

# 8 SOUTH INDUSTRIAL PARK

## MASTER PLAN



**± 1.8M SF Available**

***FUTURE DEVELOPMENT &  
BUILD-TO-SUIT AVAILABLE***

Immediate, improved access to Beltway 8 with nearby connectivity to SH 288.

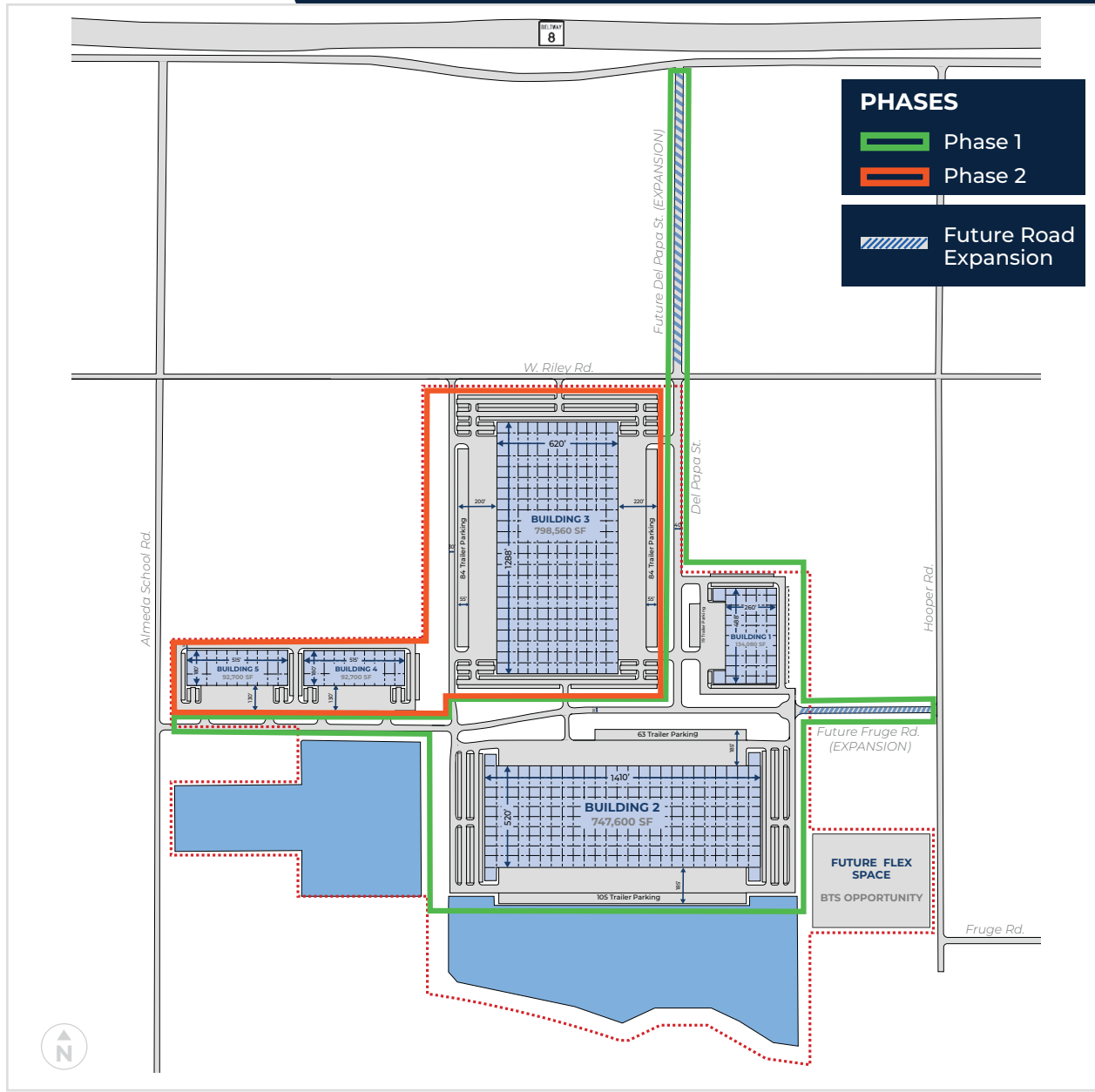
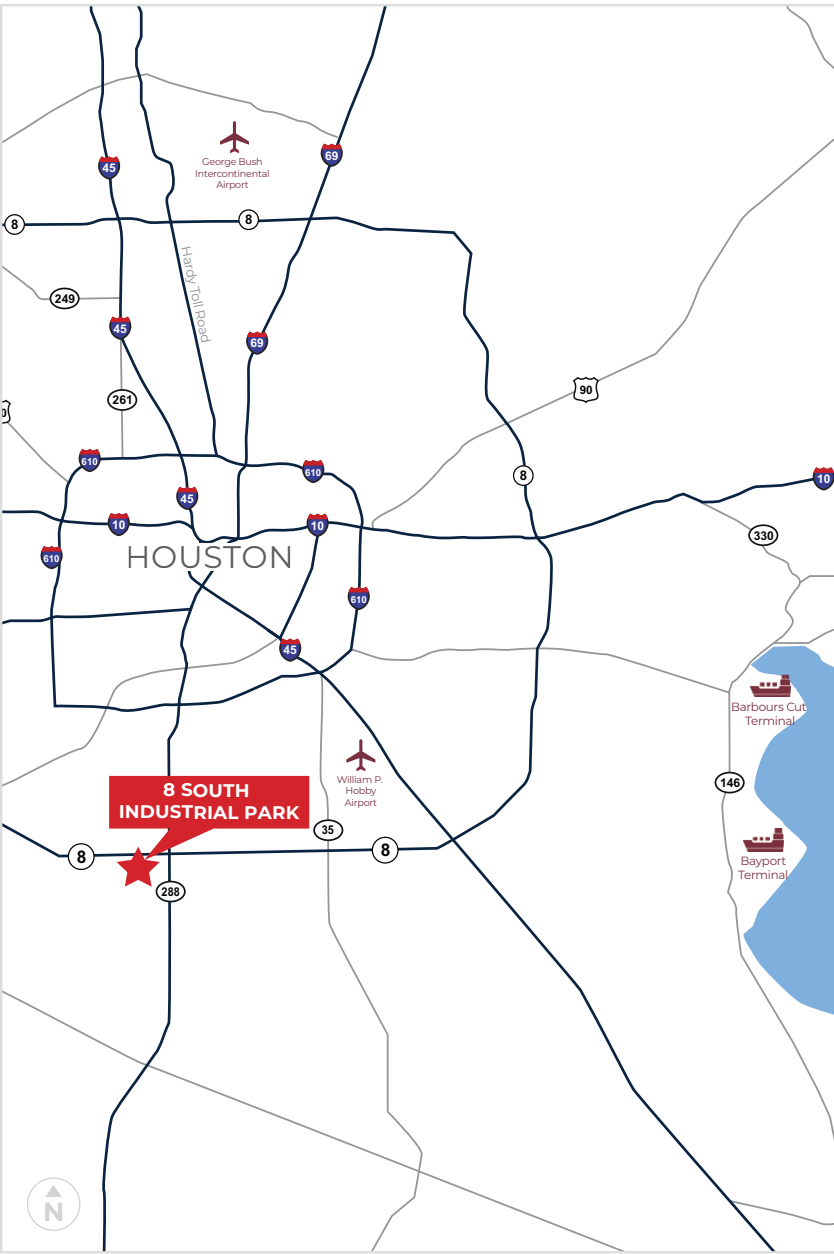
Nearby access to FM 521, SH 35 & I-45.

Quick access to the Port of Houston and William P. Hobby Airport.

Strategic Lower Kirby location within a high-growth industrial corridor.

Potential economic incentives available through the City of Pearland.

Ideal for logistics, distribution, and advanced manufacturing.



