

Kirkwood Industrial



BUILDING 2 - CROSS DOCK AVAILABLE

± 207,314 SF Available

12855 S Kirkwood Rd., Stafford, TX 77477

CABOT

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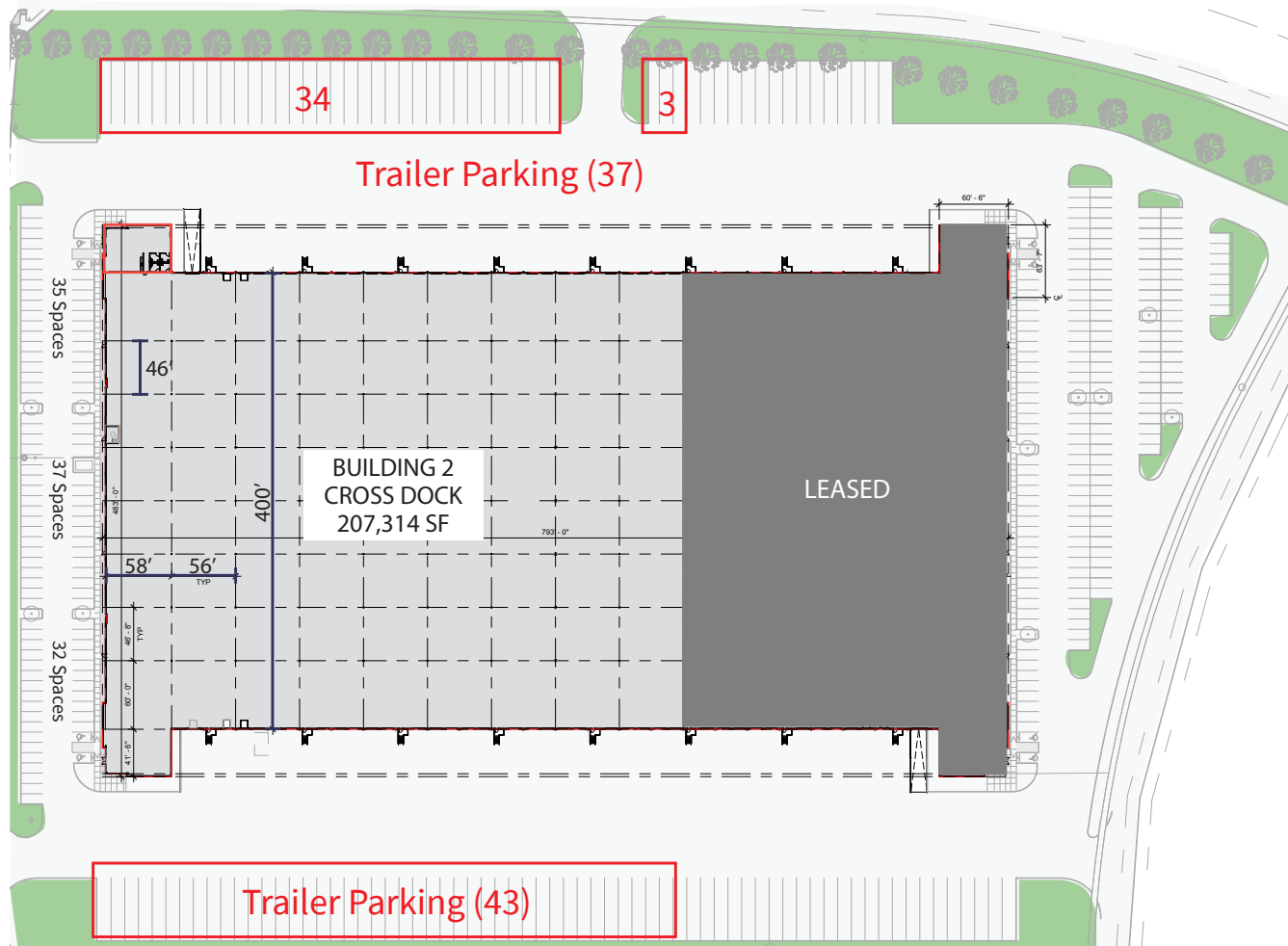
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PROPERTY FEATURES

Total Size	207,314 SF
Office Size	3,342 SF
Configuration	Cross Dock
Building Depths	400'
Clear Height	36'
Column Spacing	46'8" x 56'
Dock Doors	50
Ramp	2 (12' x 14')
Sprinkler	ESFR
Parking Spaces	101
Truck Court	185'
Trailer Parking	80 Stalls

