

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

JIM AUTENREITH, SIOR

+1 713 922 0829

jim.autenreith@kbcadvisors.com

JOHN FERRUZZO, SIOR

+1 713 501 7999

john.ferruzzo@kbcadvisors.com

JACK FERRUZZO

+1 713 304 5911

jack.ferruzzo@kbcadvisors.com

SAM RAYBURN, SIOR

+1 713 898 3682

sam.rayburn@kbcadvisors.com



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

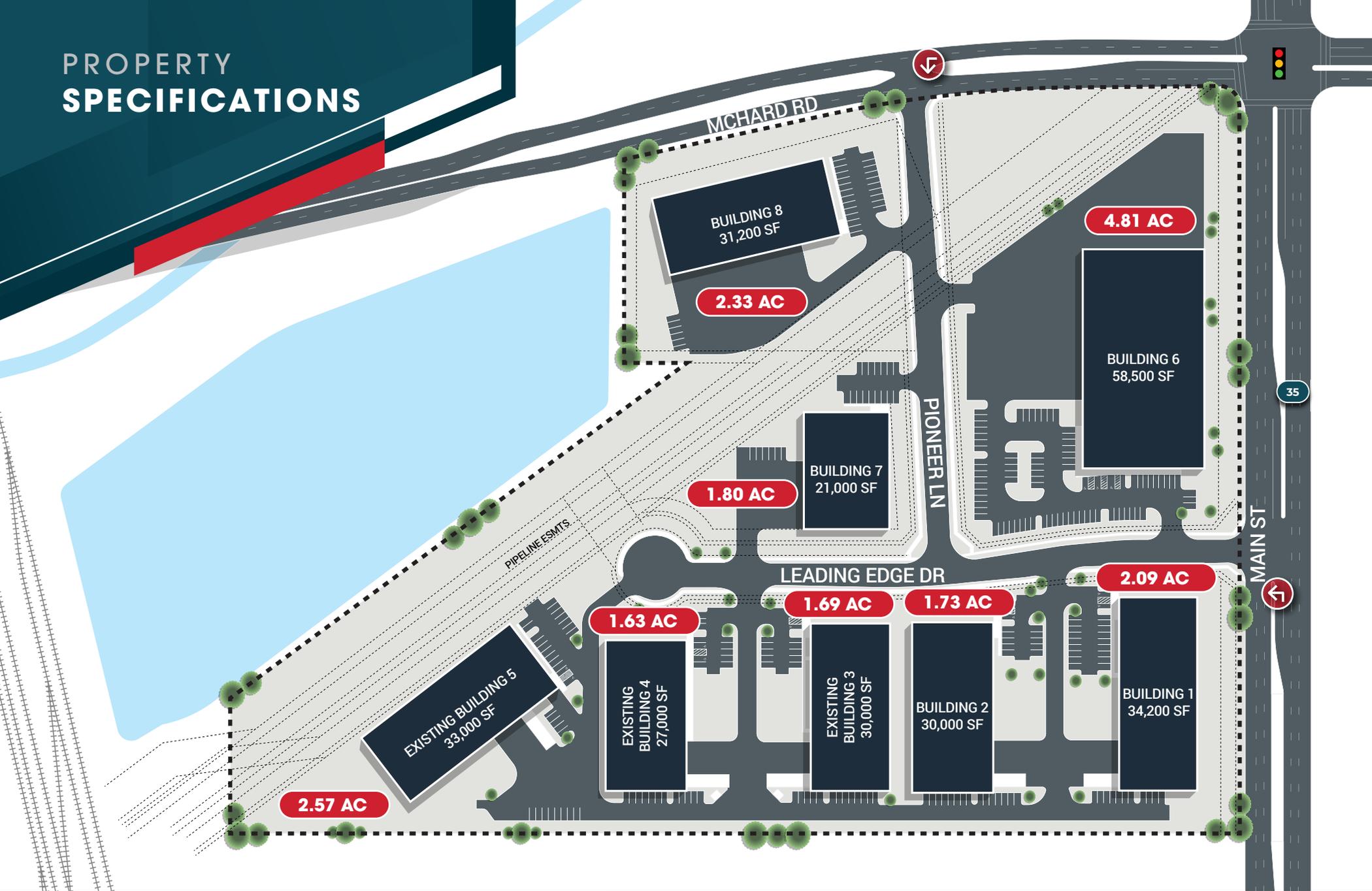


POWER
480 Volt, 3-Phase,
600 Amps



UTILITIES
City Water
& Sewer

PROPERTY SPECIFICATIONS



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	31,200 SF

FUTURE PARK LAYOUT

1600 N Main Street, Pearland, TX 77581



BUILDING 5
33,000 SF

BUILDING 4
27,000 SF

BUILDING 3
30,000 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

MAIN STREET

35

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

 **THE EDGE**
INDUSTRIAL PARK

PEARLAND

LEAGUE CITY

ATASCOCITA

BAYTOWN



JIM AUTENREITH, SIOR
+1 713 922 0829
jim.autenreith@kbcadvisors.com

JOHN FERRUZZO, SIOR
+1 713 501 7999
john.ferruzzo@kbcadvisors.com

JACK FERRUZZO
+1 713 304 5911
jack.ferruzzo@kbcadvisors.com

SAM RAYBURN, SIOR
+1 713 898 3682
sam.rayburn@kbcadvisors.com

© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



[KBCADVISORS.COM](https://www.kbcadvisors.com)