



FOR LEASE
INDUSTRIAL DEVELOPMENT
LAST SPACE AVAILABLE

REAR LOAD - 82,560 SF



14649 Almeda School Road Houston, TX 77047



PROPERTY HIGHLIGHTS

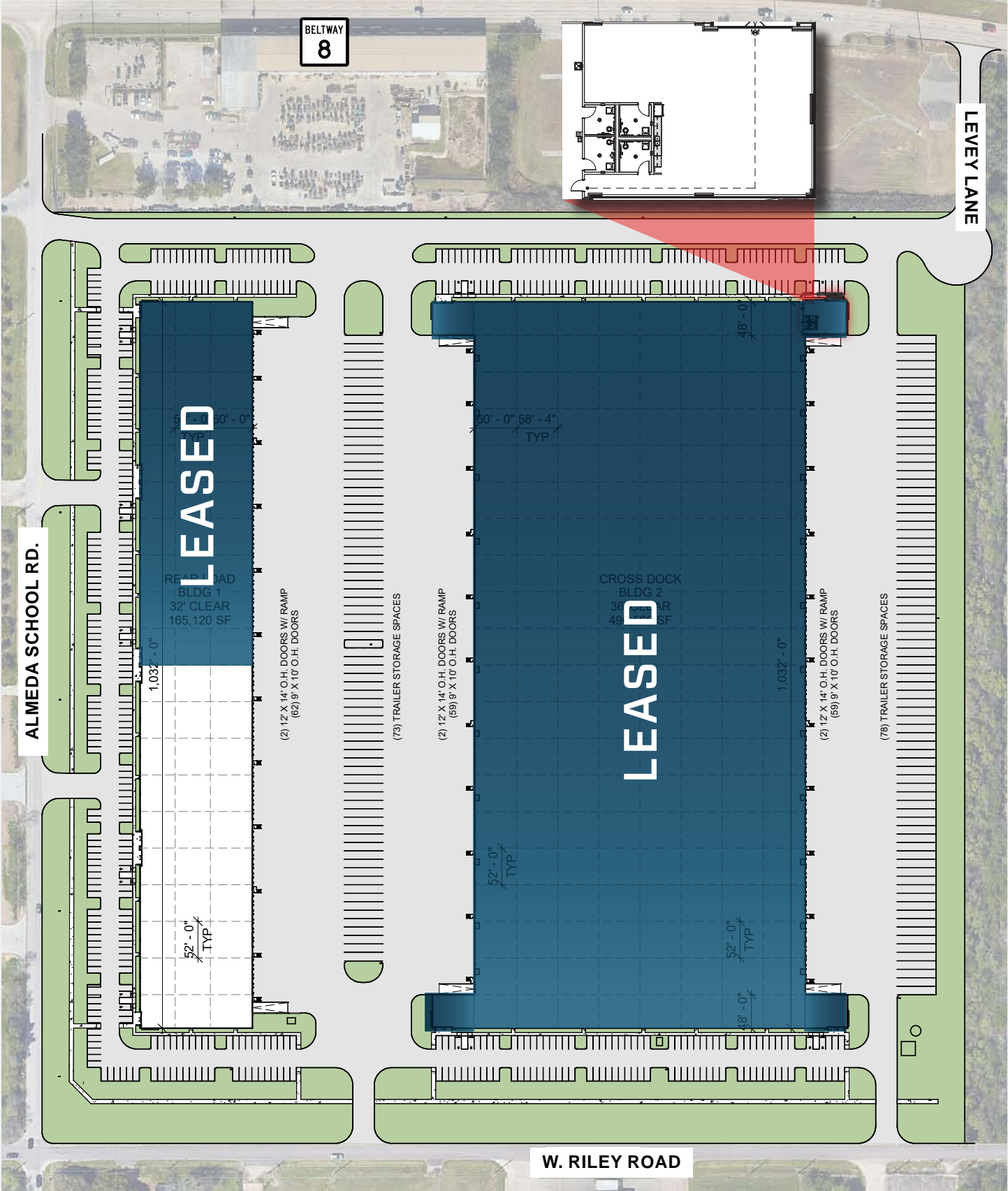
SITE PLAN

BUILDING 1 | REAR LOAD

- **Size:** 82,560 SF - Divisible
- **Office:** BTS
- **Sprinkler System:** ESFR
- **Clear Height:** 32'
- **Dock-High Doors:** 31
- **Drive-in Door:** 1
- **Building Depth:** 160'
- **Truck Court Depth:** 130' truck court with an additional 55' trailer parking
- **Column Spacing:** 52' x 50'
- **Speed Bay:** (60')
- **Auto Parks:** 272
- **Trailer Parks:** Up to 73
- **Power:** 2,500 amps 277/480 v 3 PH
- **LED Warehouse Lighting**
- **Whiteboxing** Entire Warehouse Walls

BUILDING 2 | CROSS DOCK

- **Size:** 496,560 SF - Divisible
- **Office:** 3,000 SF
- **Sprinkler System:** ESFR
- **Clear Height:** 36'
- **Dock-High Doors:** 18
- **Pit-style dock levelers:** 22
- **Drive-in Doors:** 4
- **Building Depth:** 470'
- **Truck Court Depth:** 130' truck court with an additional 55' trailer parking
- **Column Spacing:** 52' x 58'4"
- **Speed Bay:** (60')
- **Auto Parks:** 112
- **Trailer Parks:** Up to 151
- **Power:** 3,000 amps 277/480 v 3 PH
- **LED Warehouse Lighting**
- **Whiteboxing** Entire Warehouse Walls



PRIME ACCESS



STRATEGIC BUSINESS FRIENDLY LOCATION

FOREIGN TRADE ZONE - LOCATED IN FTZ #84

provides manufacturer-shippers with duty deferred, in-transit storage and assembly of products for import and no duty assessment on products re-exported.

FREEPORT TAX EXEMPTION

Freeport Tax Exemption offered by City Of Pearland, Lower Kirby Pearland Management District, Harris County Flood Control, Port of Houston Authority, and Harris County Hospital District.

