

KUYKENDAHL 45 CROSSING

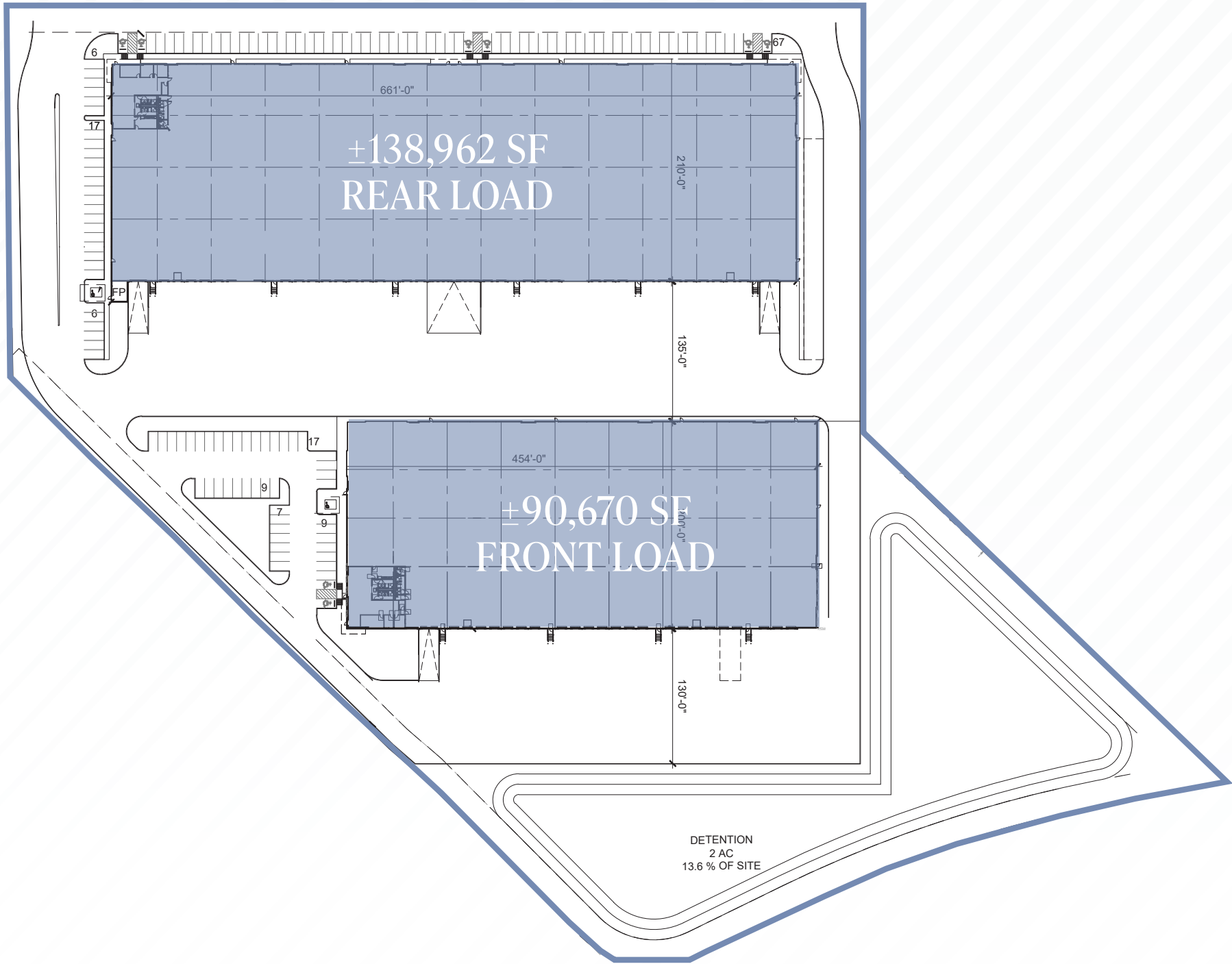
12939 & 12945 KUYKENDAHL ROAD, HOUSTON, TX 77014



