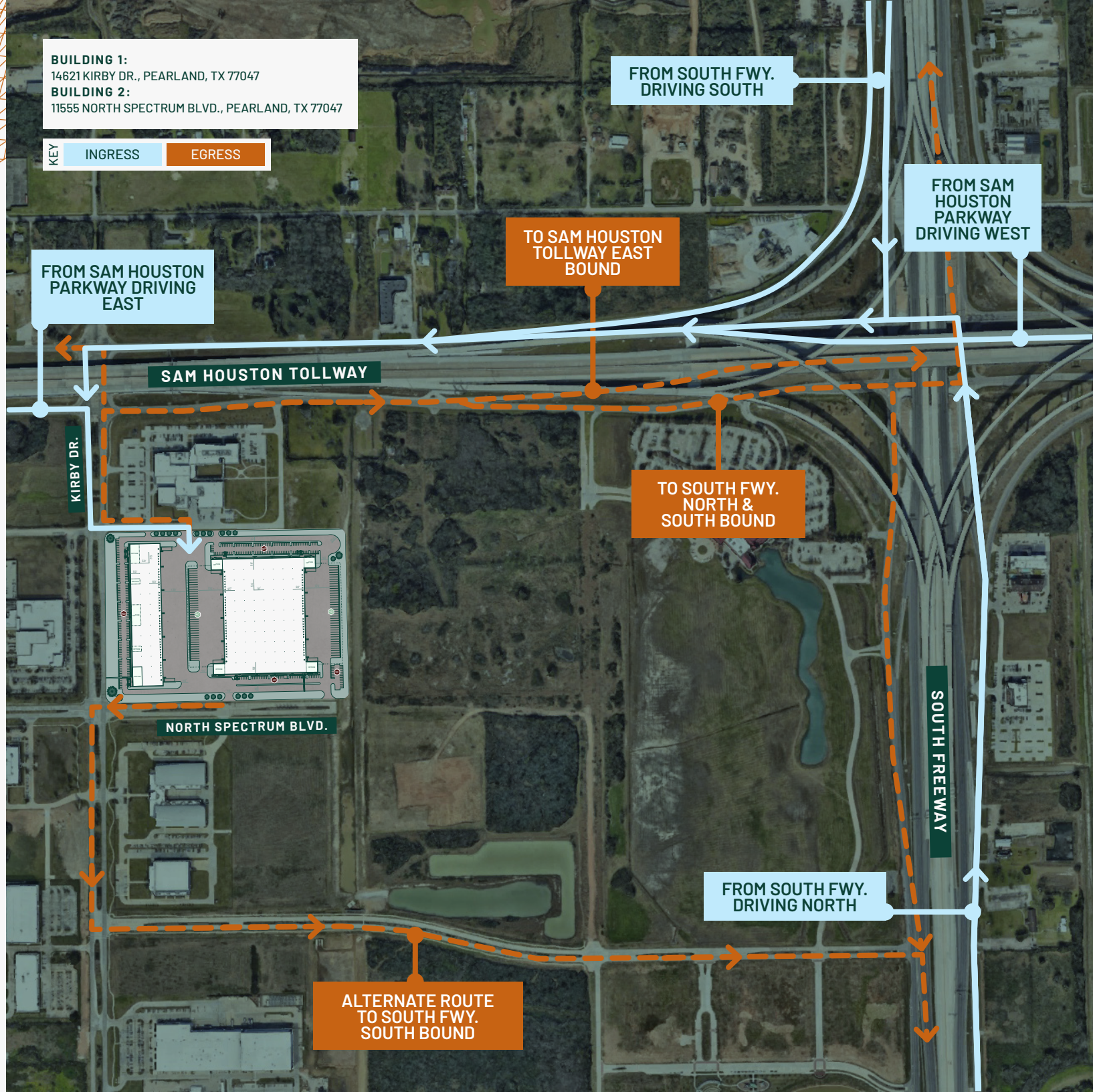
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**BUILDING 1:**  
14621 KIRBY DR., PEARLAND, TX 77047  
**BUILDING 2:**  
11555 NORTH SPECTRUM BLVD., PEARLAND, TX 77047

KEY  
INGRESS  
EGRESS

FROM SAM HOUSTON  
PARKWAY DRIVING  
EAST

SAM HOUSTON TOLLWAY

KIRBY DR.

