



THE EDGE

INDUSTRIAL PARK

1600 N MAIN STREET, PEARLAND, TX 77581

7 FREESTANDING,
CRANE READY BUILDINGS **FOR SALE OR LEASE**

BUILDINGS 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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PROPERTY 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



AVAILABLE NOW PHASE 1

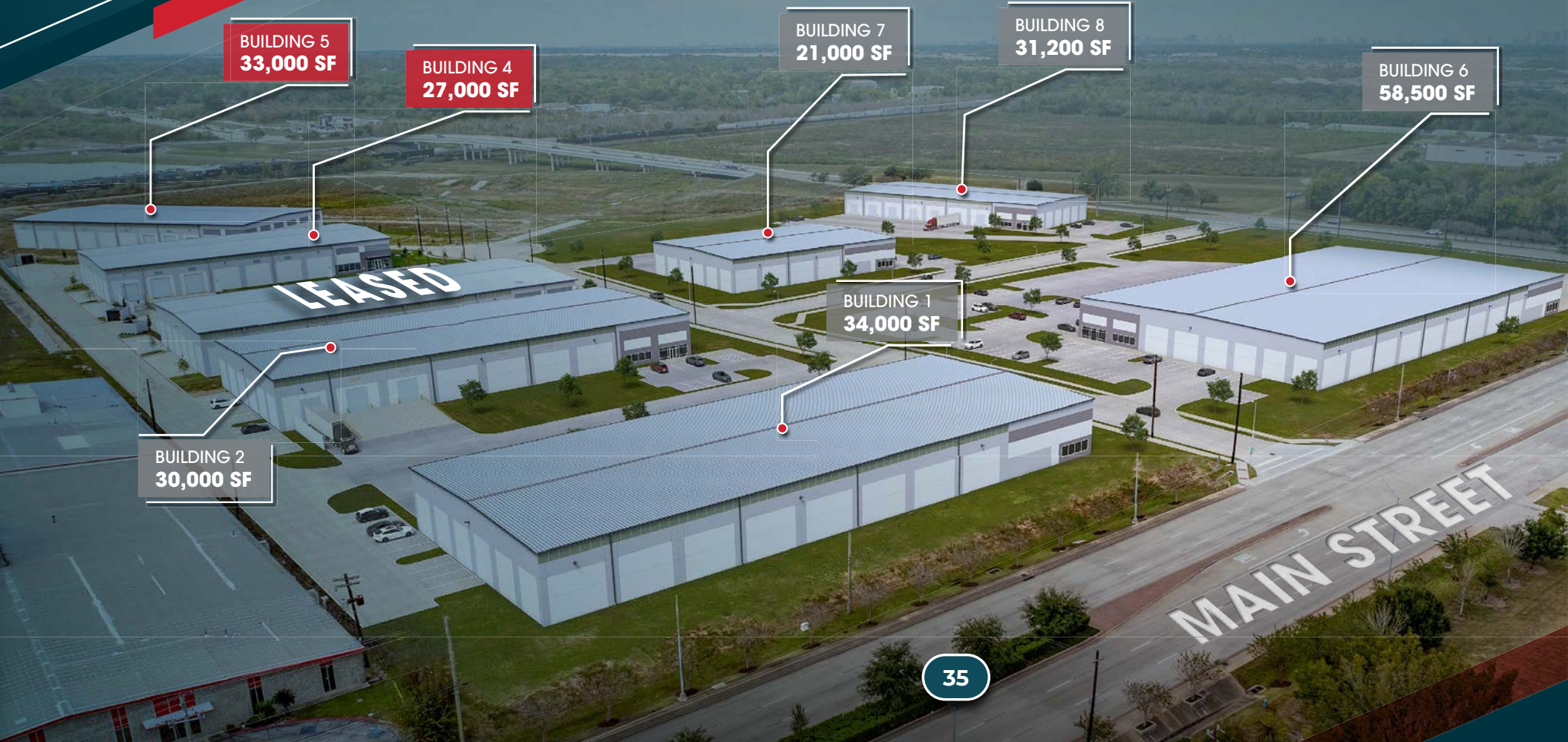
BUILDING 3	LEASED
BUILDING 4	27,000 SF
BUILDING 5	33,000 SF

IN PERMITTING PHASE 2

BUILDING 1	34,200 SF	BUILDING 7	21,000 SF
BUILDING 2	30,000 SF	BUILDING 8	31,200 SF
BUILDING 6	58,500 SF		

FUTURE PARK LAYOUT

1600 N Main Street, Pearland, TX 77581



BUILDING 5
33,000 SF

BUILDING 4
27,000 SF

BUILDING 7
21,000 SF

BUILDING 8
31,200 SF

BUILDING 6
58,500 SF

BUILDING 1
34,000 SF

BUILDING 2
30,000 SF

LEASED

35

AVAILABLE NOW PHASE 1

- BUILDING 3** LEASED
- BUILDING 4** 27,000 SF
- BUILDING 5** 33,000 SF

IN PERMITTING PHASE 2

- BUILDING 1** 34,200 SF
- BUILDING 2** 30,000 SF
- BUILDING 6** 58,500 SF
- BUILDING 7** 21,000 SF
- BUILDING 8** 31,200 SF