Development



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Leasing

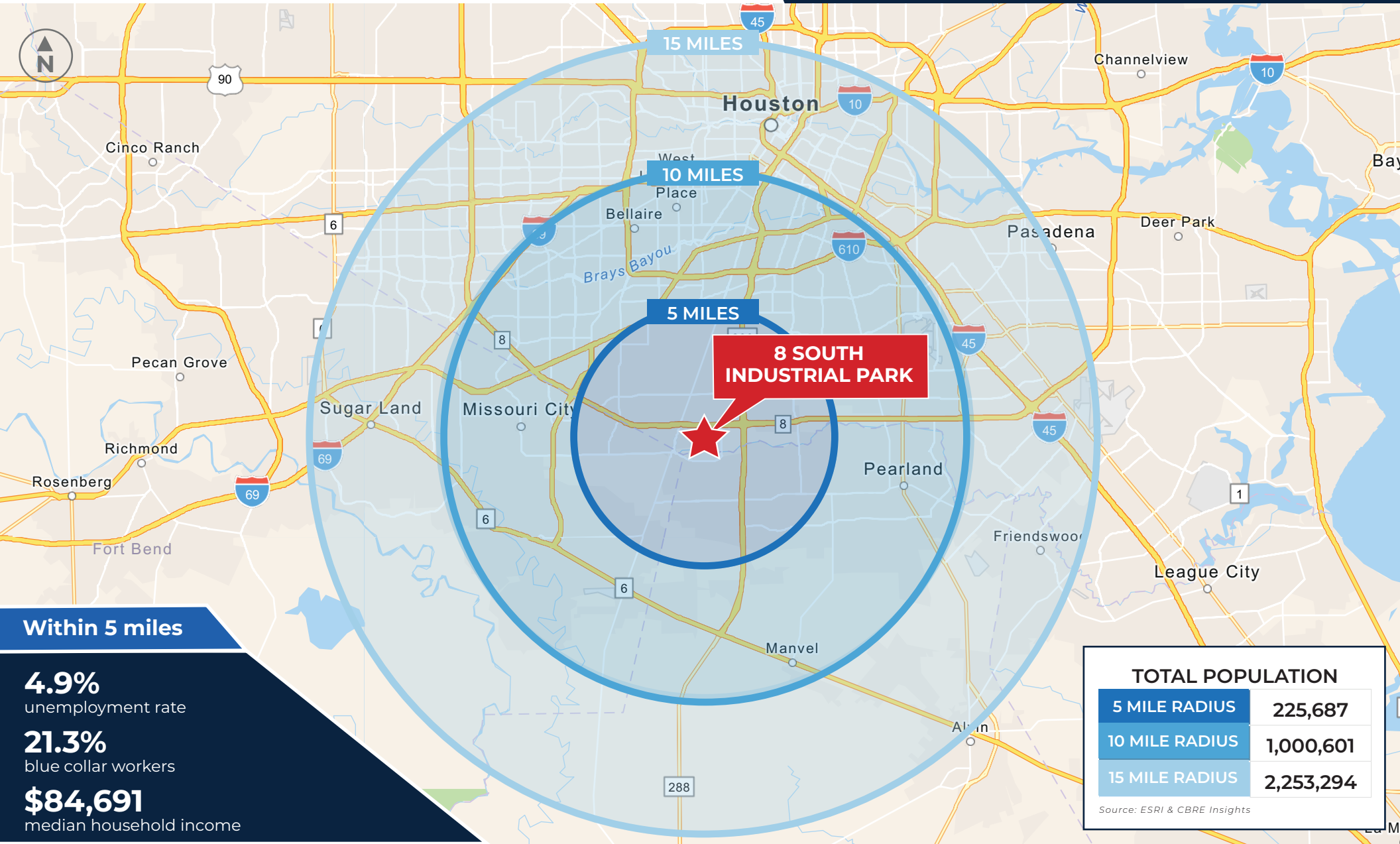


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**DRIVE TIMES**