NORTH SPECTRUM BLVD.

FROM SOUTH FWY.  
DRIVING SOUTH

TO SAM HOUSTON  
TOLLWAY EAST  
BOUND

FROM SAM  
HOUSTON  
PARKWAY  
DRIVING WEST

TO SOUTH FWY.  
NORTH &  
SOUTH BOUND

SOUTH FREEWAY

FROM SOUTH FWY.  
DRIVING NORTH

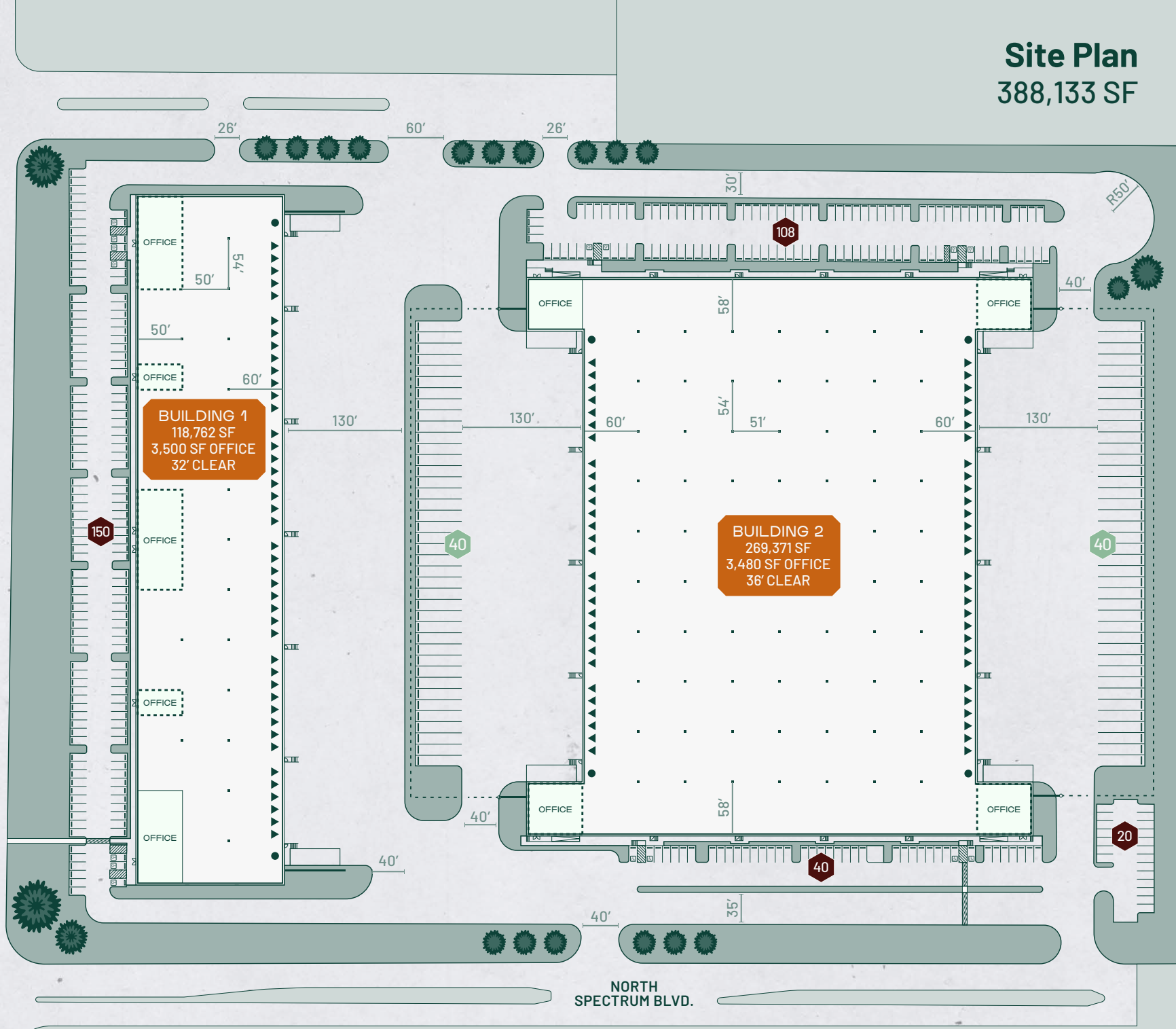
ALTERNATE ROUTE  
TO SOUTH FWY.  
SOUTH BOUND