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



HOUSTON

DOWNTOWN HOUSTON
16.2 MI | 27 MINS

MEDICAL CENTER AREA
15.8 MI | 22 MINS

PORT HOUSTON
12.8 MI | 26 MINS

PASADENA

**BARBOIS CUT CONTAINER
TERMINAL** 21.9 MI | 33 MINS

WILLIAM P. HOBBY AIRPORT
6.2 MI | 14 MINS

BNSF INTERMODAL PEARLAND
4.4 MI | 9 MINS

**ELLINGTON FIELD JOINT RESERVE
BASE USO** 10.3 MI | 19 MINS

BELTWAY 8
3.2 MI | 6 MINS

BAYPORT TERMINAL
20.4 MI | 37 MINS

SUGARLAND

MISSOURI CITY

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INDUSTRIAL PARK

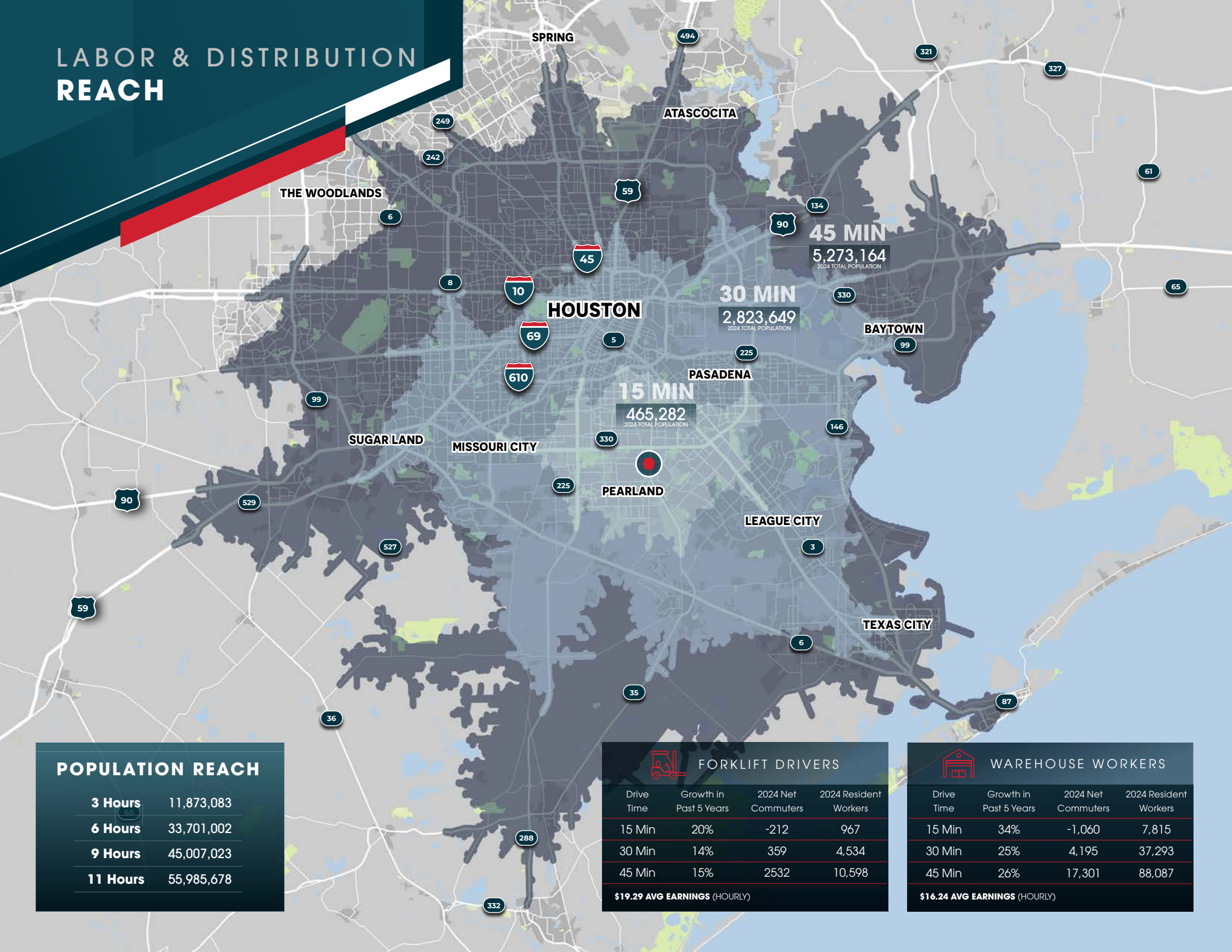
PEARLAND

LEAGUE CITY

ATASCOCITA

BAYTOWN

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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