**BELTWAY 8**

0.5 mi. 2 min

**HIGHWAY 288**

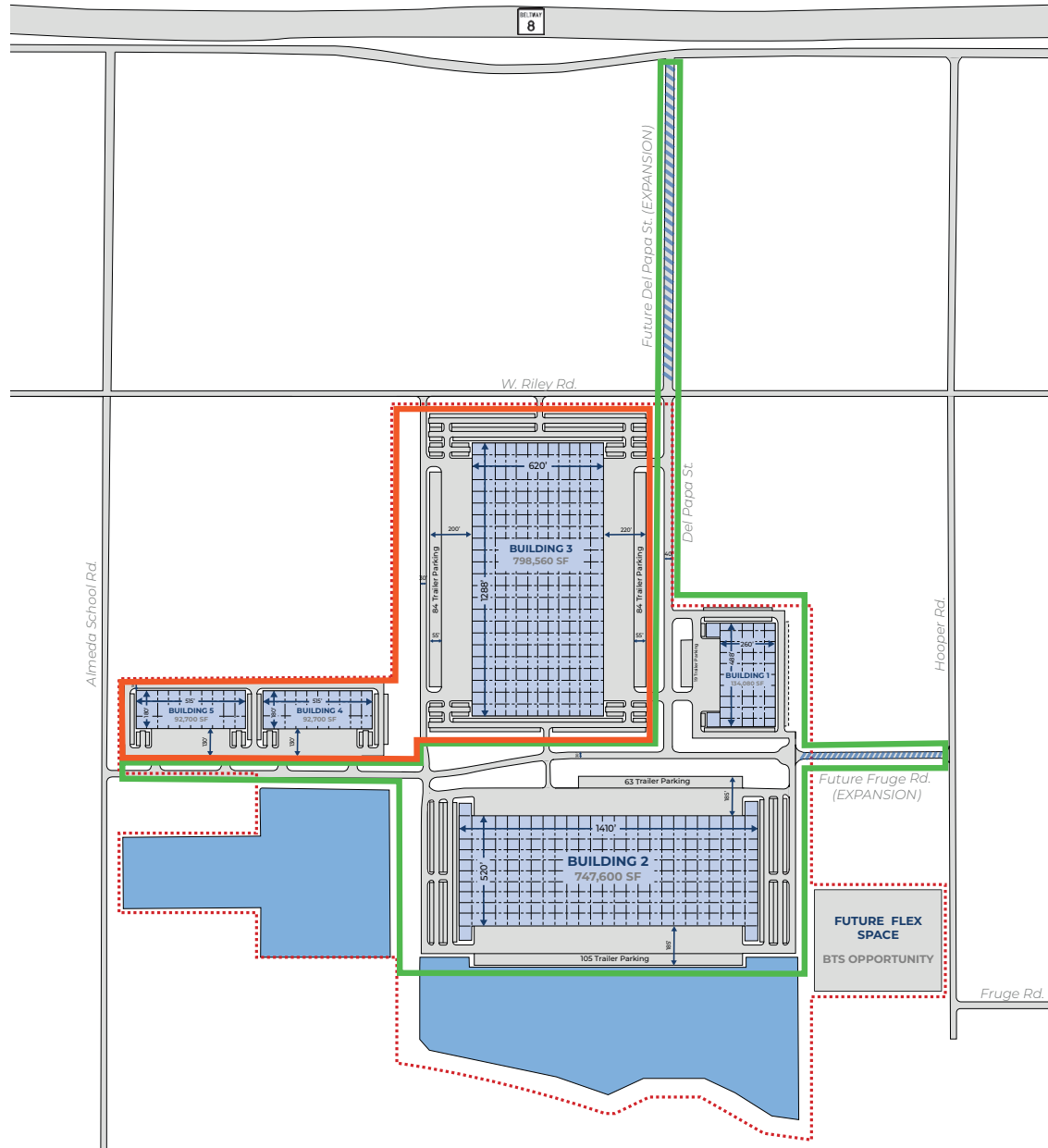
2.6 mi. 10 min

**WILLIAM P. HOBBY AIRPORT**

12.5 mi. 19 min

