



ROCKWELL8

BUSINESS PARK

±272,525 SF CLASS A+
INDUSTRIAL DEVELOPMENT
FOR LEASE OR SALE

VIGAVI

CROW HOLDINGS
CAPITAL

WOODY HILLYER

+1 832 928 1139
woody.hillyer@kbcadvisors.com

WILLIAM CARPENTER, SIOR

+1 713 204 4716
william.carpenter@kbcadvisors.com

JAX RAWLINSON

+1 832 491 9963
jax.rawlinson@kbcadvisors.com

TRAVIS FATJO

+1 281 840 3576
travis.fatjo@kbcadvisors.com



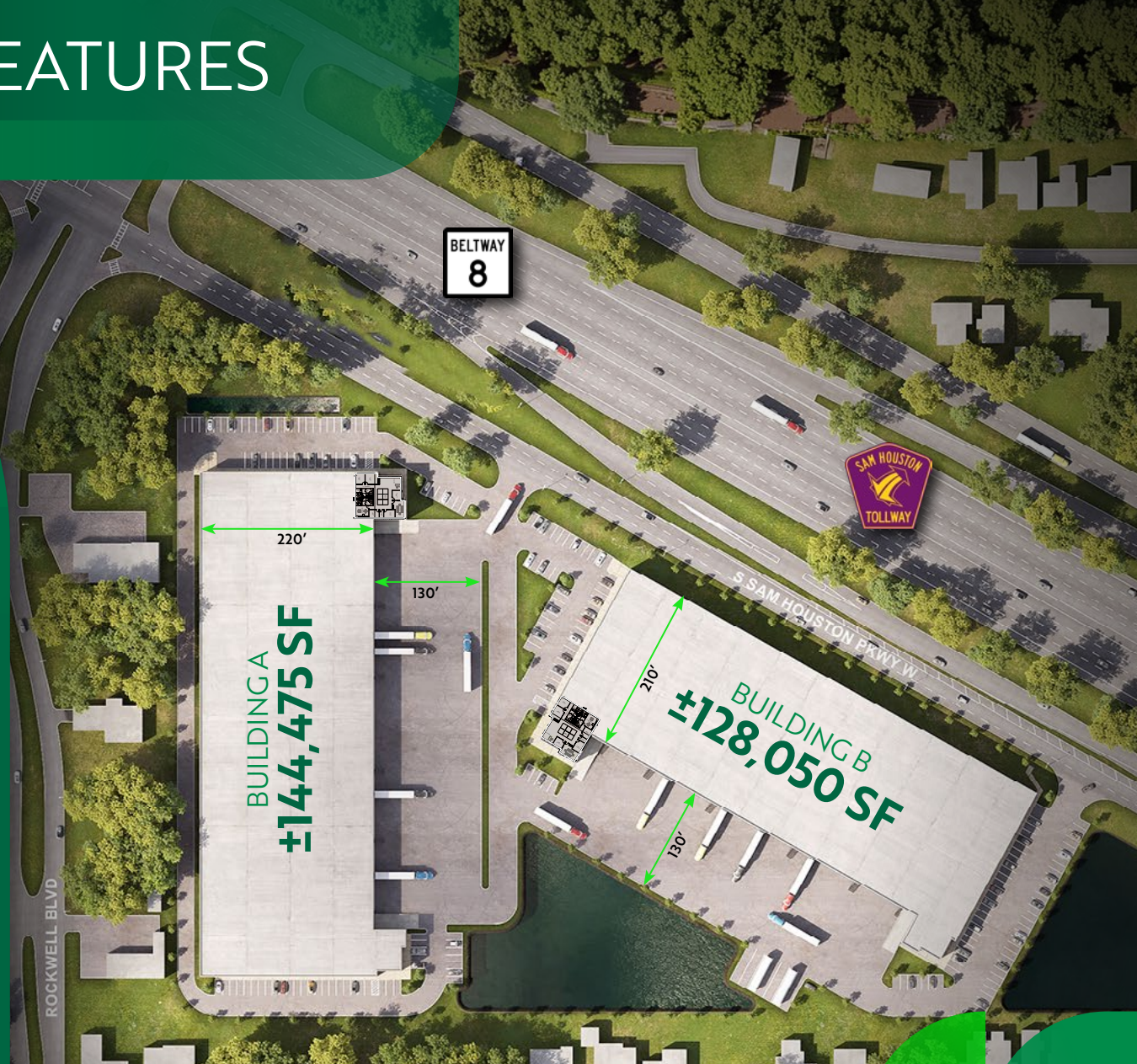
PROPERTY FEATURES

BUILDING A

BUILDING SIZE	±144,475 SF
OFFICE SF	±3,503 SF
CONFIGURATION	Front Load
BUILDING DEPTH	220'