- Multiple points of ingress/egress
- Advantageous tax structure in Stafford, TX
- Triple Freeport Tax Exemption

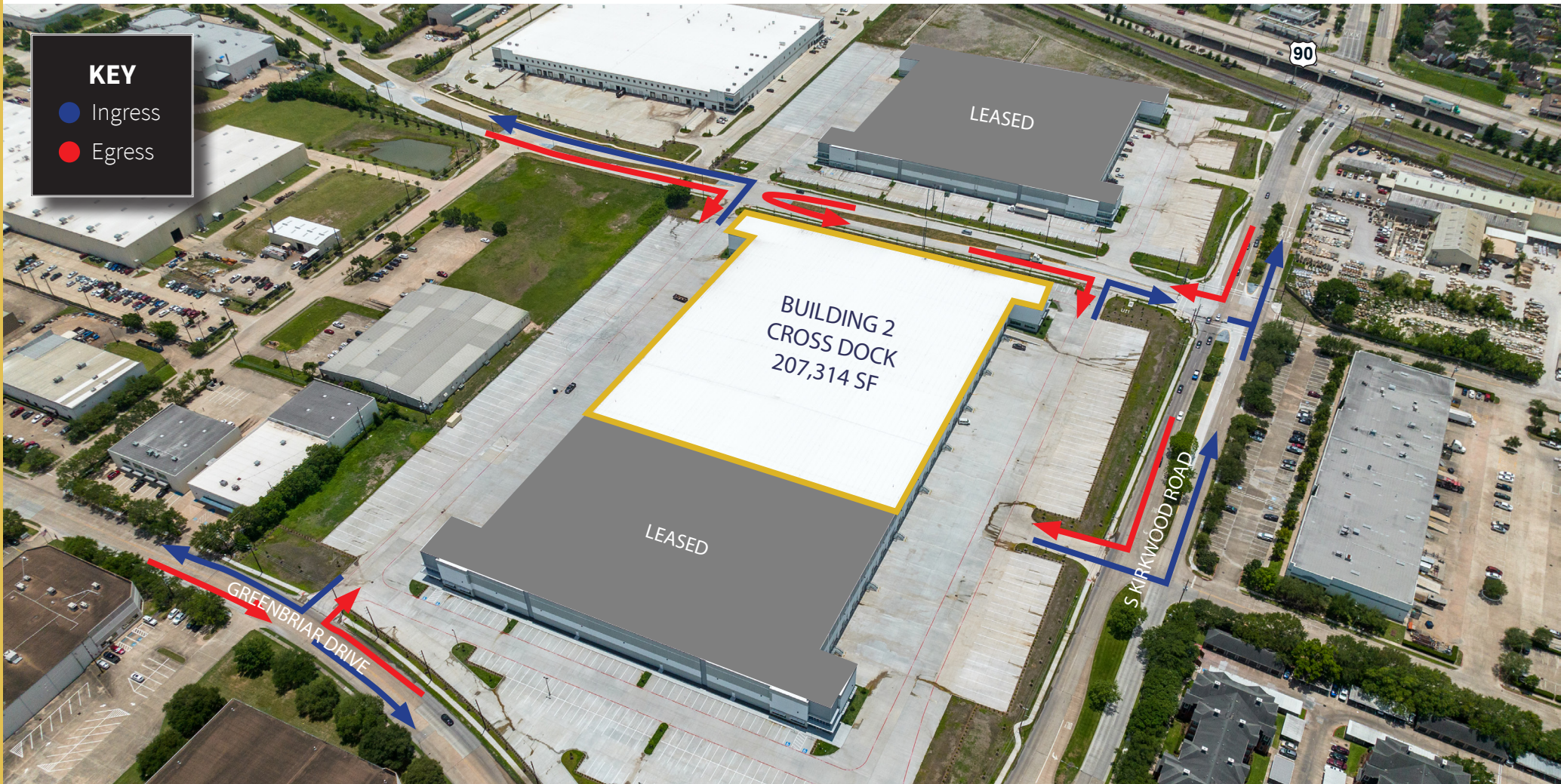
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Location Overview



