

# KIRKWOOD TECH CENTER

12705 S KIRKWOOD ROAD, STAFFORD, TX 77477



**SOUTHWEST HOUSTON/  
SUGAR LAND SUBMARKET**



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



**13' CLEAR HEIGHT**



**CLIMATE-CONTROLLED  
WAREHOUSE**



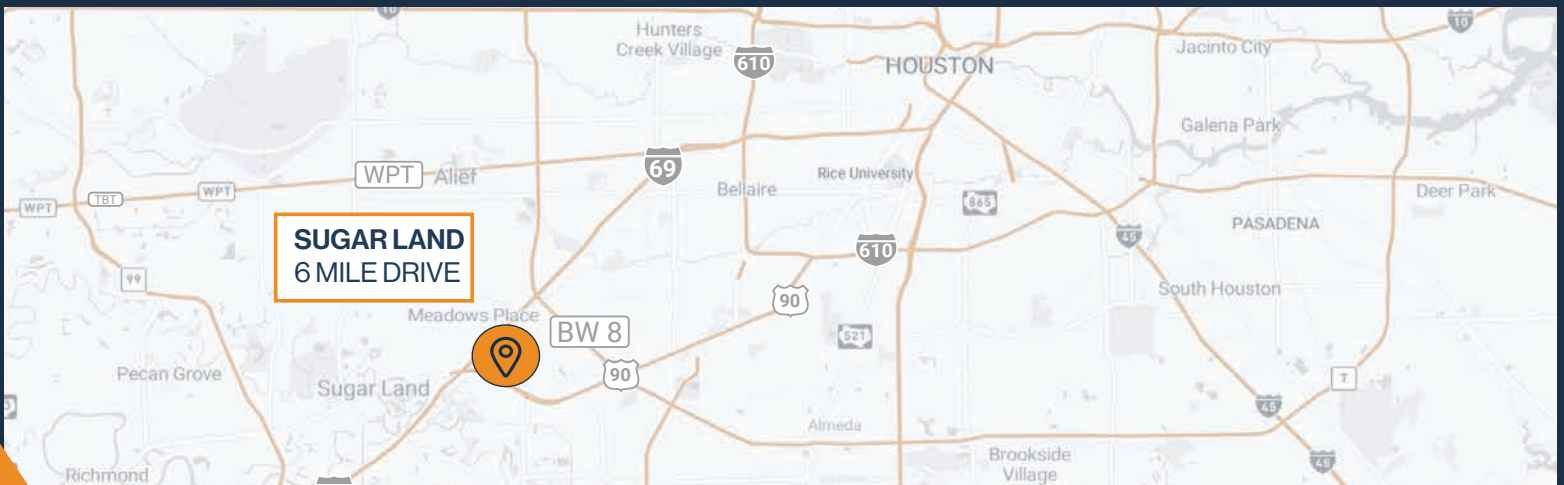
**GLASS STOREFRONT**



**10' X 10' GRADE-LEVEL LOADING**



**2,778 - 3,058 SF SUITE  
AVAILABLE**



**RYAN YOUNG**



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**FORT**  
LEASING

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



## SITE PLAN



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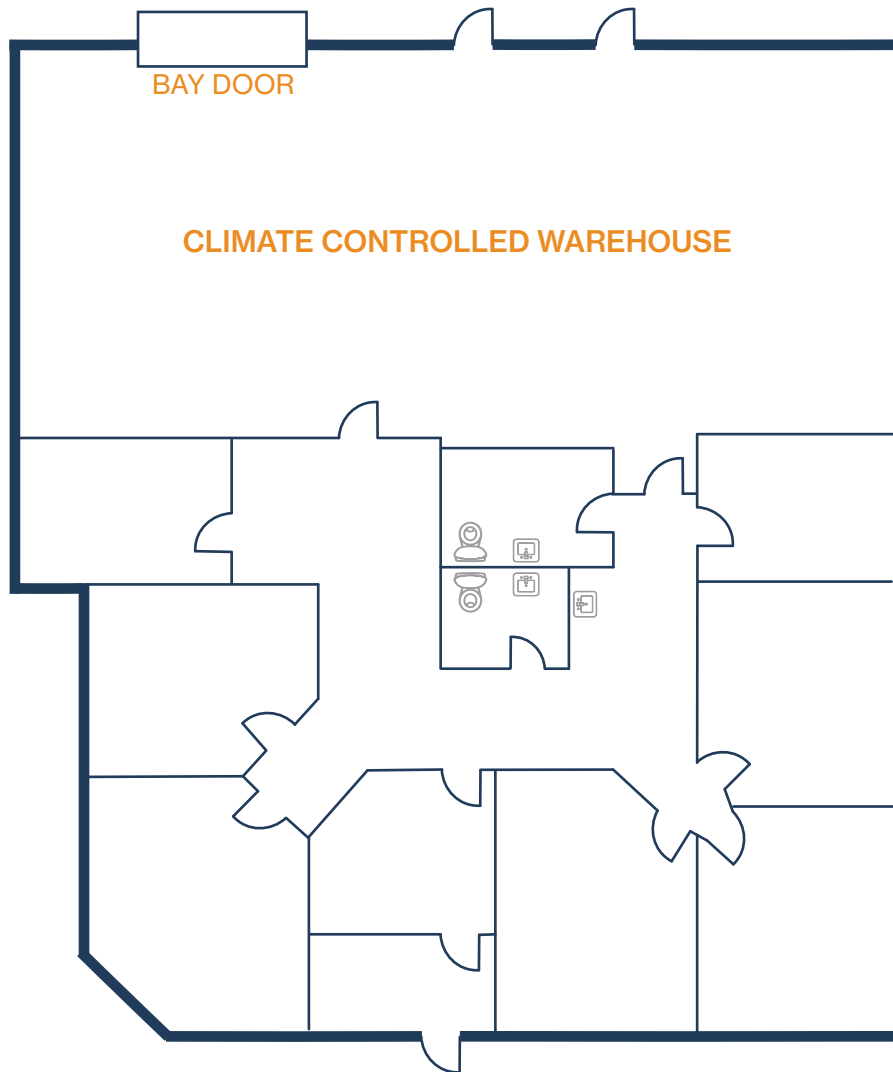


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## FLOOR PLAN — AVAILABLE IMMEDIATELY

- » 3,058 SF Total Available
- » 1,376 SF Office
- » 1,682 SF Warehouse
- » (1) Grade-Level Door
- » Climate-Controlled Warehouse



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## FLOOR PLAN — AVAILABLE IMMEDIATELY

- » 2,778 SF Total Available
- » 1,178 SF Office
- » 1,600 SF Warehouse
- » (1) 10' x 10' Grade-Level Door
- » Climate-Controlled Warehouse



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