




LOWER KIRBY INDUSTRIAL PARK

15020 KIRBY DRIVE | PEARLAND, TX 77047



An aerial photograph of the Lower Kirby Industrial Park in Pearland, TX. The image shows several large, modern industrial buildings with grey roofs and white walls, surrounded by green lawns and numerous trees. A large parking lot with many cars is visible in the foreground. In the background, a dense residential area with many houses is visible under a cloudy sky. A semi-transparent text box is overlaid on the top right of the image.

Lower Kirby Industrial Park is a 24-acre, master-planned industrial campus and a new cornerstone of Lower Kirby District in Pearland, TX. Positioned at the heart of a 1,200-acre mixed-use corridor and anchored by major infrastructure, The Park is purpose-built to meet the needs of forward-looking businesses ready to expand, relocate or scale.

 **24 ACRES.
INFINITE POSSIBILITIES.**

YOUR NEXT INDUSTRIAL HOME






- Lower Kirby Industrial Park enjoys a rare convergence of premium location and effortless connectivity, situated in the heart of the Lower Kirby District at the southwest corner of Beltway 8 and State Highway 288. The Park offers immediate access to Houston's major regional arteries, international airports, seaports and rail corridors.

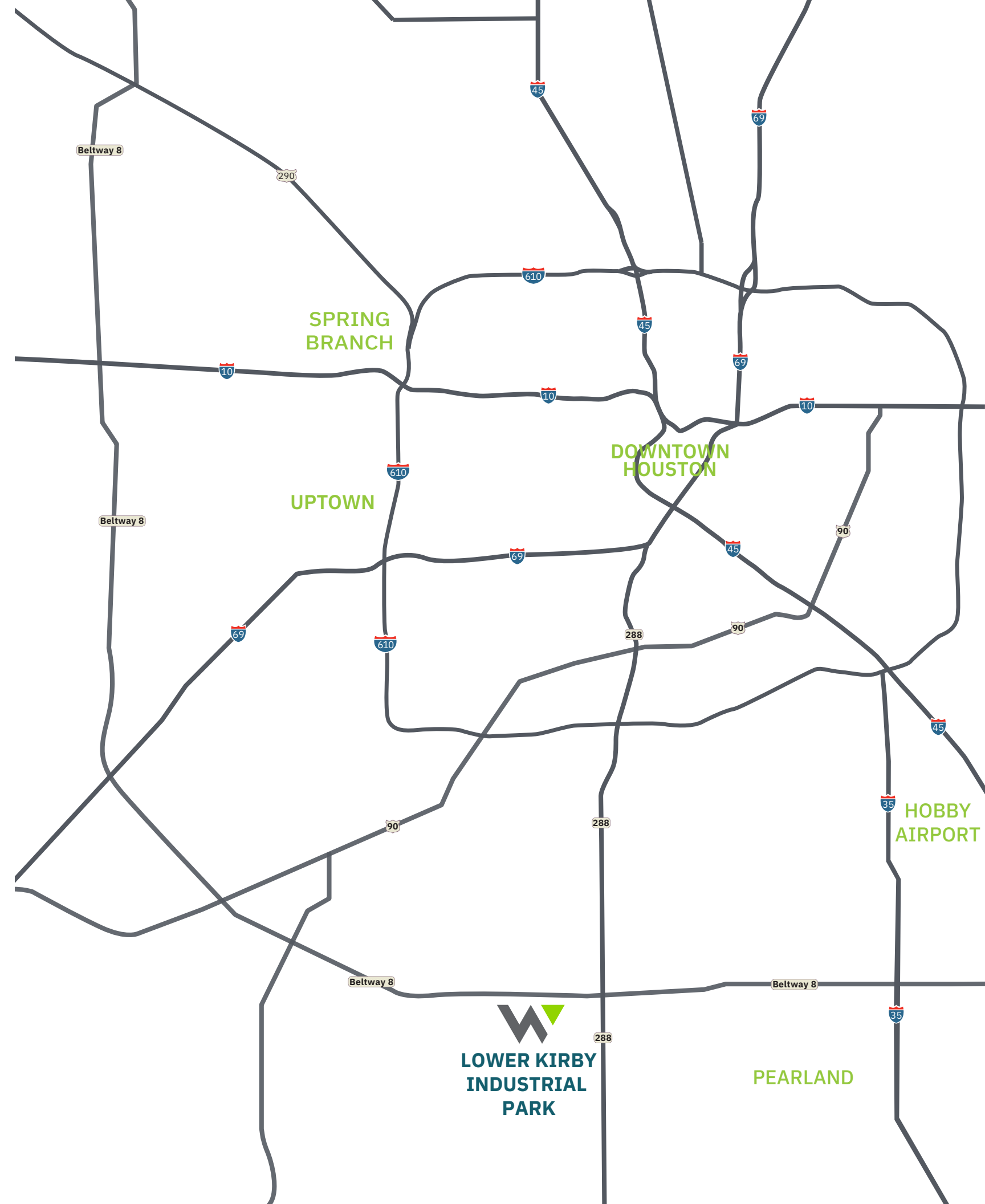


POSITIONED TO PROSPER

Lower Kirby Industrial Park sits in Pearland, only about 20–25 miles south of downtown Houston. Nestled at the crossroads of Beltway 8 and State Highway 288, The Park offers direct freeway access to Houston’s job centers, ports, airports and regional infrastructure — combining suburban-area advantages with connectivity to the broader metro.

DRIVE TIME

-  Pearland | 18 MINS
-  Hobby Airport | 19 MINS
-  Downtown | 20 MINS
-  Uptown | 23 MINS
-  Spring Branch | 25 MINS



IN GOOD COMPANY

The area surrounding Lower Kirby Industrial Park has everything you need including accessible airports, several lodging accommodations, and plenty of restaurants and bars.

AIRPORTS

William P. Hobby Airport (HOU)
George Bush Intercontinental Airport (IAH)
Sugar Land Regional Airport (SGR)

HOTELS

SpringHill Suites by Marriott
Hilton Garden Inn Houston
Courtyard by Marriott
Hampton Inn