COLUMN SPACING	52' x 53'-4"
SPEED BAY	60'
CLEAR HEIGHT	32'
DOCK DOORS	28 (9' x 10')
RAMPED DOORS	2 (14' x 16')
TRUCK COURT	130'
SPRINKLER	ESFR
AUTO PARKING	91
PIT LEVELERS	10
POWER	3,000 kVA Transformer

BUILDING B

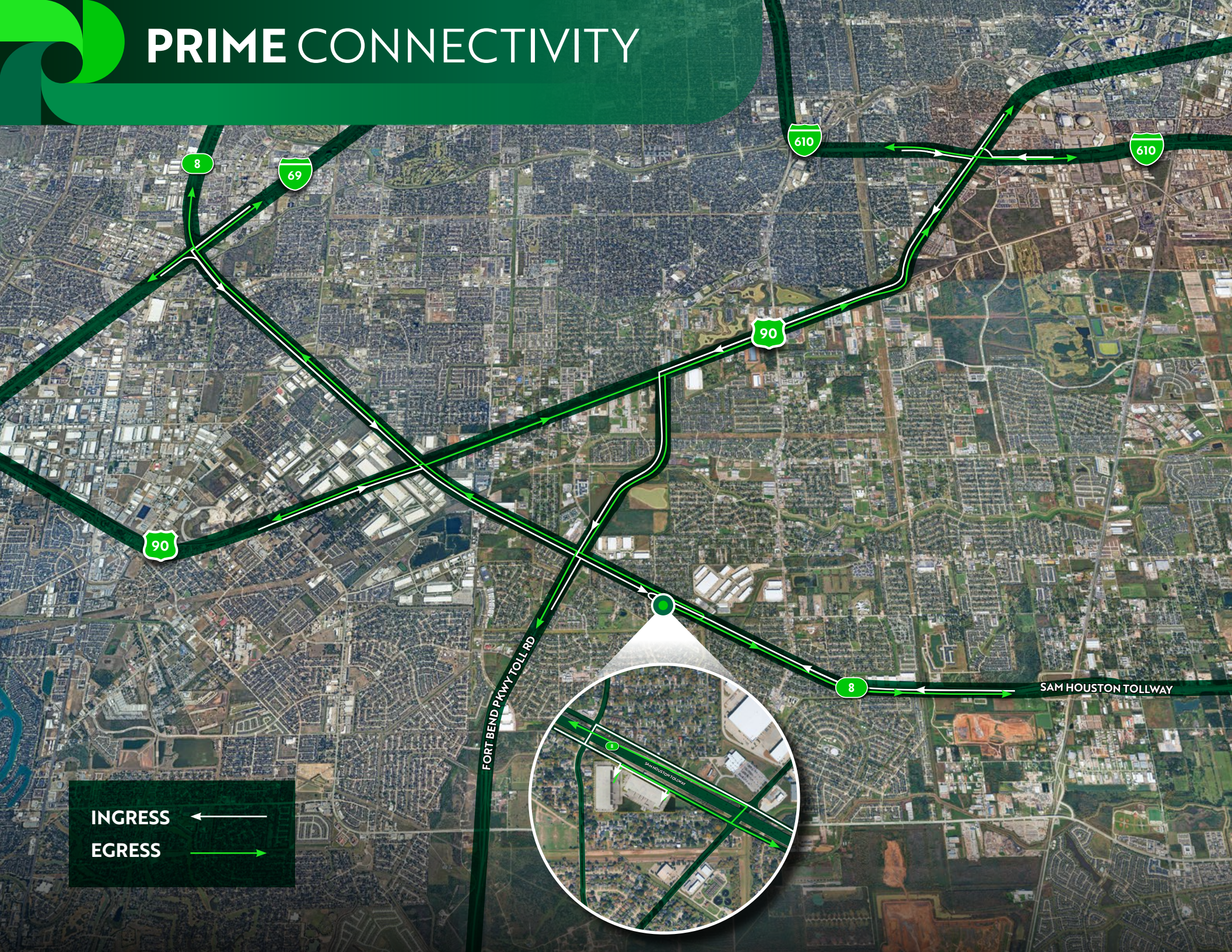
BUILDING SIZE	±128,050 SF
OFFICE SF	±3,503 SF
CONFIGURATION	Front Load
BUILDING DEPTH	210'
COLUMN SPACING	52' x 50'
SPEED BAY	60'
CLEAR HEIGHT	32'
DOCK DOORS	28 (9' x 10')
RAMPED DOORS	2 (14' x 16')
TRUCK COURT	130'
SPRINKLER	ESFR
AUTO PARKING	118
TRAILER PARKING	7
PIT LEVELERS	10
POWER	3,000 kVA Transformer