**BAYPORT TERMINAL**

27 mi. 40 min



 Future Road Expansion

**PHASES**

 Phase 1

 Phase 2

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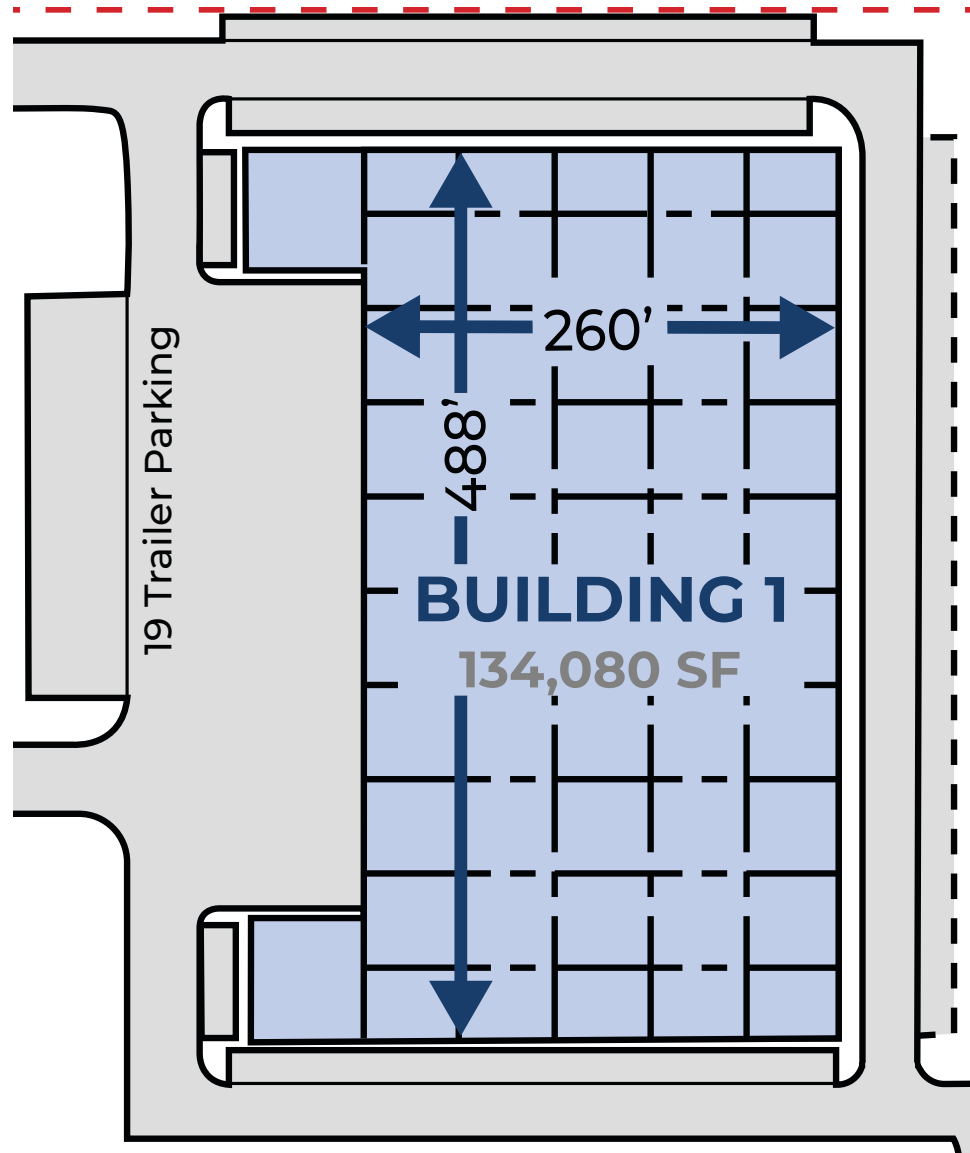