# Site Plan

388,133 SF



KIRBY DR.





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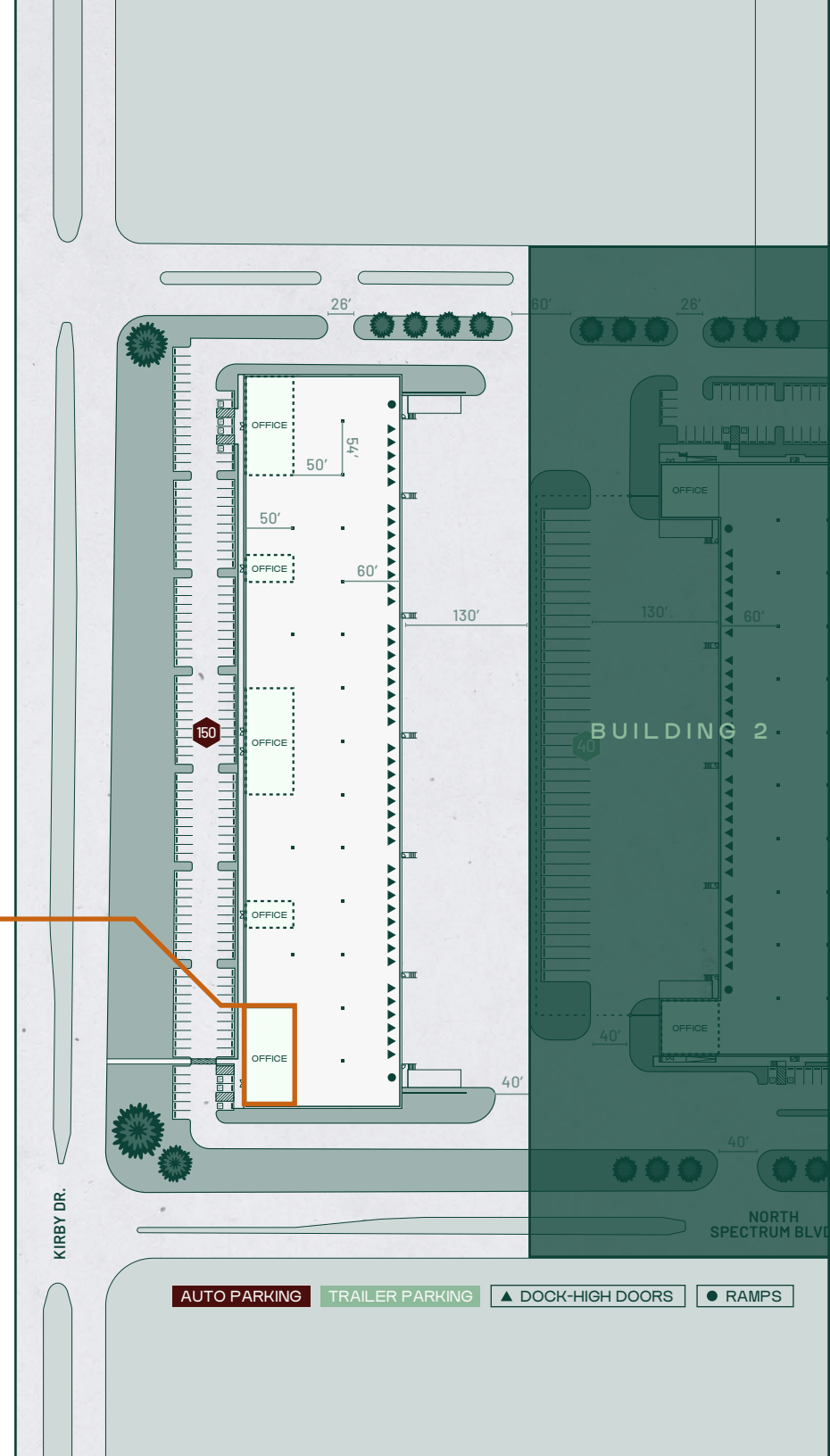
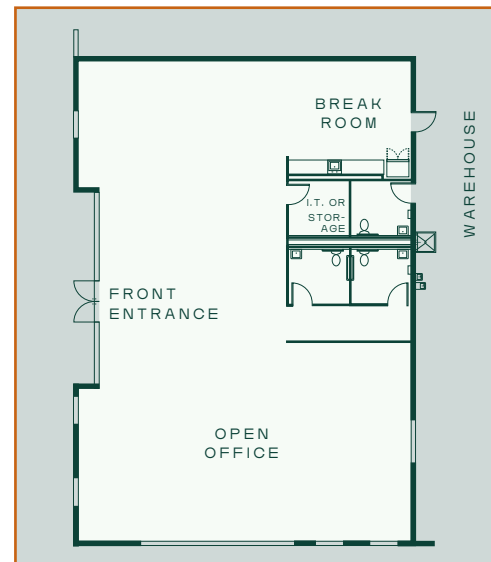
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## Building 1