PROPERTY ADVANTAGES

- BELTWAY 8 FRONTAGE AND VISIBILITY
- LOW TAX RATE
- LOCATED IN AN OPPORTUNITY ZONE

PRIME CONNECTIVITY



INGRESS
EGRESS

An aerial map of Houston, Texas, featuring a large number of corporate logos overlaid on the city grid. The logos represent various companies, including Safespill, readyfresh, Coca-Cola, TMC, NOY, Graywolf, Allchem, Dodson Valco, Texas Pipe & Supply, Westore Frozen, Sharps, Dimare, TAS, Empire Auto Parts, Amazon, Core Lighting, Vector, Merit Medical, Dover Precision Components, Garvee, Canopy Solutions, AOI, Ferguson, Milestone Products, O.K.T. Lighting, Imperial Dade, Chronos USA, Little Caesars Pizza, Blue Line, Texas Expo, AEX, Porcelanosa, 4PX, Lowe's, Floors for Living, NatureBest, Amazon, FedEx, Keith, Pepsi, Frito Lay, Tribocor Technologies, Inc., SLG Lighting, GTI, Immatix, Neo Genomics, Homelegance, Win Supply, VWR, Chaoda, New Era Innovations, eFulfill, Nrg, DSI Logistics, JDS, Goodman, Yokohama, Memorial Hermann, Penske, Graywolf, Warren Valve, and Rockwell8 Business Park. The map also shows major highways (Interstates 69, 610, 90, 45, 35, 288, and State Road 6) and the city of Houston. A green circle marks the location of Rockwell8 Business Park. A compass rose is in the bottom right corner.

