

# KIRKWOOD TECH CENTER

12705 S KIRKWOOD ROAD, STAFFORD, TX 77477



**SOUTHWEST HOUSTON / SUGARLAND  
SUBMARKET**



**GREAT ACCESS TO I-69 & US-90**



**13' CLEAR HEIGHT**



**10'X10' GRADE-LEVEL LOADING DOORS**



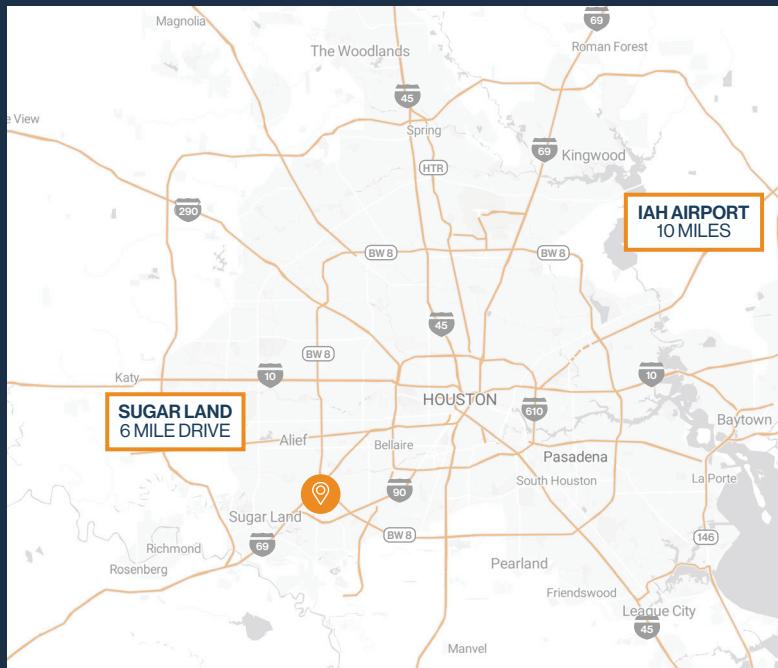
**CLIMATE-CONTROLLED WAREHOUSE**



**GLASS STOREFRONT**



**1,885 SF – 2,750 SF SUITES AVAILABLE**



**RYAN YOUNG**



281.584.3320



ryan.young@fort-companies.com

This information is deemed reliable, however, Fort makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.



**FORT**  
LEASING



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LEASING

# KIRKWOOD TECH CENTER

12705 S KIRKWOOD RD  
STAFFORD, TEXAS 77477

## SITE PLAN



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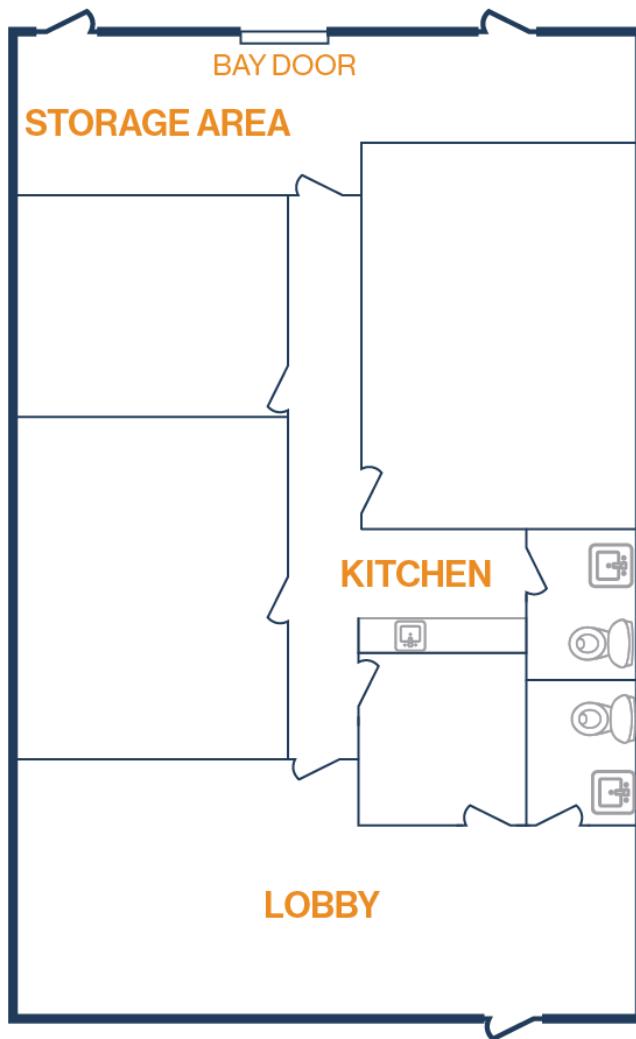
# KIRKWOOD TECH CENTER