±138,962 SF AND ±90,670 SF
FOR SALE OR LEASE | DELIVERING Q4 2026

IDV CBRE

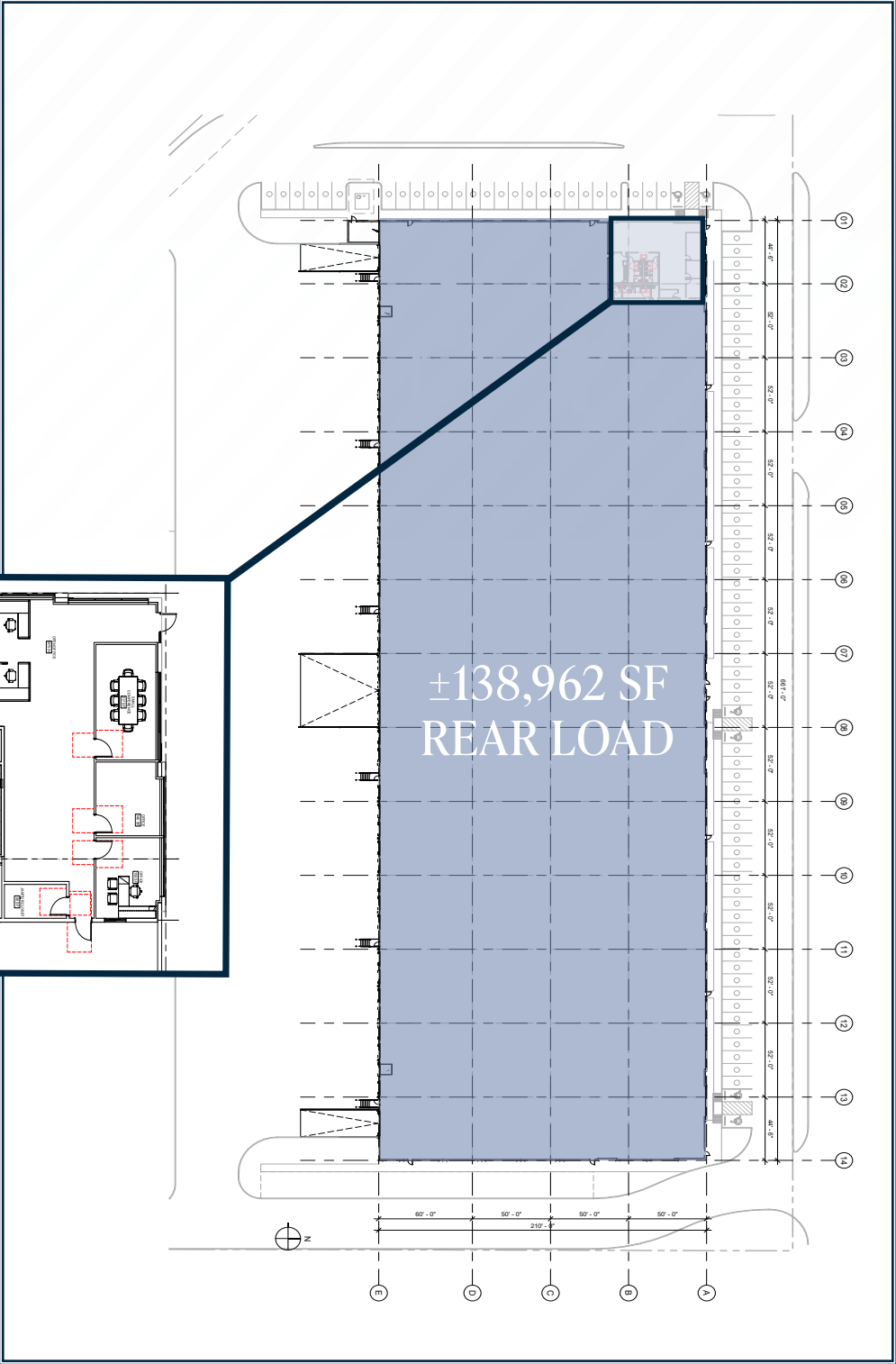
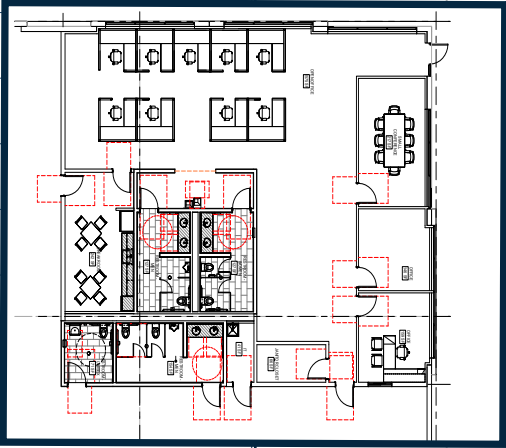
BUSINESS PARK SITE PLAN