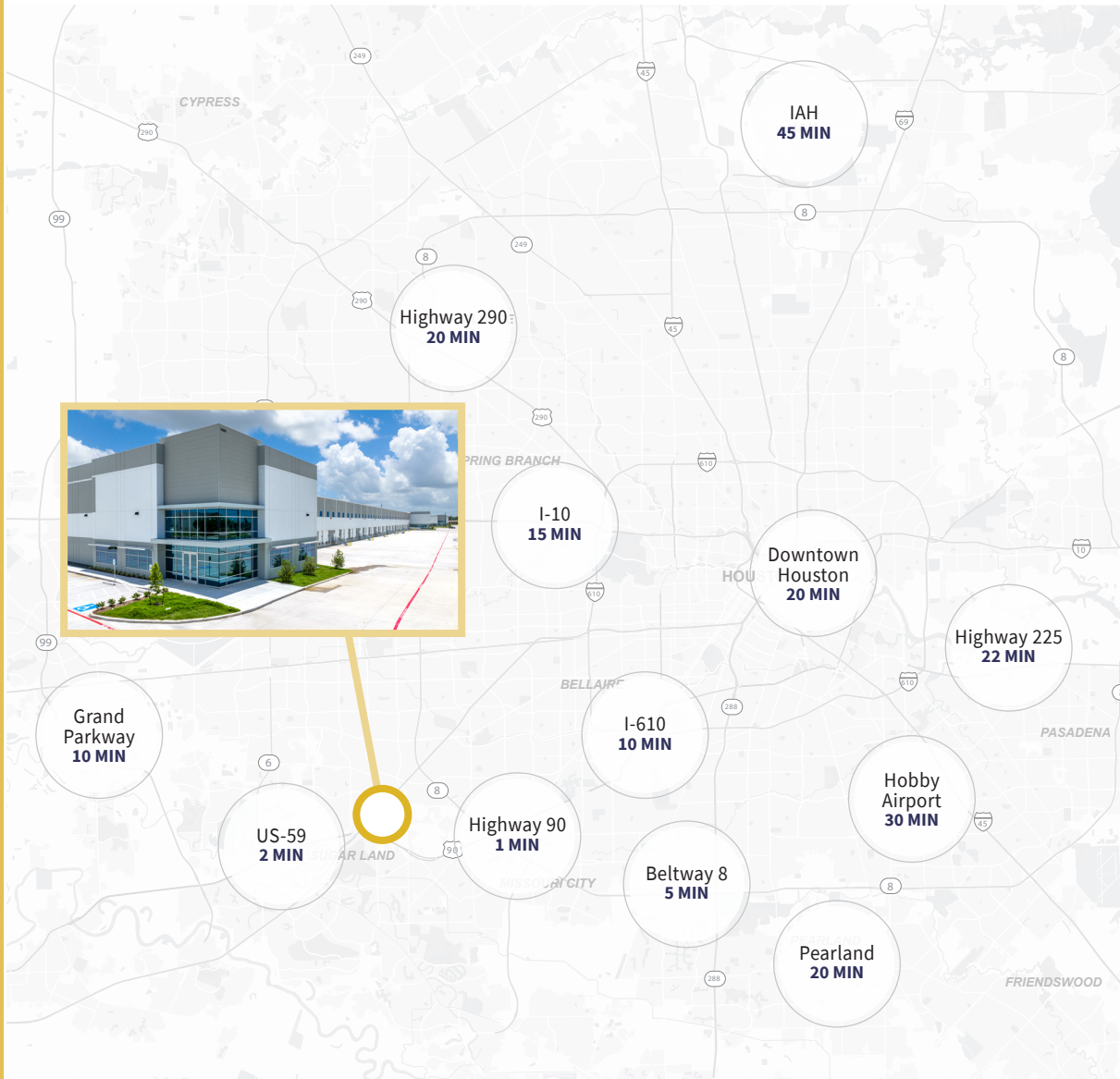
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LOCATION HIGHLIGHTS

- Prime Southwest Houston location at US-59 & Hwy 90 (at Kirkwood) providing strategic distribution and operational connectivity
- Multiple points of ingress/egress offering immediate access to US-59, Hwy 90, Beltway 8, Hwy 6 & Grand Parkway.
- Advantageous tax structure in Stafford, TX – No city tax and Triple Freeport Tax Exemptions

2.9 hours

to Austin, TX

3.1 hours

to San Antonio, TX

4.3 hours

to Dallas, TX

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