

Building for Sale or Lease

Light Manufacturing and Distribution

8101 Fite Rd.
Pearland, TX 77581

Owned by:



For more information, contact:

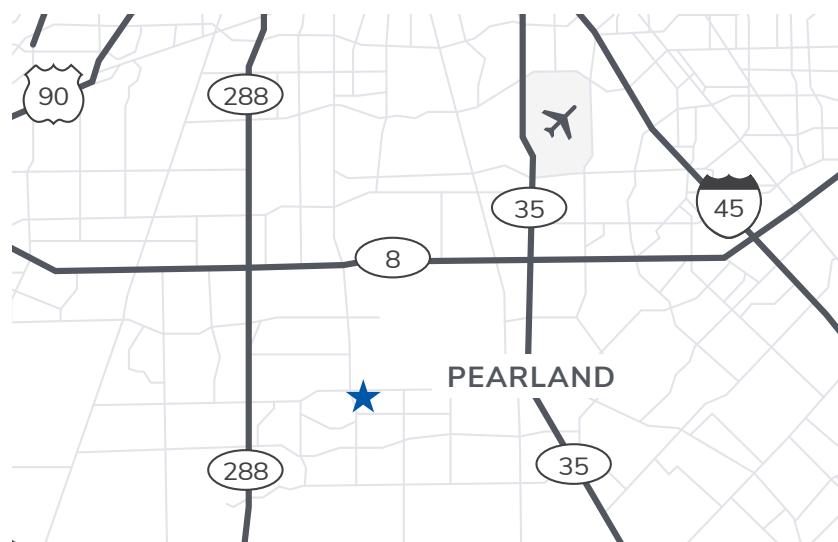
TYLER MANER
830.992.0834
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TOMMY ERWIN
713.516.0052
tommy.erwin@streamrealty.com



Property Information

- 80,882 SF Total
- 4.82 AC
- Outside Storage Available
- Fenced Lot
- Grade-Level, Dock-High and Semi-Dock-High Doors
- Renovations Completed in 2025
- Quick Connect to Highway 288 and Beltway 8



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Building Overview

Measurements:

- Eave Height: 15', 21', 24', and 26'

Dock Doors:

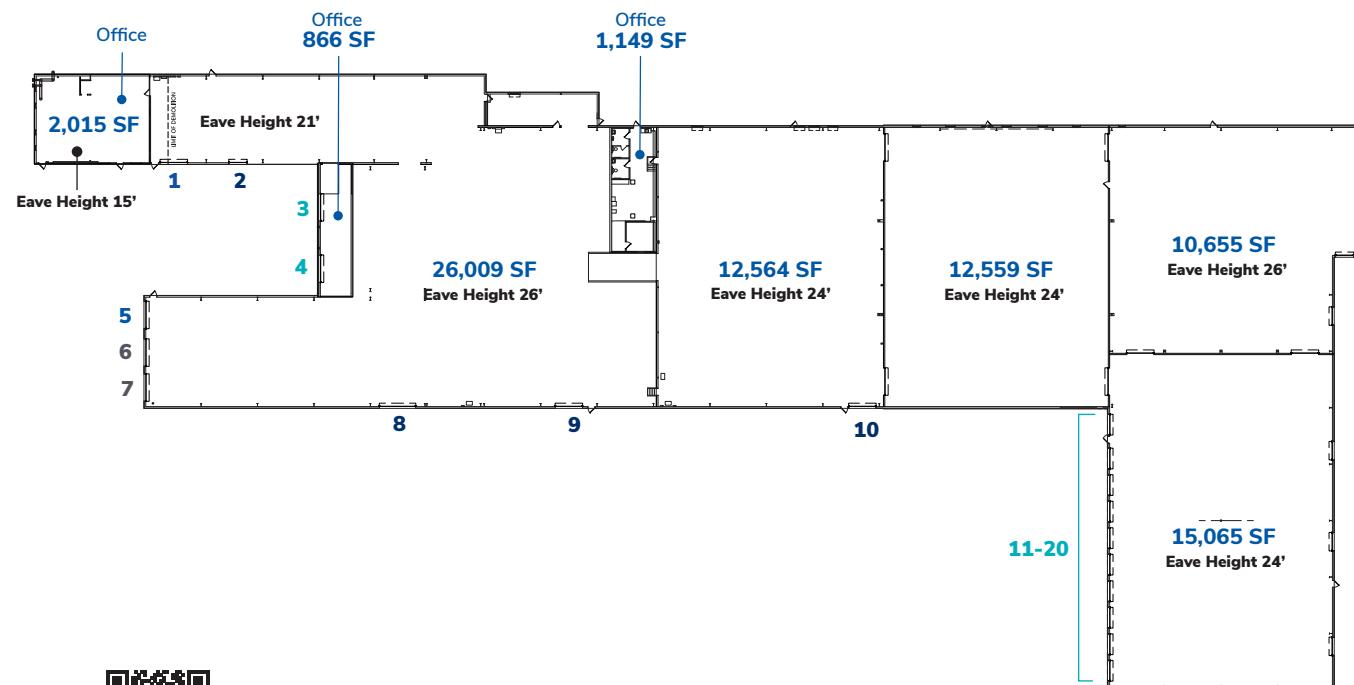
- 4 Grade-Level
- 2 Dock-Well
- 2 Semi-Dock
- 12 Dock-High

