

FOR LEASE

OFFERING · INDUSTRIAL FACILITY

# 8521 McHard Road

Houston, Texas 77053

**52,250** SF

BUILDING AREA

**14.13** AC

LAND · FULLY FENCED

**10 & 3-**

TON

CRANE-SERVED

**±10** %

SITE COVERAGE · IOS

PROPERTY OVERVIEW

# A low-coverage industrial facility, difficult to replicate

8521 McHard Road is a 52,500 SF crane-served industrial facility on 14.13ac of fully-fenced stabilized yard in the South Houston / Pearland corridor. With a Class A office buildout, a 10-ton crane, this asset offers a combination of features that is increasingly hard to find in today's infill industrial market.



AERIAL · LOOKING NORTH

**52,500**

BUILDING SF

**±615,503**

LAND SF · 14.13 AC

**±14.13**

ACRE LAYDOWN YARD

**10-ton & 3-ton**

OVERHEAD CRANE

SPECIFICATIONS

Address	8521 McHard Rd, 77053
Building Area	52,500 SF
Land Area	14.13 AC (±615,503 SF)
Building Type	Metal Warehouse
Crane	One 10-ton & One 3-ton Overhead
Office	Class A Buildout
Yard	Fully Fenced IOS
Submarket	S. Houston / Pearland

WHY IT LEASES

- **Crane-served** — immediate, expensive-to-replicate lifting capacity in place.
- **Fully fenced yard** — ±14.13 acres of secured outdoor storage / laydown.
- **Low coverage (±10%)** — rare configuration for manufacturing, fabrication & service users.
- **Class A office** — turnkey front-of-house for operations & staff.
- **Corridor access** — SH 288, Beltway 8, Hwy 6 & I-610 within minutes.

BUILDING & SITE FEATURES

# Built for heavy industrial use



10 & 3-TON OVERHEAD CRANE · IN PLACE

01 · CRANE INFRASTRUCTURE

### Crane-served building

A single 10-ton & 3-ton overhead crane provides immediate lifting capacity. Crane-served facilities remain scarce given the cost and lead-time of new crane systems.

02 · OUTDOOR STORAGE

### Fully fenced ±14.13 acre yard

Secured, stabilized laydown yard. Drainage regulations and limited land make comparable IOS sites costly to reproduce — supporting durable value.

03 · OFFICE

### Class A office buildout

Finished, move-in-ready front-of-house space for management and staff, paired with the warehouse and yard behind it.

04 · STRUCTURE

### Metal warehouse · low coverage

52,500 SF of metal warehouse on 14.13 acres — roughly 10% site coverage, ideal for manufacturing, fabrication and industrial service operators.

BUILDING AREA BREAKDOWN

**52,500 SF Total**

**20,000 SF**

OFFICE

**20,000 SF**

WAREHOUSE

**10,500 SF**

SMALL WAREHOUSE

**1,500 SF**

STORAGE GARAGES (2)