### 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

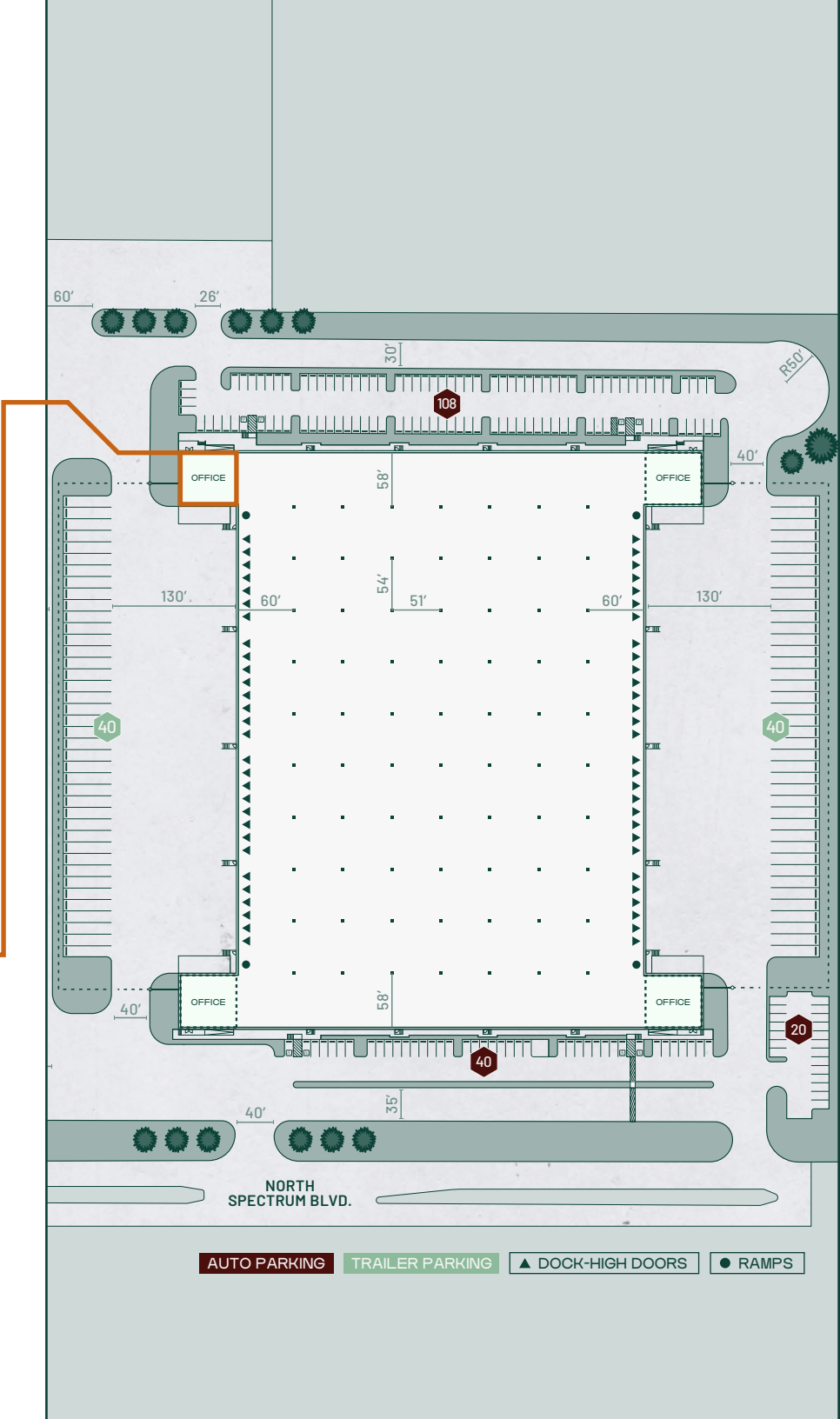
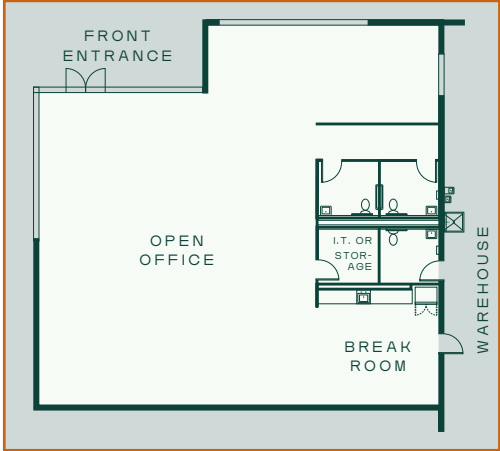