THRIVING COMMUNITY

Lower Kirby in Pearland is a remarkable, 1,200-acre mixed-use district offering dynamic opportunities today and for decades to come. Located just south of Houston, businesses can take advantage of amenitized sites and excellent infrastructure. Strategically situated at the southwest corner of the intersection of Beltway 8 and State Highway 288, Lower Kirby offers available land, a motivated workforce and highway access needed to deliver results. All nestled around landscaped boulevards, walking trails and scenic parks and positioned in a region recognized as one of the fastest growing areas in the nation. Lower Kirby is located just north of Shadow Creek Ranch, one of our region's premiere master planned communities. If you want to build or expand a business, Lower Kirby is the perfect choice in Pearland — and in Texas.



INGRESS/EGRESS



HEADING EAST

TAKING BELTWAY 8, EXIT ALMEDA RD. CONTINUE ON FEEDER PAST ALMEDA RD. TAKE RIGHT ONTO ALMEDA SCHOOL RD.

HEADING WEST

TAKING BELTWAY 8, EXIT KIRBY/ALMEDA RD. STAY RIGHT AT THE FORK AND MAKE A U-TURN ONTO EAST BOUND FEEDER. TAKE A RIGHT ONTO ALMEDA SCHOOL RD.



FOR MORE INFORMATION, PLEASE CONTACT

MICHAEL FOREMAN

Executive Managing Director
713 963 2850
michael.foreman@cushwake.com

ALLISON BERGMANN

Managing Director
713 963 2865
allison.bergmann@cushwake.com

IRYNA FALYK

Brokerage Specialist
713 260 0226
iryna.falyk@cushwake.com

John Wilson

Levey Group
Director of Acquisitions and Development
832 567 4545
jwilson@leveygroup.com



 **LEVEY
LOGISTICS PARK**

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