RESTAURANTS & BARS

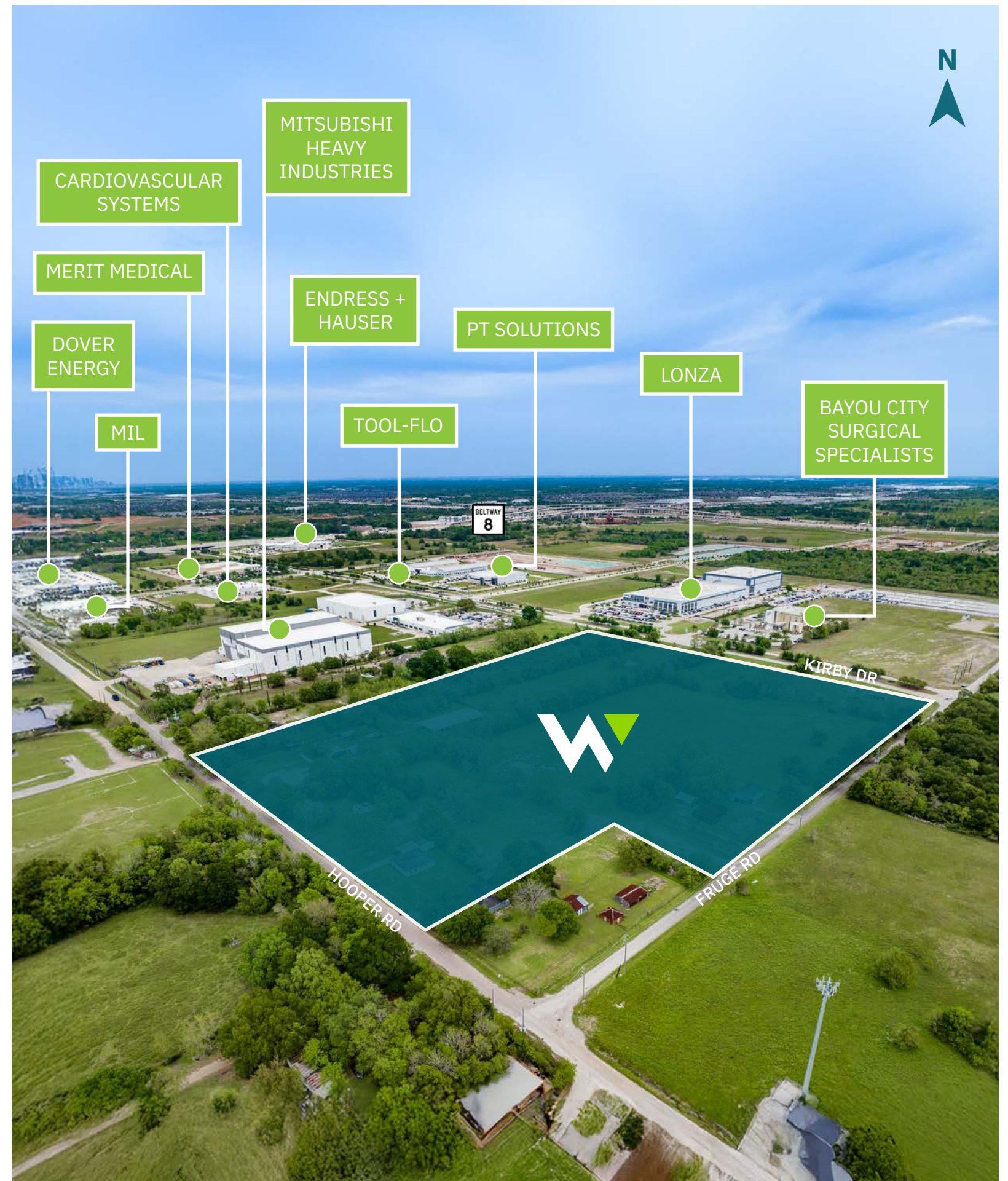
Gringo's Mexican Kitchen
BreWingZ Restaurant & Bar
BJ's Restaurant & Brewhouse
BB's Tex-Orleans
LongHorn Steakhouse
Fish City Grill
Cracker Barrel Old Country Store
Raising Cane's

INDUSTRIAL BUSINESSES

Lonza
Merit Medical Systems
Tool-Flo Manufacturing
PT Solutions
Mitsubishi Heavy Industries Compressor International Corporation
Dover Energy
Endress+Hauser Gulf Coast Regional Campus
Lonestar Electric Supply