Space Available:

- **Building:** 80,882 SF total
- **Office:** 4,030 SF
- **Warehouse:** 76,852 SF

Building Specs:

- Single Tenancy
- Building Class B
- 20' Clear Height
- Heavy Power
- Gas: Natural
- Water: City
- Sewer: City
- Heating: Electric



Click or Scan to view
Virtual Tour

DOCK DOOR KEY:

- Grade-Level
- Dock-Well
- Semi-Dock
- Dock-High

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Improvements Completed from January-June 2025

Building Demolition, Restoration & Envelope Repairs

- Extensive interior demolition was performed in the former office areas on both floors to remove non-compliant or damaged construction. Work included removal of interior framing, finishes, and select mechanical and electrical components to return the building to a clean shell condition.
- Additionally, approximately 9,015 SF of damaged vinyl-faced insulation at the building walls and roof deck was removed and replaced. This included installing new insulation using stick-pin or strapping methods consistent with modern building standards.

Exterior improvements included:

- Replacement of damaged storefront glazing
- Full exterior cleaning and repainting of metal wall panels
- Painting of overhead doors, handrails, CMU walls, and bollards
- Removal of old building signage and sealing of penetrations
- Repair of the demising wall to restore fire separation

Fire Sprinkler System Modifications and Upgrades

- Capping and safe removal of branch lines within the demoed areas
- Installation of new upright sprinkler heads at the warehouse roof deck
- Raising the supply main to proper elevation per Fire Marshal requirements
- Matching all new materials to existing system components
- Full sprinkler permitting with code-compliant shop drawings



Electrical System Compliance Work

- Installation of new interior lighting per city-approved plans
- Addition of new breakers to the existing electrical panel
- Safe removal of non-compliant RTU electrical wiring
- Reconnection of exterior lighting and site fixtures to correct circuits
- Electrical permitting and inspection

Fire Alarm & Life Safety System Enhancements

- Installation of additional alarm devices
- Updated system programming and configuration
- New design plans submitted to the Fire Marshal
- Final inspections, testing, and approval
- Installation of 20 new certified fire extinguishers placed per code

Plumbing, Low Voltage, and General Safety Work

- Capping and making safe of existing sanitary sewer and water lines in former office areas
- Capping and securing all abandoned low-voltage cabling
- Additional labor for fire watch, inspections, and coordination with city officials