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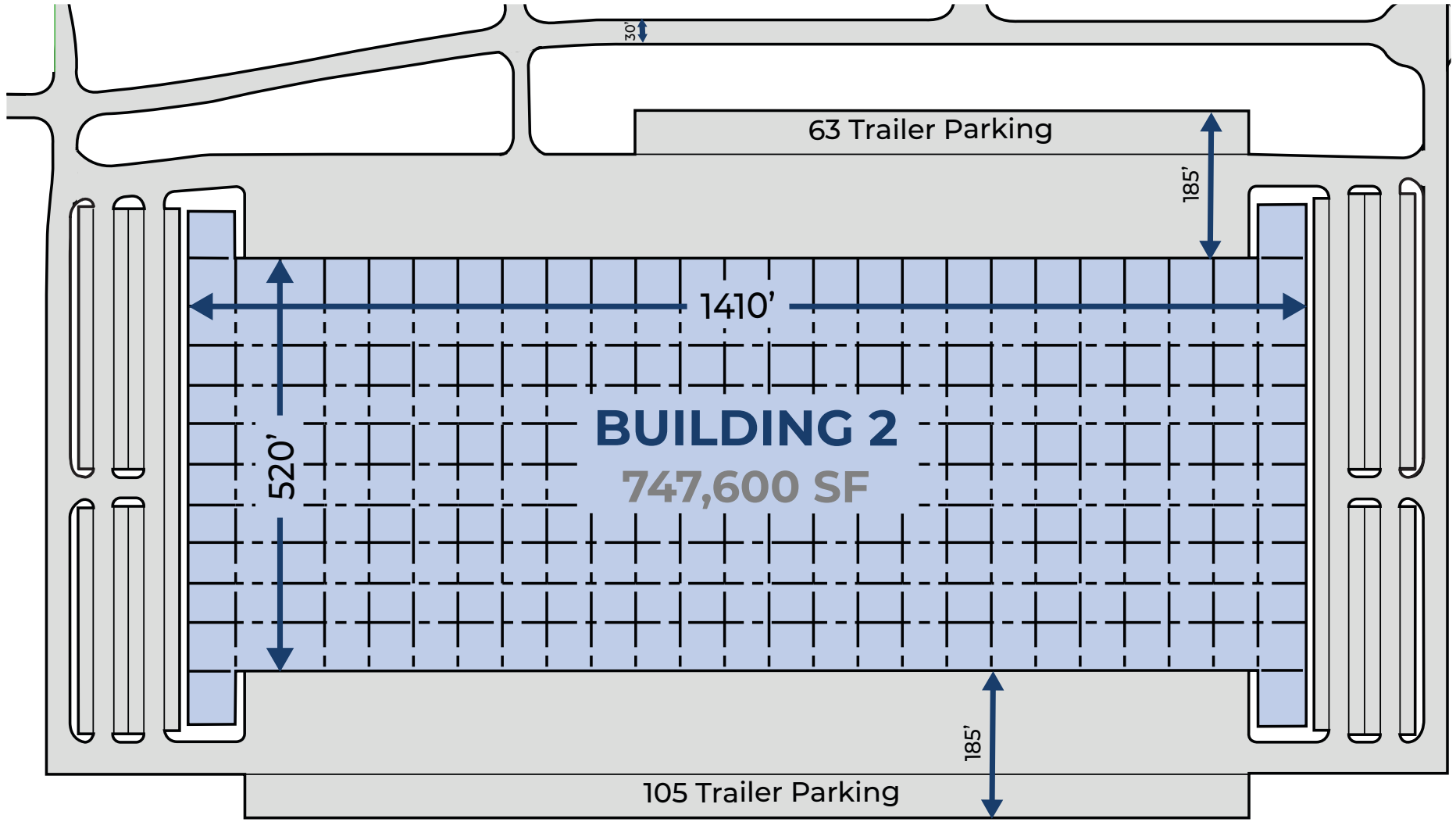


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