




# LOWER KIRBY INDUSTRIAL PARK

15020 KIRBY DRIVE | PEARLAND, TX 77047



An aerial photograph of the Lower Kirby Industrial Park in Pearland, TX. The image shows several large, modern industrial buildings with grey roofs and white walls, surrounded by lush green trees and well-maintained parking lots. In the background, a dense residential area is visible under a cloudy sky. A semi-transparent text box is overlaid in the upper right corner.

Lower Kirby Industrial Park is a 24-acre, master-planned industrial campus and a new cornerstone of Lower Kirby District in Pearland, TX. Positioned at the heart of a 1,200-acre mixed-use corridor and anchored by major infrastructure, The Park is purpose-built to meet the needs of forward-looking businesses ready to expand, relocate or scale.

24 ACRES.  
INFINITE POSSIBILITIES.

# YOUR NEXT INDUSTRIAL HOME






- Lower Kirby Industrial Park enjoys a rare convergence of premium location and effortless connectivity, situated in the heart of the Lower Kirby District at the southwest corner of Beltway 8 and State Highway 288. The Park offers immediate access to Houston's major regional arteries, international airports, seaports and rail corridors.

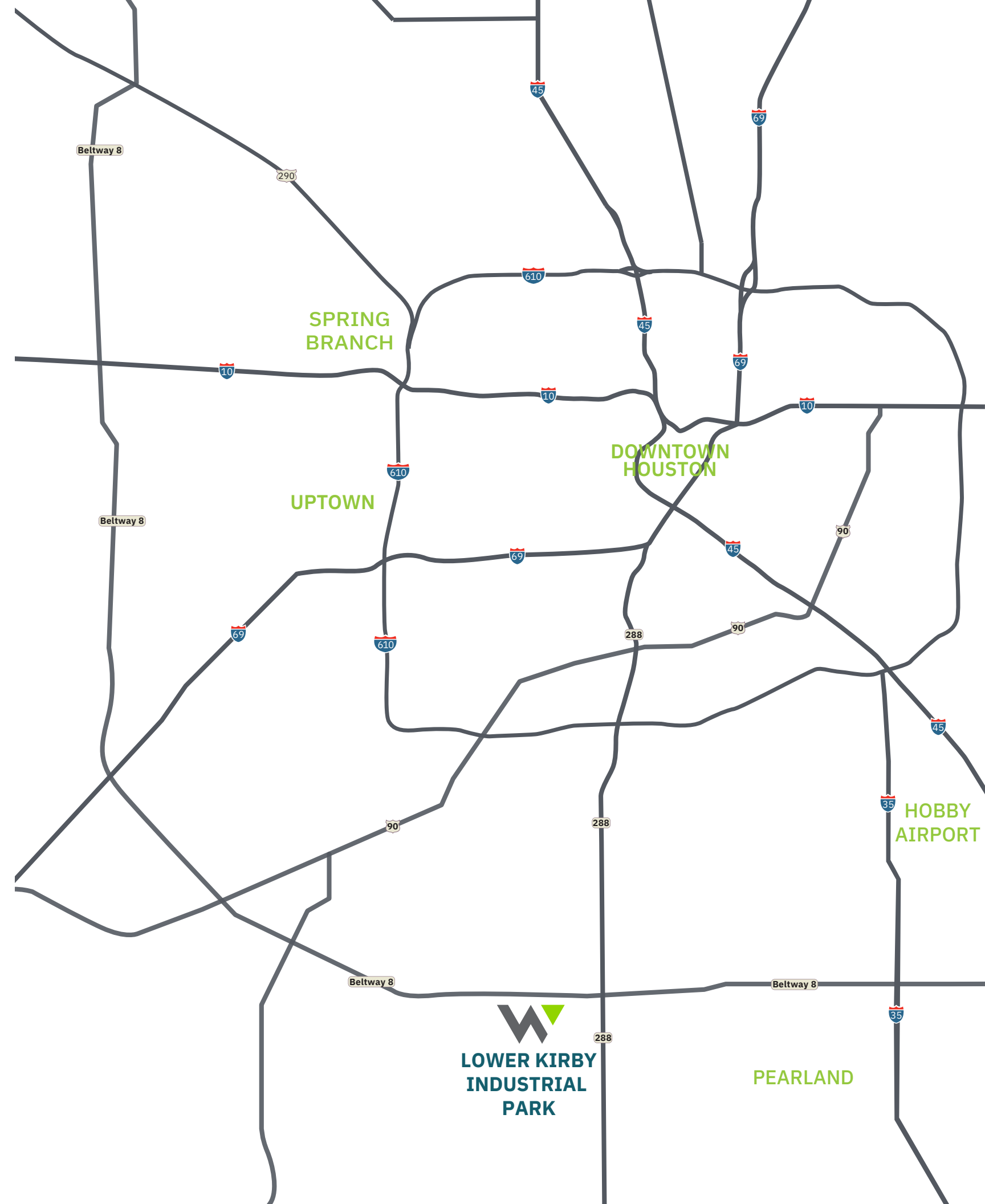


# POSITIONED TO PROSPER

Lower Kirby Industrial Park sits in Pearland, only about 20–25 miles south of downtown Houston. Nestled at the crossroads of Beltway 8 and State Highway 288, The Park offers direct freeway access to Houston’s job centers, ports, airports and regional infrastructure — combining suburban-area advantages with connectivity to the broader metro.

## DRIVE TIME

-  Pearland | 18 MINS
-  Hobby Airport | 19 MINS
-  Downtown | 20 MINS
-  Uptown | 23 MINS
-  Spring Branch | 25 MINS



# IN GOOD COMPANY

The area surrounding Lower Kirby Industrial Park has everything you need including accessible airports, several lodging accommodations, and plenty of restaurants and bars.

## AIRPORTS

William P. Hobby Airport (HOU)  
George Bush Intercontinental Airport (IAH)  
Sugar Land Regional Airport (SGR)

## HOTELS

SpringHill Suites by Marriott  
Hilton Garden Inn Houston  
Courtyard by Marriott  
Hampton Inn