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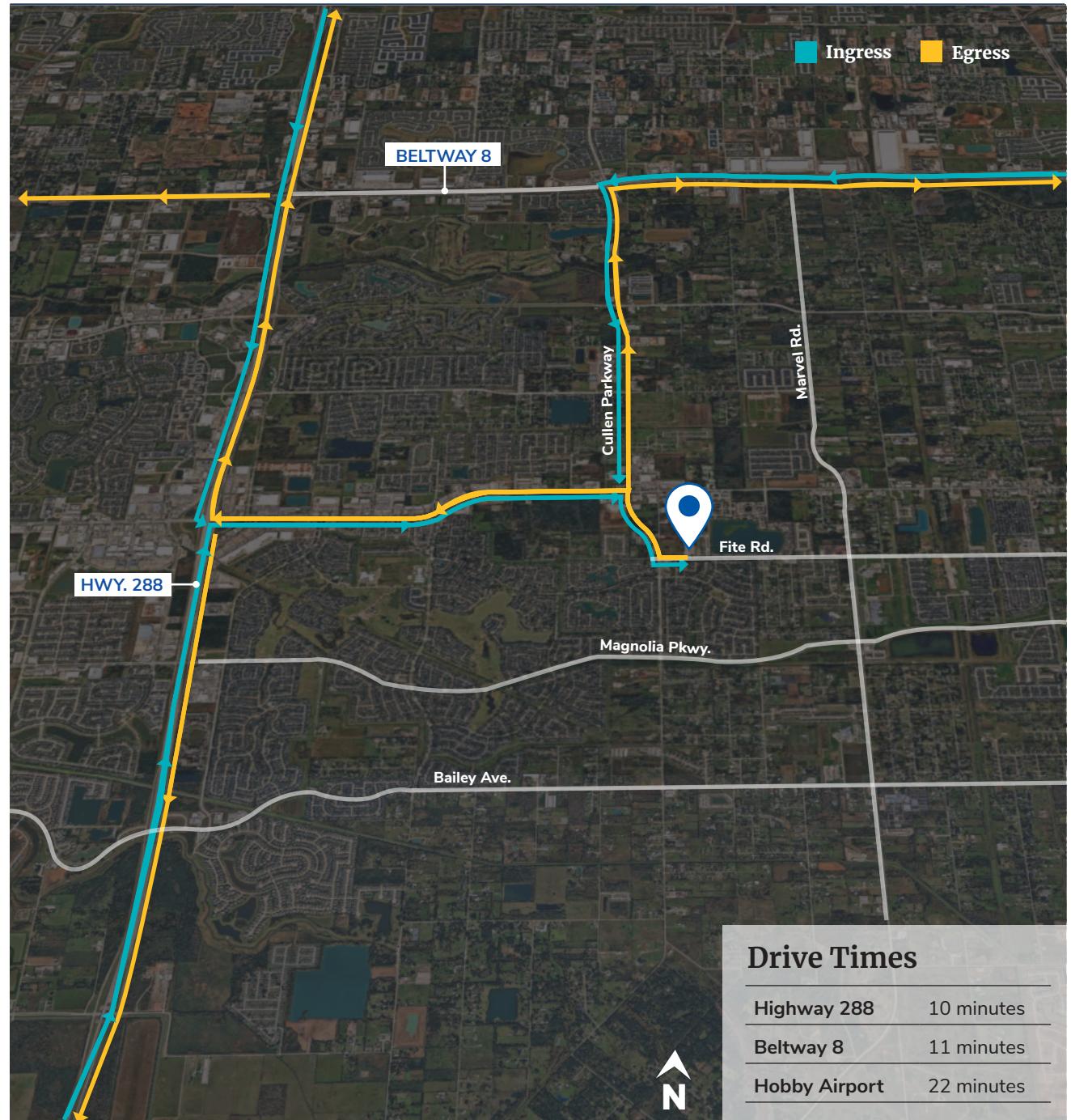
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Strategic Location