POINTS OF INTEREST

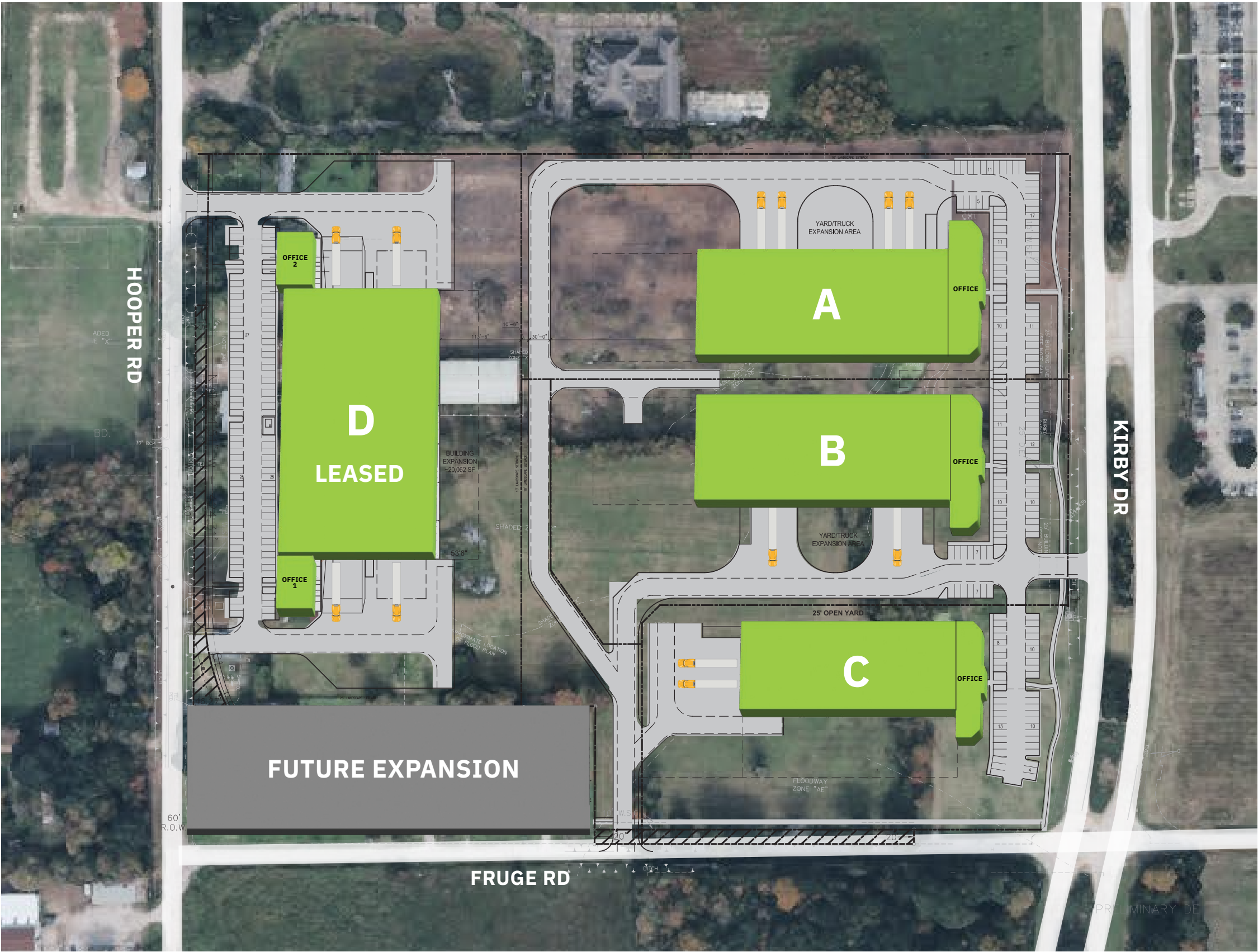
Pearland Town Center
Shadow Creek Ranch Nature Trail
The Sports Complex at Shadow Creek Ranch
Diamond Bay Water Park



SITE PLAN

Lower Kirby Industrial Park, totalling over 250K SF, is a deed-restricted industrial campus offering direct access to Sam Houston Tollway (Beltway 8), making regional connectivity and logistics effortless.

BUILDING		SF
A		60,000
B		60,000
C		43,000
D	LEASED	87,750



BUILDING A

60,000 SF

AVAILABLE 4TH QUARTER 2026



BUILDING SPECIFICATIONS

OFFICE SF	6,000 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



BUILDING B

60,000 SF

AVAILABLE 4TH QUARTER 2026



BUILDING SPECIFICATIONS

OFFICE SF	6,000 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



BUILDING C

43,000 SF

AVAILABLE 4TH QUARTER 2026



BUILDING SPECIFICATIONS

OFFICE SF	4,300 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



BUILDING D

87,750 SF

LEASED



BUILDING SPECIFICATIONS

OFFICE SF	7,500 SF
DOORS	(4) 16' X 16' (8) 9' X 10' OHD
EAVE HEIGHT	34' 32' (CLEAR)
ELECTRICAL	3PH/480V/3000AMPS
CRANES	(1) 20-TON
EXTERIOR	TILT-WALL CONSTRUCTION





READY TO BUILD YOUR FUTURE?
PRE-LEASE NOW.

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