# Building 2

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

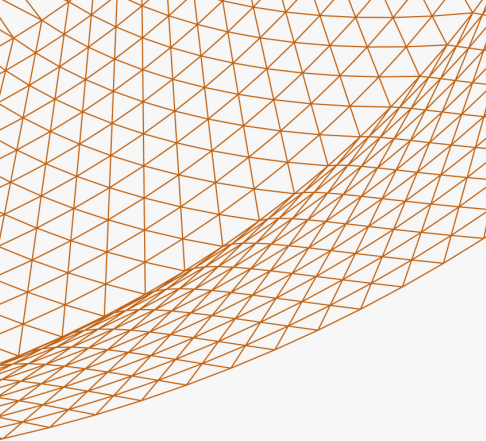


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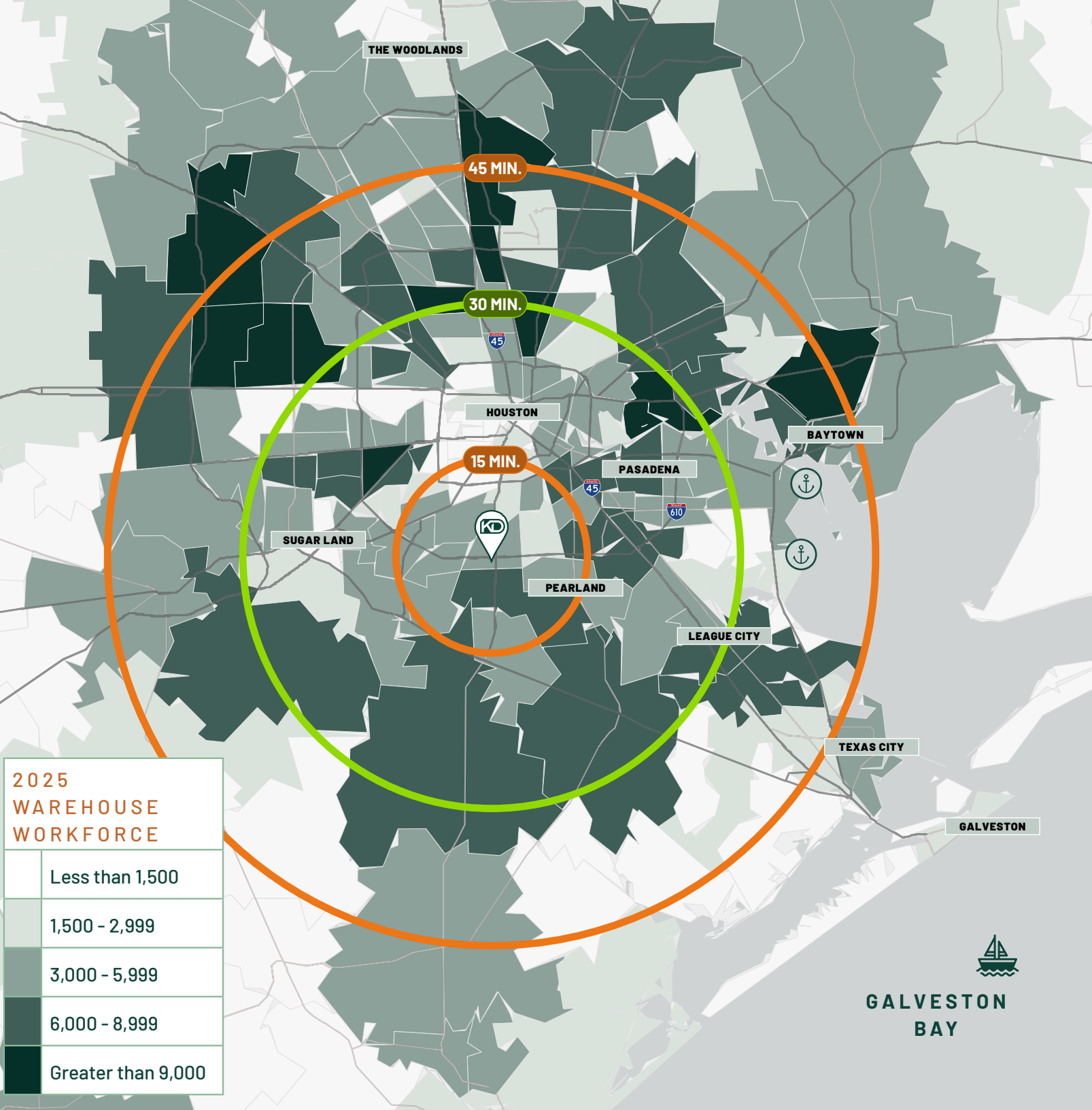
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## BUILDING COMMUNITY WITHIN A 5-MINUTE RADIUS



**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



## A Stream IDS Development

Stream Realty Partners is a national commercial real estate firm offering an integrated platform of leasing, investment and development services. The Stream Industrial Development Services (IDS) business model is built to simultaneously leverage our local market experience with our corporate-level infrastructure to seamlessly execute each opportunity. Our directors lead the pursuit of new opportunities in partnership with our local transaction specialists across our target markets, and we deliver high functioning project-level teams to each of our developments who collaboratively work together and ultimately create exceptional investment opportunities for our partners.

This industrial project is just another example of a successful Stream IDS product that serves the local region and delivers exceptional results for our clients.

[VIEW STREAM IDS BROCHURE](#)



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