

LOWER KIRBY INDUSTRIAL PARK



15020 KIRBY DRIVE | PEARLAND, TX 77047

 Welcome
Group



► **24 ACRES.
INFINITE POSSIBILITIES.**

► 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.

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.

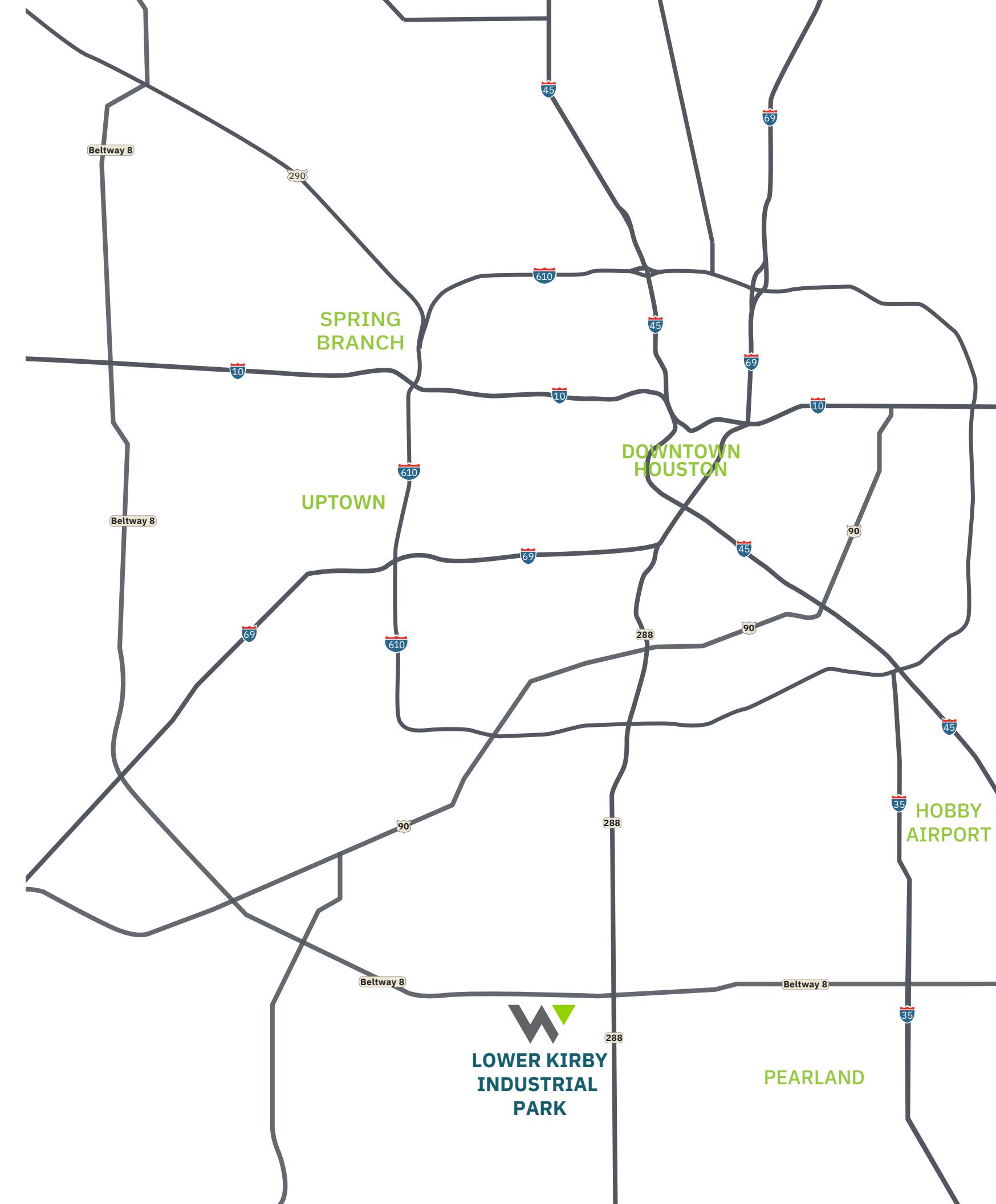


POSITIONED TO PROSPER

- 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

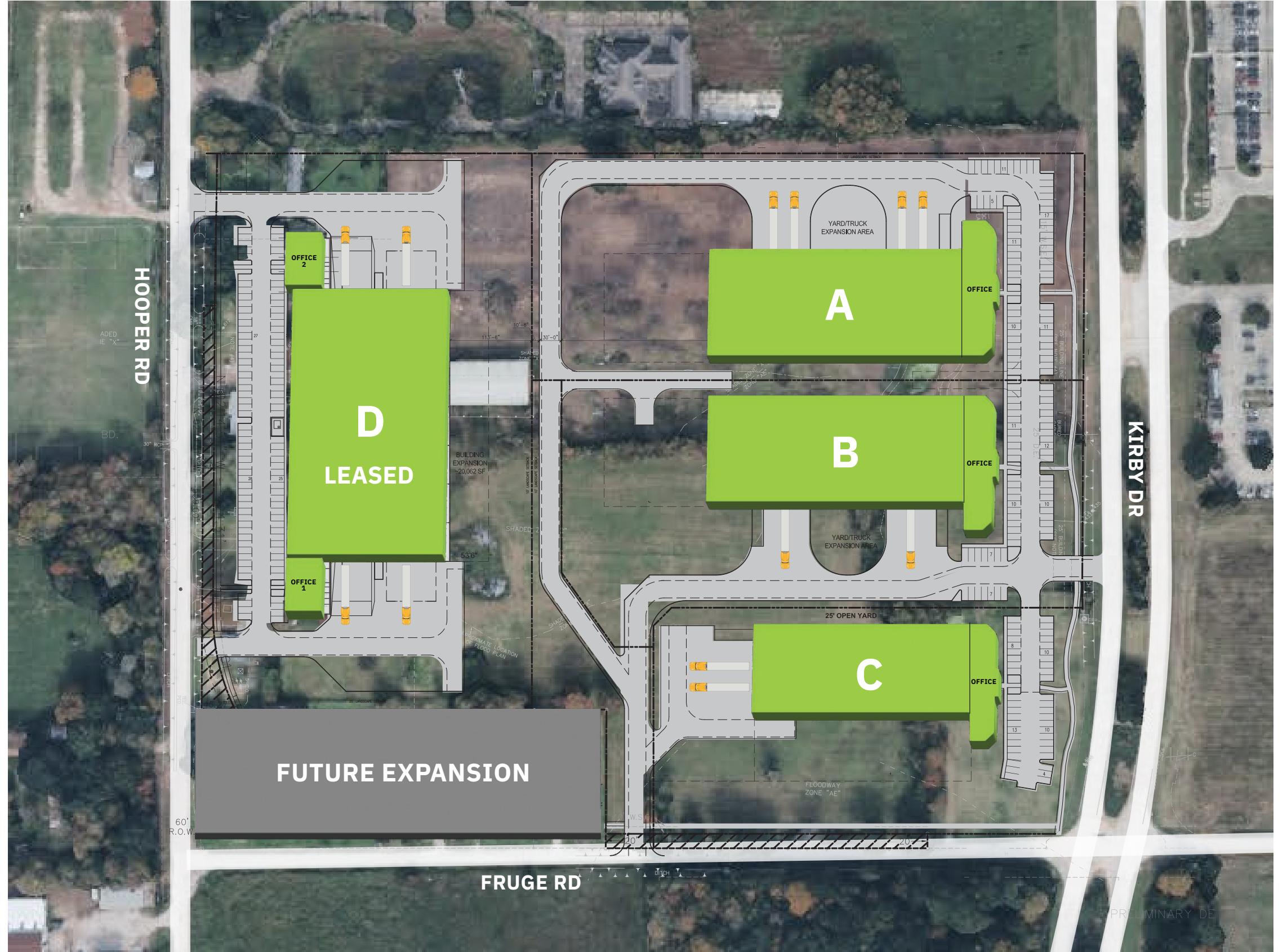
- Pearland Town Center
- Shadow Creek Ranch Nature Trail
- The Sports Compex at Shadow Creek Ranch
- Diamond Bay Water Park



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	TIILT-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	TIKT-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	TIKT-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	TIKT-WALL CONSTRUCTION





**READY TO BUILD YOUR FUTURE?
PRE-LEASE NOW.**



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