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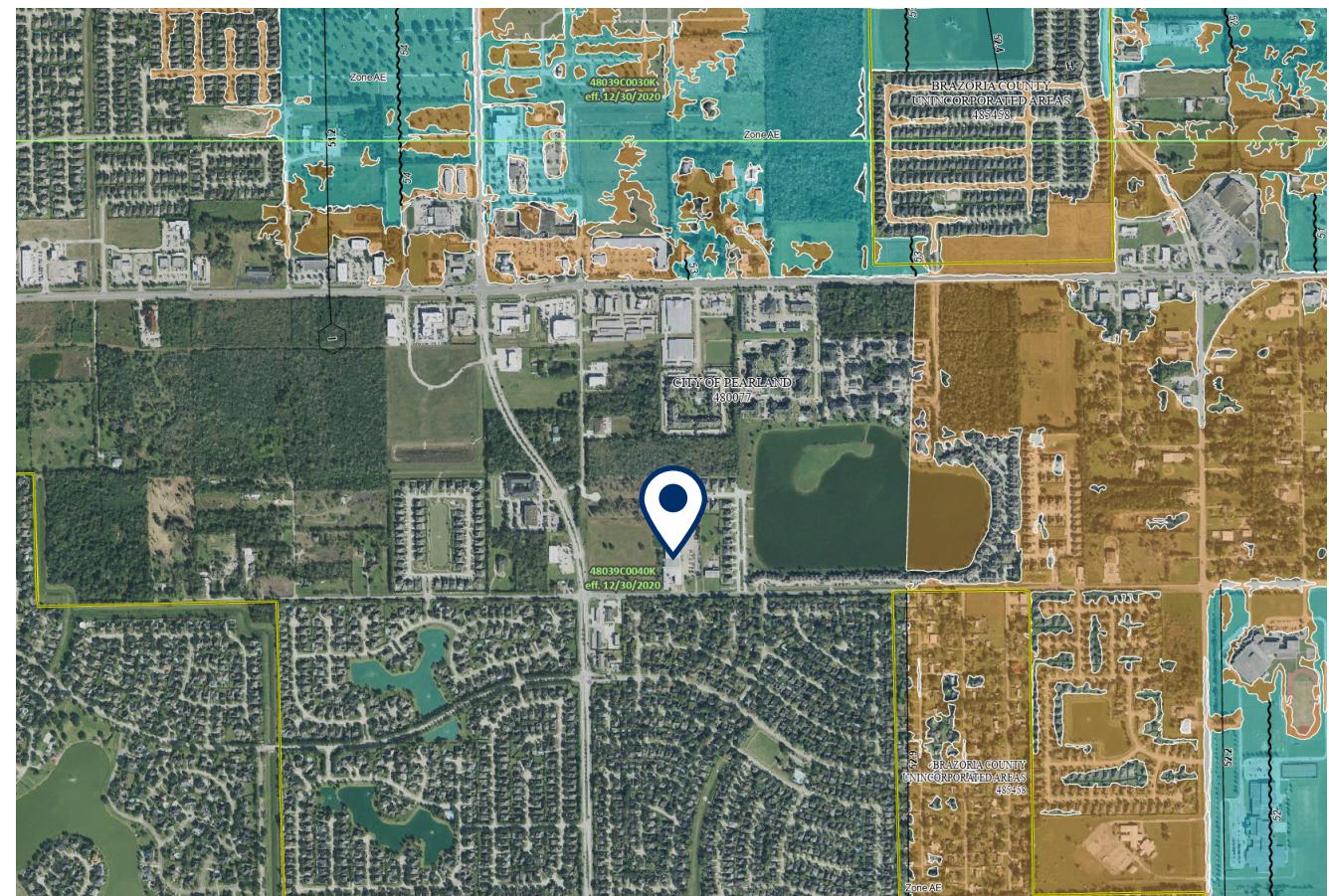
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Flood Plain Map



- Plats
- FloodZone,FloodWay
- 500yr Floodplain
- AE,
- AE,FLOODWAY
- STATUS
- Active City Fiber

- Future Fiber Project
- Maintenance_Drainage,Type
- City,Closed - Closed Storm System
- Private,Closed - Closed Storm System
- PEDC,Closed - Closed Storm System
- Storm Inlet

- TYPE, SIZE
- 2" - 15"
- 16" - 54"
- Force 2" - 15"
- Locality
- LS Regional

- ManholeType
- Manhole
- Size
- 1" - 15"
- 16" - 30"
- <all other values>

*Detention Credits are available at the property. Please contact Stream Realty Partners to understand that process further.