BUILDING 1

12939 KUYKENDAHL RD

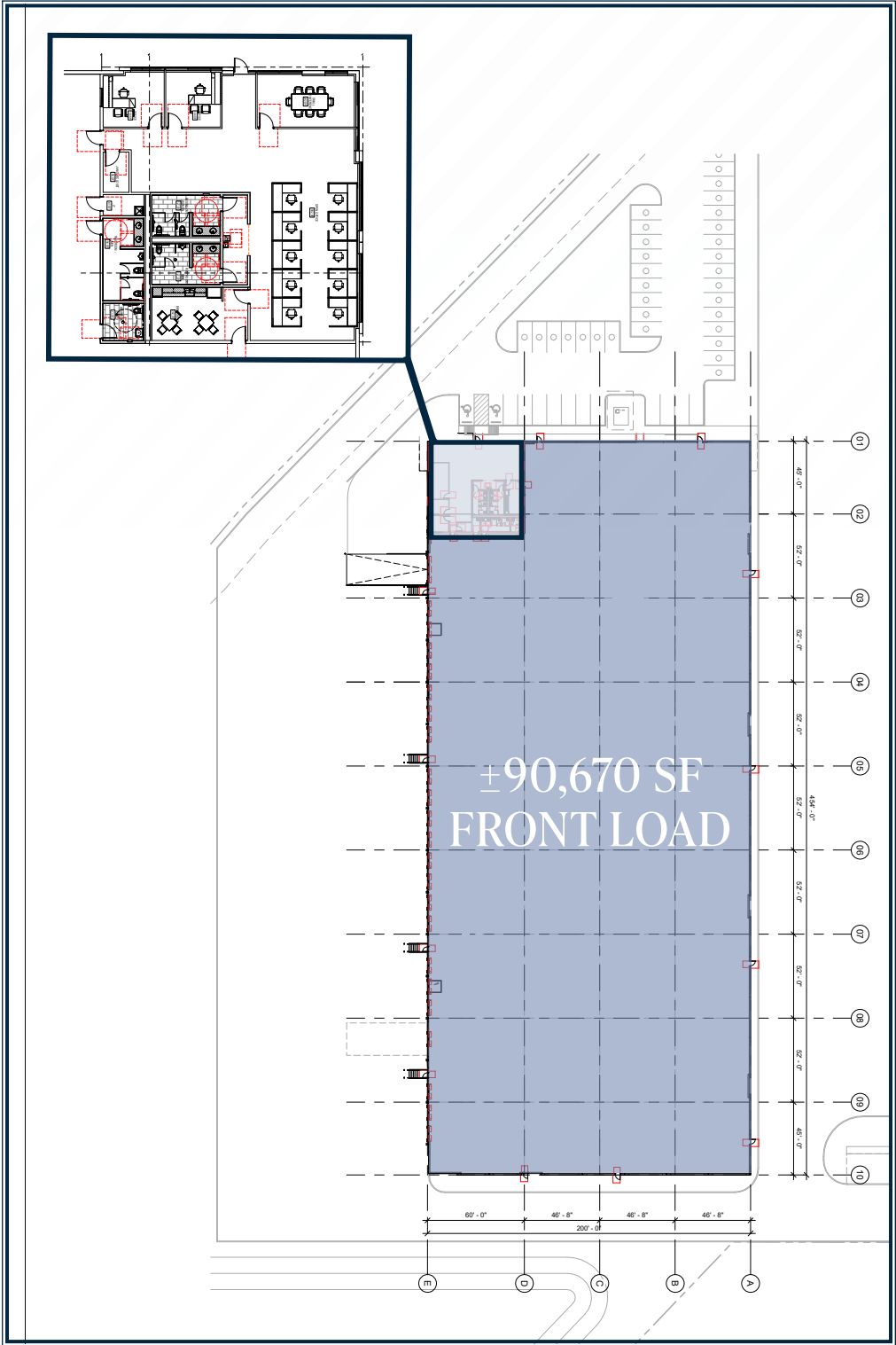
BUILDING 1	
Address	12939 Kuykendahl Road, Houston, TX
Total Square Feet	±138,962 SF
Office Size	±3,405 SF
Column Spacing	50' x 52'
Fire Protection	ESFR
Loading Type	Rear Load
Clear Height	32'
Dock Doors	36 (9' x 10')
Dock Levelers with Pit	2 40k-lb Mechanical (7' x8')
Drive In Ramps	4 (16' x 18')
Truck Court Depth	130'
Building Depth	210'
Car Parking	±96
Power	3000 Amps
Lighting	2 LED Fixtures Per Bay
Exhaust Fans	1 Air Change Per Hour
Flooring	Joint Sealants + Diamond Hard Floor Sealer