12705 S KIRKWOOD RD  
STAFFORD, TEXAS 77477

## UNIT 120 – 2,420 SF

### 2,202 SF OFFICE / 218 SF WAREHOUSE

- 13' Clear Height
- 1 Dock Door, Grade Level Door Loading
- (3) Offices
- (2) Bathrooms



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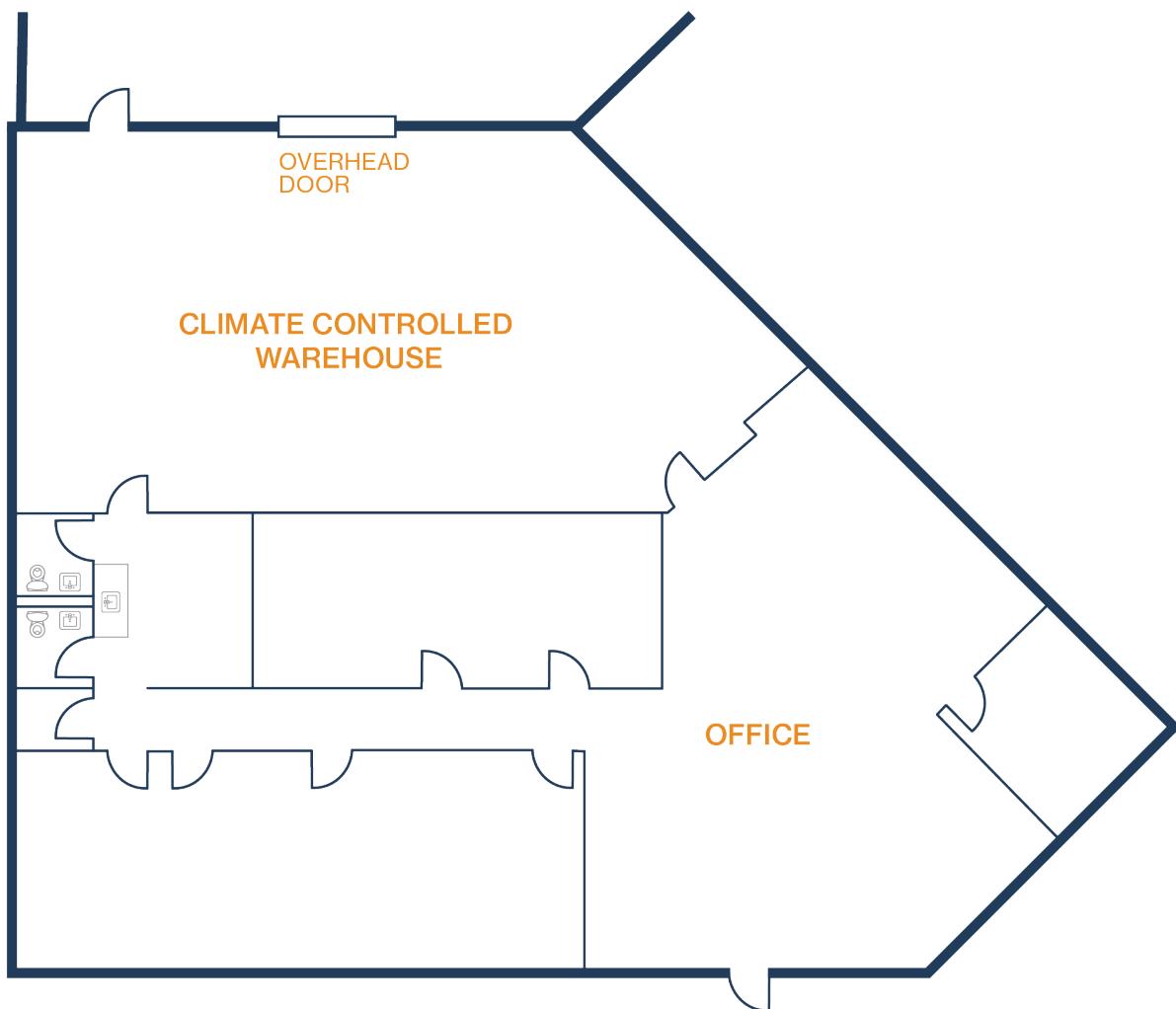
# KIRKWOOD TECH CENTER