## RESTAURANTS & BARS

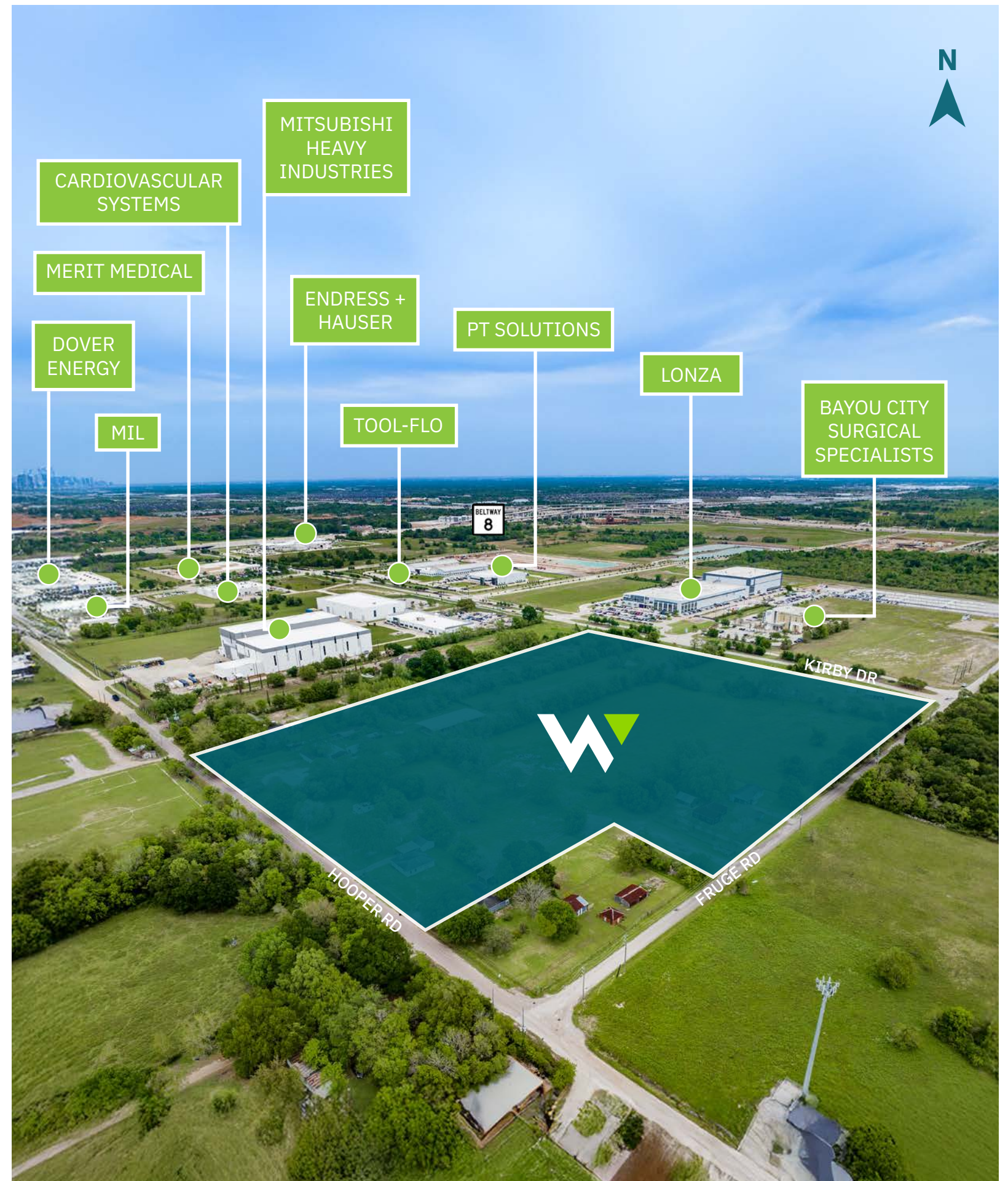
Gringo's Mexican Kitchen  
BreWingZ Restaurant & Bar  
BJ's Restaurant & Brewhouse  
BB's Tex-Orleans  
LongHorn Steakhouse  
Fish City Grill  
Cracker Barrel Old Country Store  
Raising Cane's

## INDUSTRIAL BUSINESSES

Lonza  
Merit Medical Systems  
Tool-Flo Manufacturing  
PT Solutions  
Mitsubishi Heavy Industries Compressor International Corporation  
Dover Energy  
Endress+Hauser Gulf Coast Regional Campus  
Lonestar Electric Supply