LABOR REACH



WAREHOUSE WORKERS

\$16.51

Avg Hourly Earnings

15 MIN 30 MIN 45 MIN

7,317 50,194 95,246

2025 Resident Workers

27% 25% 26%

Past 5-Year Growth

-573 12,019 16,029

2025 Net Commuters



FORKLIFT DRIVERS

\$19.44

Avg Hourly Earnings

15 MIN 30 MIN 45 MIN

871 6,331 12,379

2025 Resident Workers

22% 19% 19%

Past 5-Year Growth

-114 1,117 2,003

2025 Net Commuters



MANUFACTURING & FABRICATING

\$18.30

Avg Hourly Earnings

15 MIN 30 MIN 45 MIN

1,151 8,689 16,839

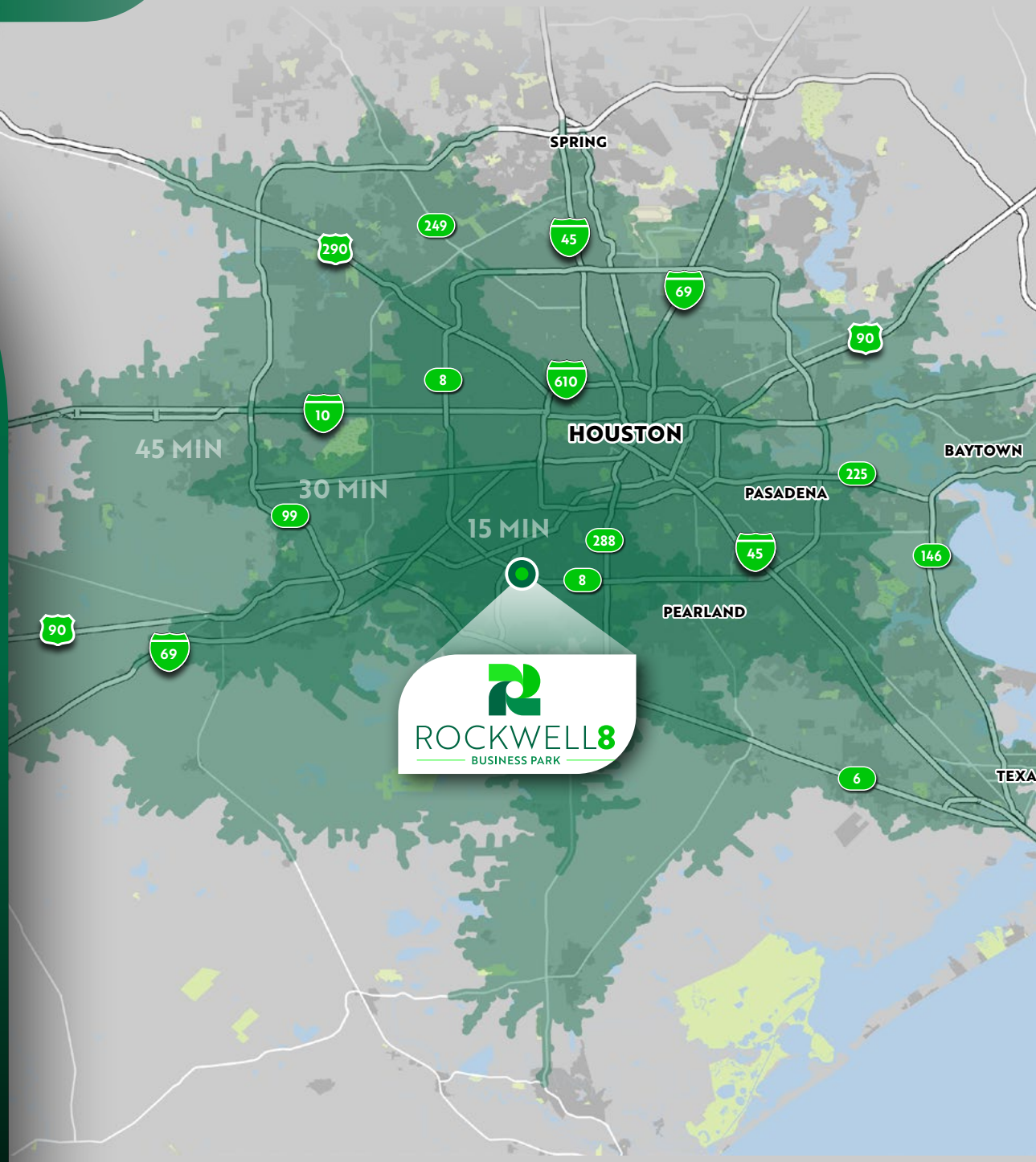
2025 Resident Workers

6% 4% 5%