THE SITE

# 14.13 secured acres on McHard Road

A • 52,500 SF CRANE BUILDING

B • ±14.13-AC FENCED YARD

C • CLASS A OFFICE

**14.13**  
ACRES FENCED

**52,500**  
BUILDING SF

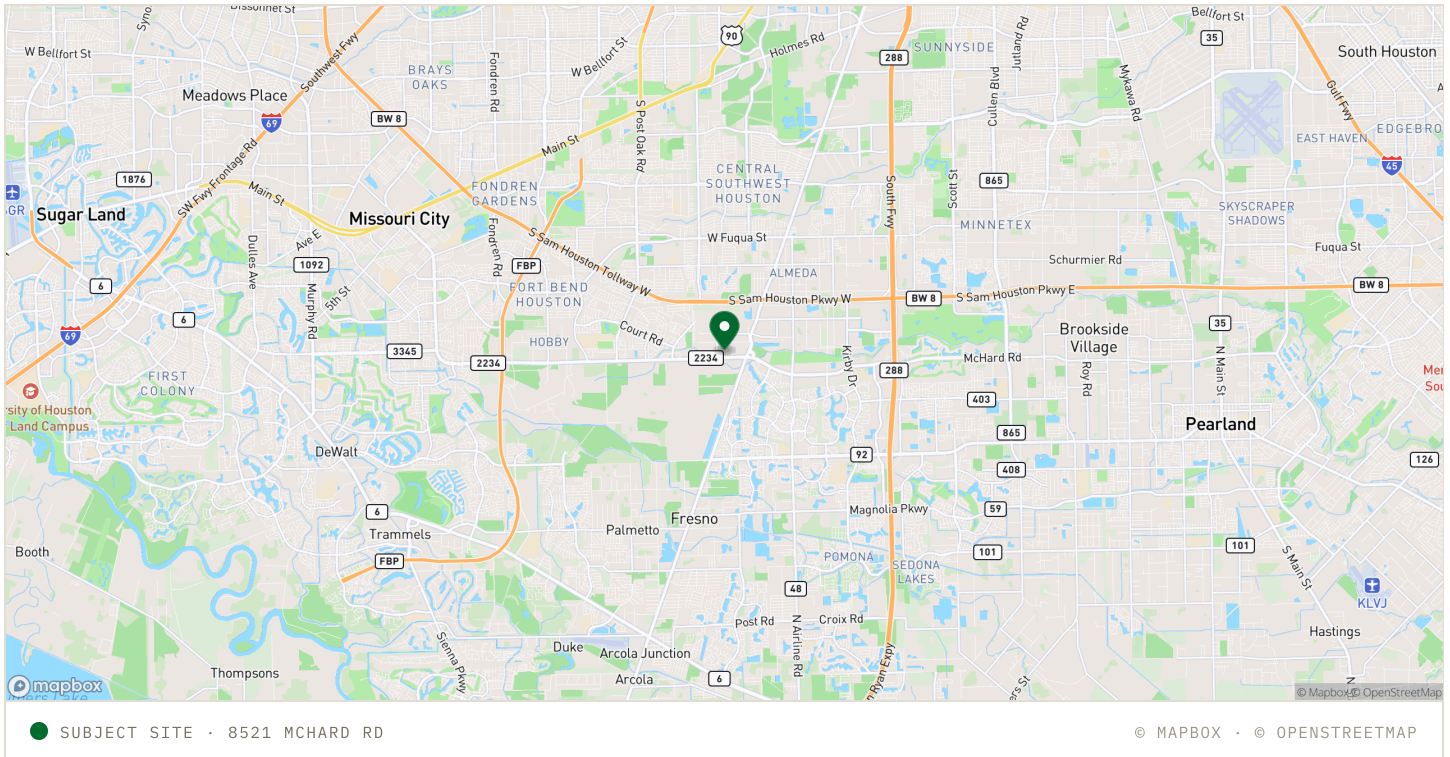
**±10%**  
COVERAGE

**10 & 3-ton**  
CRANE

LOCATION & CONNECTIVITY

# South Houston / Pearland corridor

Positioned for efficient connectivity to the Greater Houston metro, the Port of Houston, and surrounding industrial hubs – with direct access to SH 288, Beltway 8, Highway 6, and the I-610 Loop.



APPROXIMATE DRIVE TIMES

Beltway 8 & SH 288	± 5 min
Downtown Houston	± 20 min
Hobby Airport	± 20 min
Port of Houston	± 25 min
I-610 Loop	± 12 min

LOCATION ADVANTAGES

- 01 Seamless connectivity to major transportation routes.
- 02 Continued demand for well-located industrial product.
- 03 Surrounded by expanding commercial & residential development.
- 04 Strong leasing velocity across S. Houston / Pearland submarkets.



**ALPINE**  
PARTNERS

FOR LEASE  
8521 MCHARD RD

CONTACT FOR LEASING

# Let's tour the site

For lease rates, availability, and a private tour of 8521 McHard Road, contact the Alpine Partners industrial team.

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