## POINTS OF INTEREST

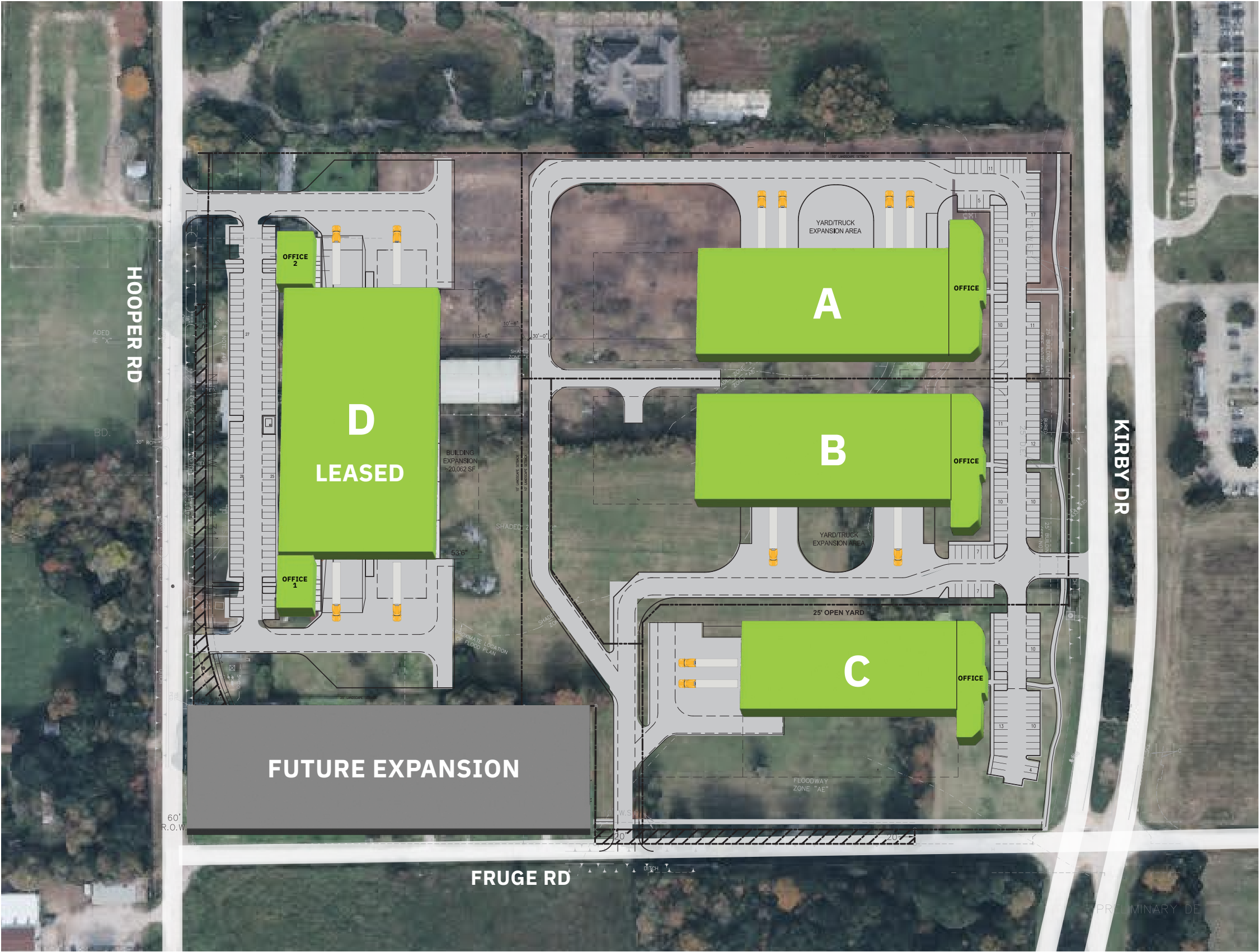
Pearland Town Center  
Shadow Creek Ranch Nature Trail  
The Sports Complex at Shadow Creek Ranch  
Diamond Bay Water Park



# SITE PLAN

Lower Kirby Industrial Park, totalling over 250K SF, is a deed-restricted industrial campus offering direct access to Sam Houston Tollway (Beltway 8), making regional connectivity and logistics effortless.

BUILDING		SF
A		60,000
B		60,000
C		43,000
D	LEASED	87,750



# BUILDING A

## 60,000 SF

AVAILABLE 4TH QUARTER 2026



### BUILDING SPECIFICATIONS

OFFICE SF	6,000 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



# BUILDING B

## 60,000 SF

AVAILABLE 4TH QUARTER 2026



### BUILDING SPECIFICATIONS

OFFICE SF	6,000 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



# BUILDING C

## 43,000 SF

AVAILABLE 4TH QUARTER 2026



### BUILDING SPECIFICATIONS

OFFICE SF	4,300 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



# BUILDING D

## 87,750 SF

LEASED



### BUILDING SPECIFICATIONS

OFFICE SF	7,500 SF
DOORS	(4) 16' X 16'   (8) 9' X 10' OHD
EAVE HEIGHT	34'   32' (CLEAR)
ELECTRICAL	3PH/480V/3000AMPS
CRANES	(1) 20-TON
EXTERIOR	TILT-WALL CONSTRUCTION





**READY TO BUILD YOUR FUTURE?**  
**PRE-LEASE NOW.**

# CONTACT

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