12705 S KIRKWOOD RD  
STAFFORD, TEXAS 77477

## UNIT 211 – 4,211 SF

2,948 SF OFFICE / 1,263 SF WAREHOUSE

- 13' Clear Height
- 1 Dock Door, Grade Level Door Loading
- (4) Offices
- (2) Bathrooms



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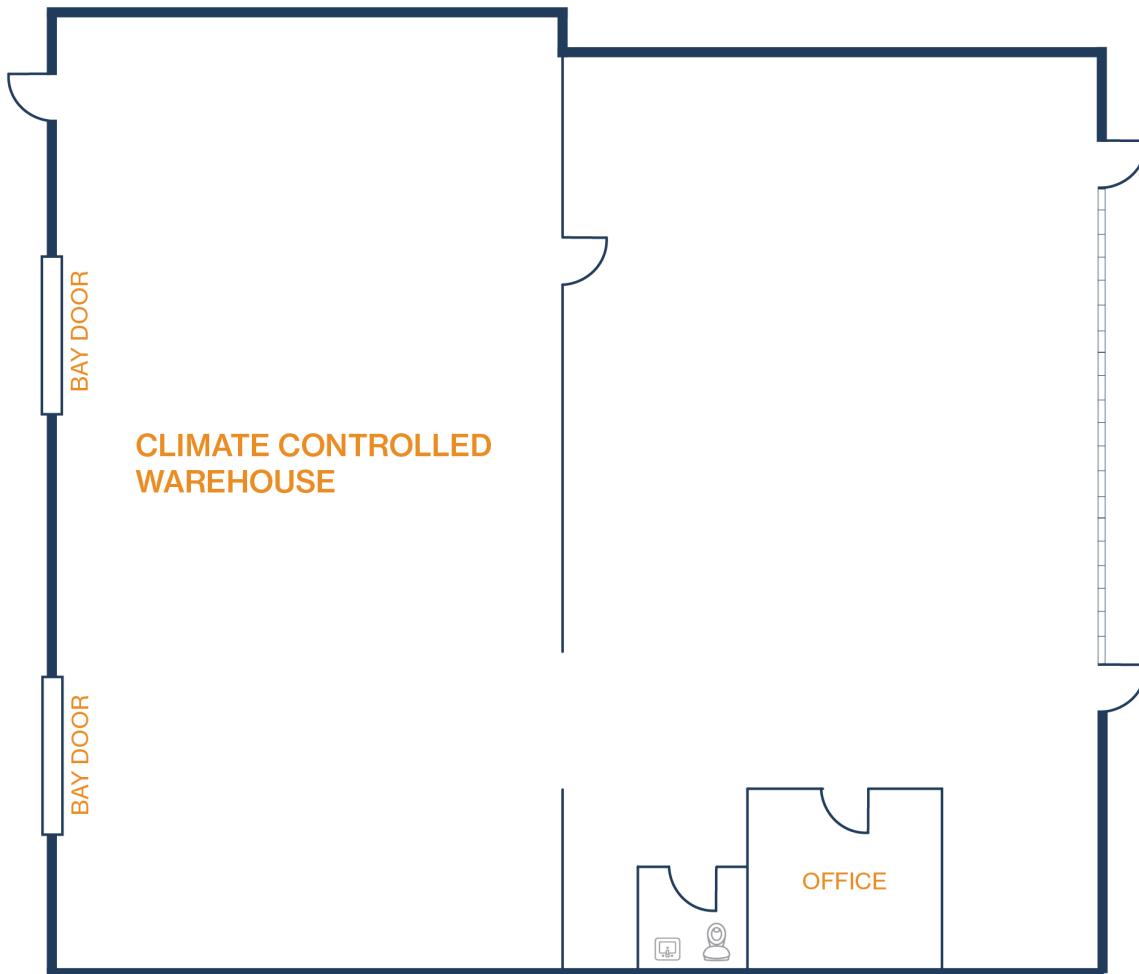
**KIRKWOOD TECH  
CENTER**

12705 S KIRKWOOD RD  
STAFFORD, TEXAS 77477

## UNIT 208 – 3,342 SF

1,504 SF OFFICE / 1,838 SF WAREHOUSE

- 18' Clear Height
- 1 Dock Doors, Grade Level Door Loading



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