BUILDING 2

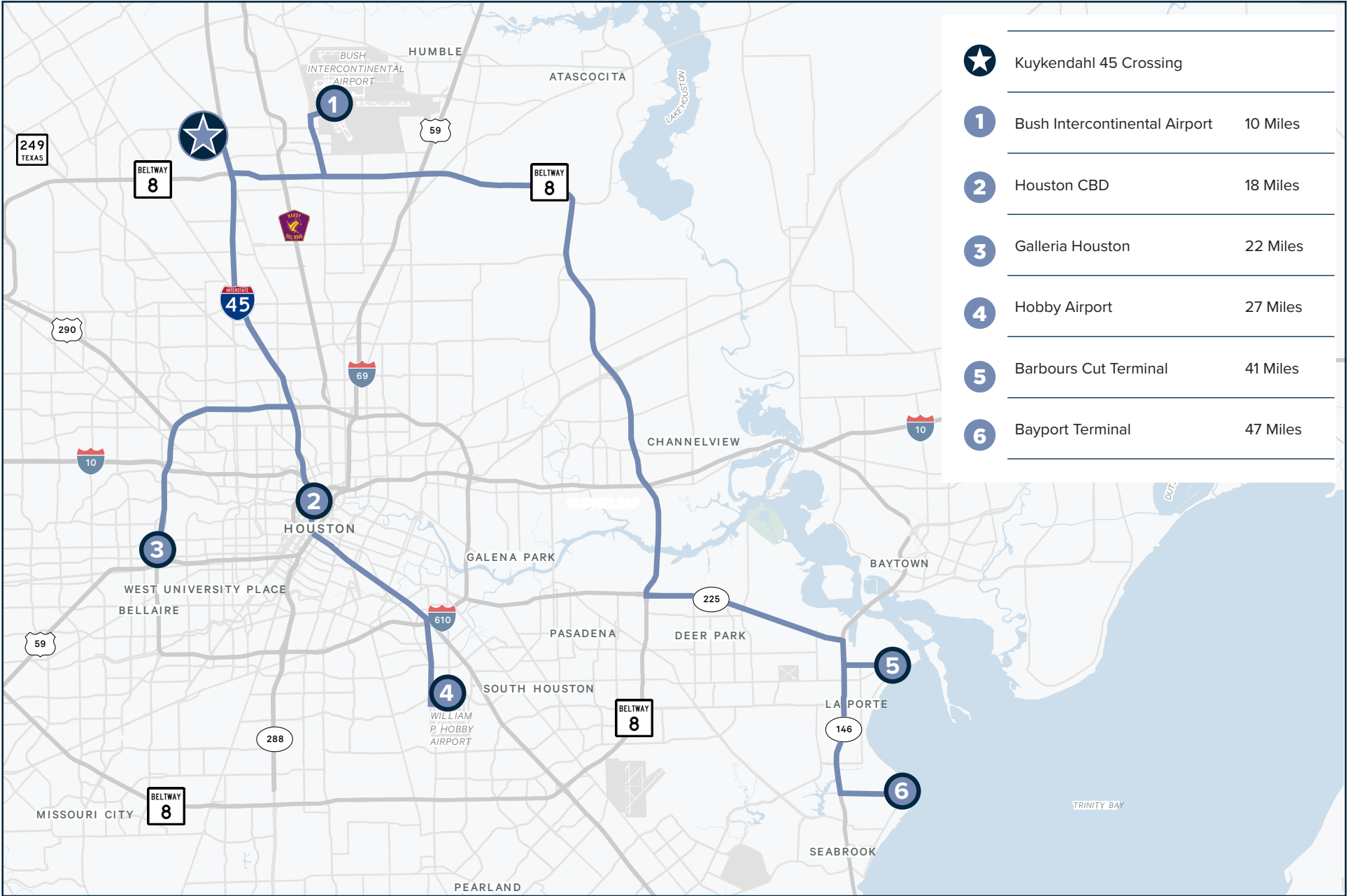
12945 KUYKENDAHL RD

BUILDING 2	
Address	12945 Kuykendahl Road, Houston, TX
Total Square Feet	±90,670 SF
Office Size	±3,348 SF
Column Spacing	46'8" x 52'
Fire Protection	ESFR
Loading Type	Front Load
Clear Height	32'
Dock Doors	23 (9' x 10')
Dock Levelers with Pit	2 40k-lb Mechanical (7' x8')
Drive In Ramps	1 (16' x 18')
Truck Court Depth	130'
Building Depth	200'
Car Parking	±46
Power	2000 Amps
Lighting	2 LED Fixtures Per Bay
Exhaust Fans	1 Air Change Per Hour
Flooring	Joint Sealants + Diamond Hard Floor Sealer



Drive Times & Routes

Map





Contacts

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