Past 5-Year Growth

-71 2,379 4,063

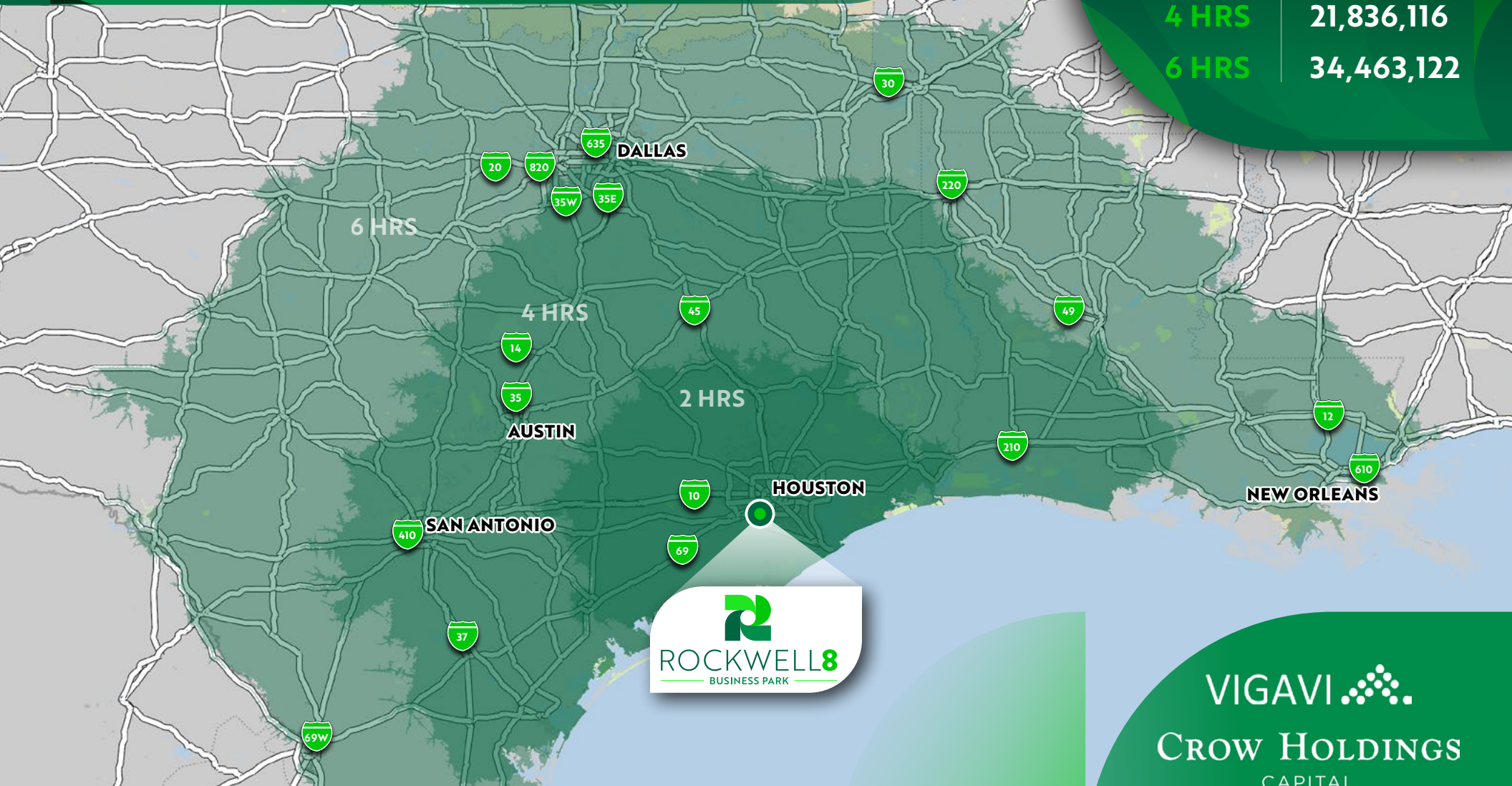
2025 Net Commuters



POPULATION REACH

2026 TOTAL POPULATION

2 HRS	9,076,922
4 HRS	21,836,116
6 HRS	34,463,122



VIGAVI 
CROW HOLDINGS
CAPITAL



WOODY HILLIER

+1 832 928 1139
woody.hillier@kbcadvisors.com

WILLIAM CARPENTER, SIOR

+1 713 204 4716
william.carpenter@kbcadvisors.com

JAX RAWLINSON

+1 832 491 9963
jax.rawlinson@kbcadvisors.com

TRAVIS FATJO

+1 281 840 3576
travis.fatjo@kbcadvisors.com

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

 KBCADVISORS.COM