



# THE EDGE

INDUSTRIAL PARK

1600 N MAIN STREET, PEARLAND, TX 77581

8 PLANNED, FREESTANDING,  
CRANE READY BUILDINGS **FOR SALE OR LEASE**

BUILDINGS 3, 4, 5  
**IMMEDIATELY AVAILABLE**

NEW CLASS A CONSTRUCTION  
**21,000 - 58,500 SF**

CONTACT BROKER FOR  
SALE PRICE AND/OR LEASE RATE

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# W HIGHLIGHTS

1600 N Main Street, Pearland, TX 77581



TOTAL PARK  
(POTENTIAL)  
**±264,900 SF**



ACREAGE  
**±36 AC**



CONSTRUCTION  
**TILTWALL**



CLEAR HEIGHT  
**±25'**



OFFICE  
**Build To Suit**



SPRINKLERS  
**ESFR READY**



LOADING  
**Grade Level  
with Truck Wells**



CRANES  
**10-Ton Crane Ready  
(20-Ton Capable)  
±21' Hook Height**

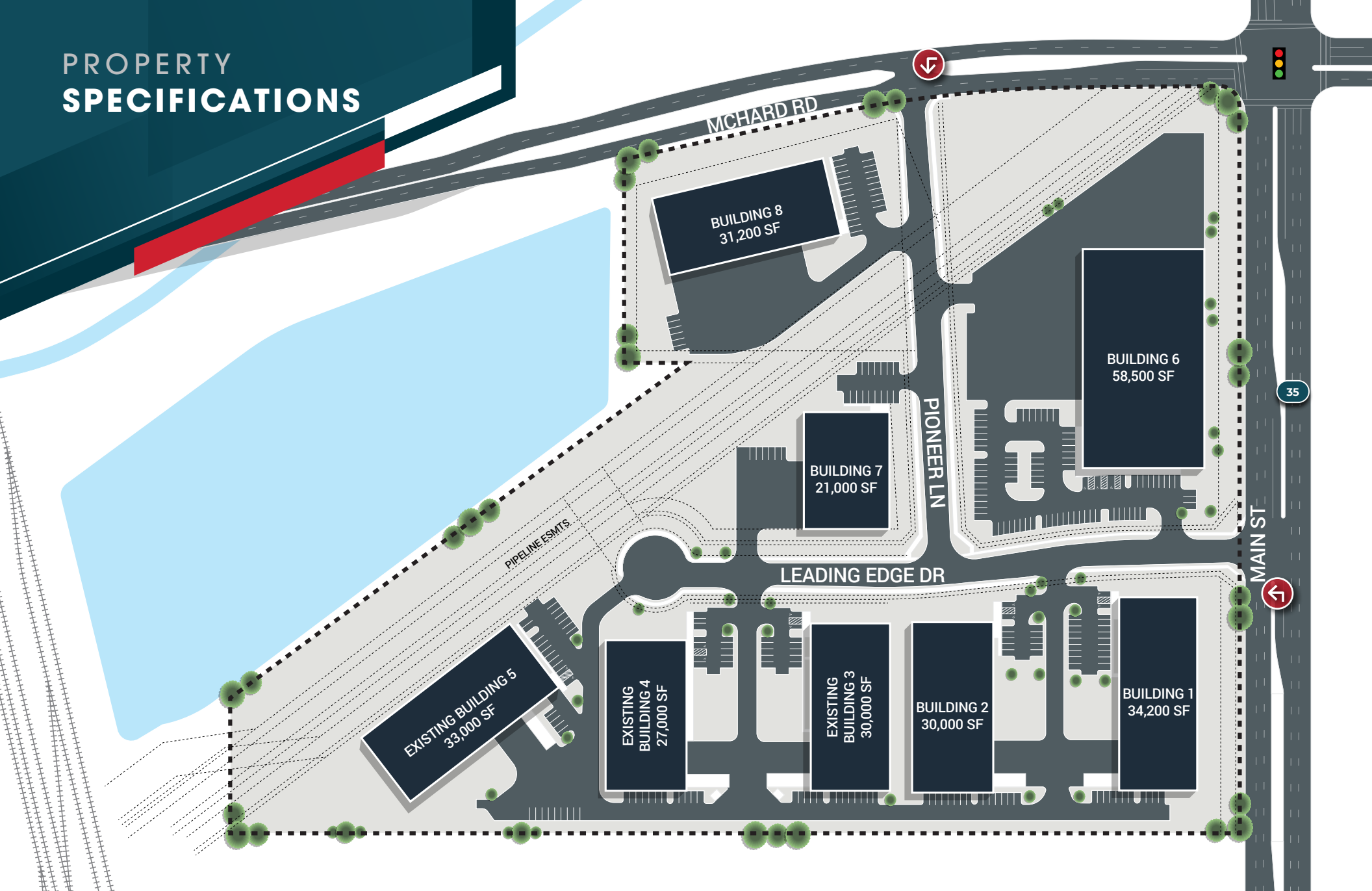


POWER  
**480 Volt, 3-Phase,  
600 Amps**



UTILITIES  
**City Water  
& Sewer**

PROPERTY  
SPECIFICATIONS



PHASE 1

BUILDING 3	30,000 SF
BUILDING 4	27,000 SF
BUILDING 5	33,000 SF

CONCEPTUAL  
PHASE 2

BUILDING 1	34,200 SF
BUILDING 2	30,000 SF
BUILDING 6	58,500 SF

BUILDING 7	21,000 SF
BUILDING 8	21,000 SF
BUILDING 9	31,200 SF



# FUTURE PARK LAYOUT

1600 N Main Street, Pearland, TX 77581





# LOCAL ACCESS



WILLIAM P. HOBBY AIRPORT  
4.5 MI | 8 MINS



BELTWAY 8  
3.2 MI | 6 MINS



## ACCESS POINTS



**HOBBY AIRPORT** 4.5 MILES | 8 MINS



**BELTWAY 8** 1.3 MILES | 3 MINS



**I-45** 6.4 MILES | 7 MINS



**HWY 288** 7.3 MILES | 8 MINS



PREMIER REGIONAL  
CONNECTIVITY



**THE EDGE**  
INDUSTRIAL PARK

PEARLAND

SUGARLAND

MISSOURI CITY

PASADENA

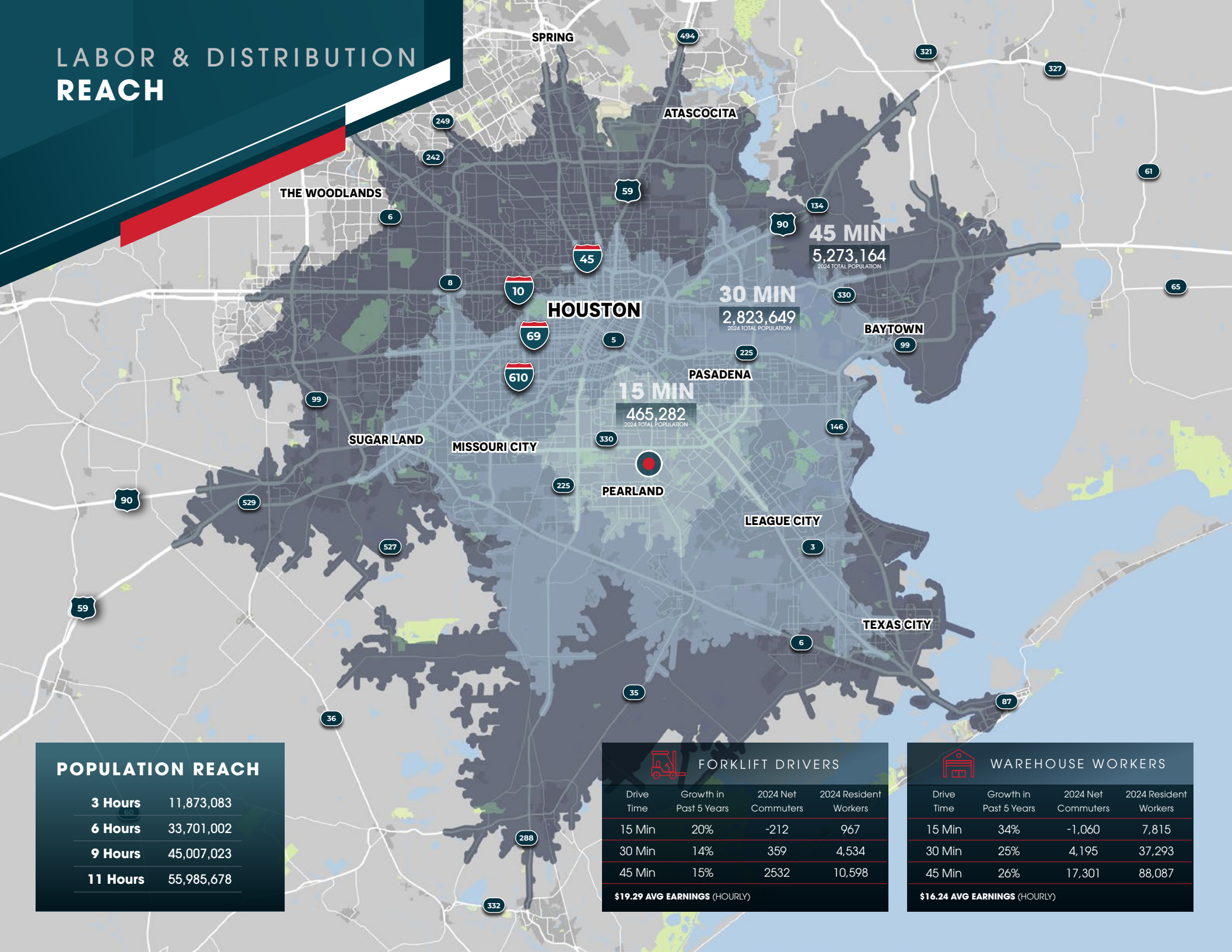
BAYTOWN

ATASCOCITA

LEAGUE CITY



# LABOR & DISTRIBUTION REACH



## POPULATION REACH

3 Hours	11,873,083
6 Hours	33,701,002
9 Hours	45,007,023
11 Hours	55,985,678



## FORKLIFT DRIVERS

Drive Time	Growth in Past 5 Years	2024 Net Commuters	2024 Resident Workers
15 Min	20%	-212	967
30 Min	14%	359	4,534
45 Min	15%	2532	10,598

\$19.29 AVG EARNINGS (HOURLY)



## WAREHOUSE WORKERS

Drive Time	Growth in Past 5 Years	2024 Net Commuters	2024 Resident Workers
15 Min	34%	-1,060	7,815
30 Min	25%	4,195	37,293
45 Min	26%	17,301	88,087

\$16.24 AVG EARNINGS (HOURLY)





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