

# KUYKENDAHL 45 CROSSING

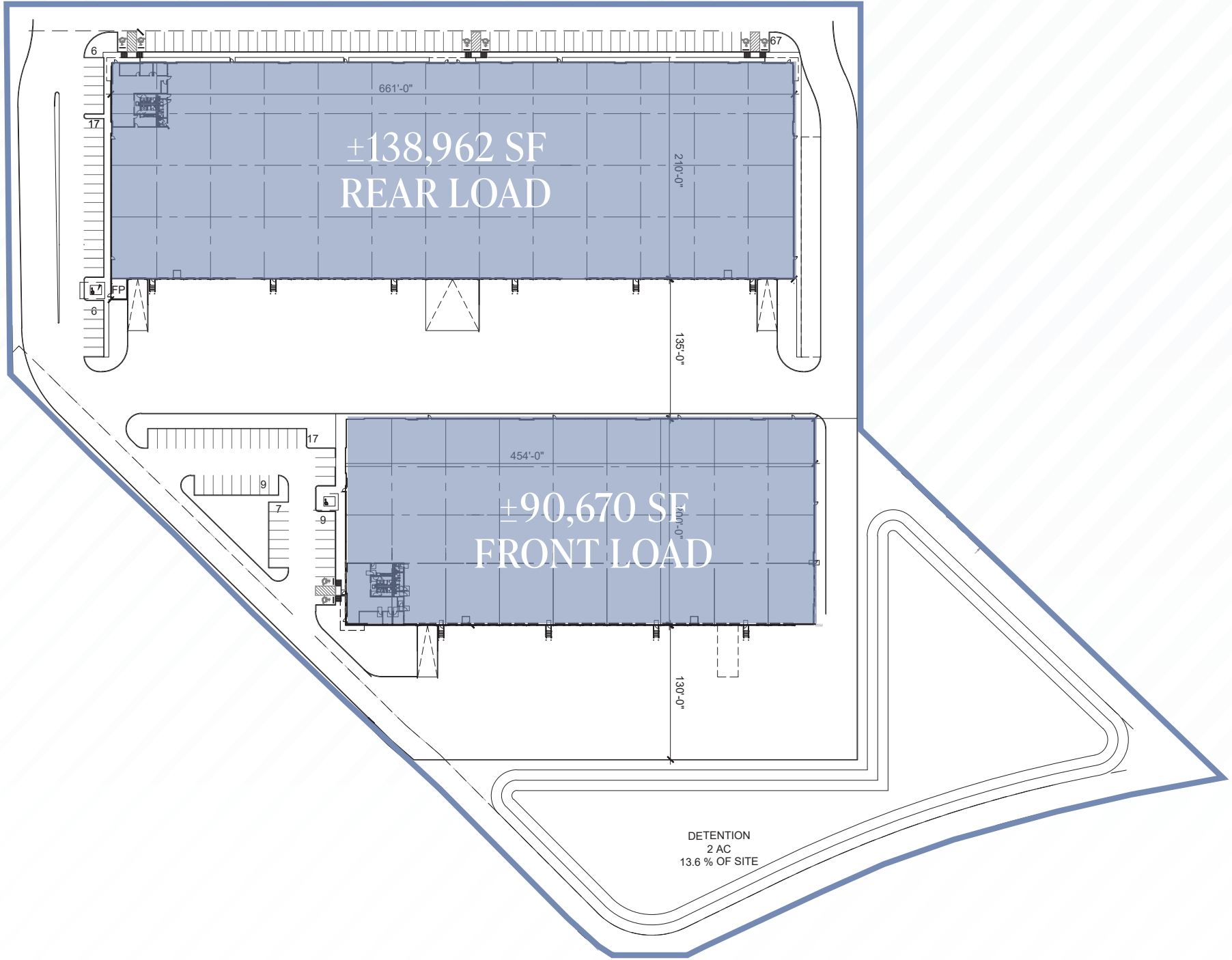
12939 & 12945 KUYKENDAHL ROAD, HOUSTON, TX 77014



**±138,962 SF AND ±90,670 SF**  
FOR SALE OR LEASE | DELIVERING Q4 2026

**IDV** **CBRE**

# BUSINESS PARK SITE PLAN



# BUILDING 1

## 12939 KUYKENDAHL RD

### BUILDING 1

Address 12939 Kuykendahl Road, Houston, TX

Total Square Feet ±138,962 SF

Office Size ±3,405 SF

Column Spacing 50' x 52'

Fire Protection ESFR

Loading Type Rear Load

Clear Height 32'

Dock Doors 36 (9' x 10')

Dock Levelers with Pit 2 (7' x 8')

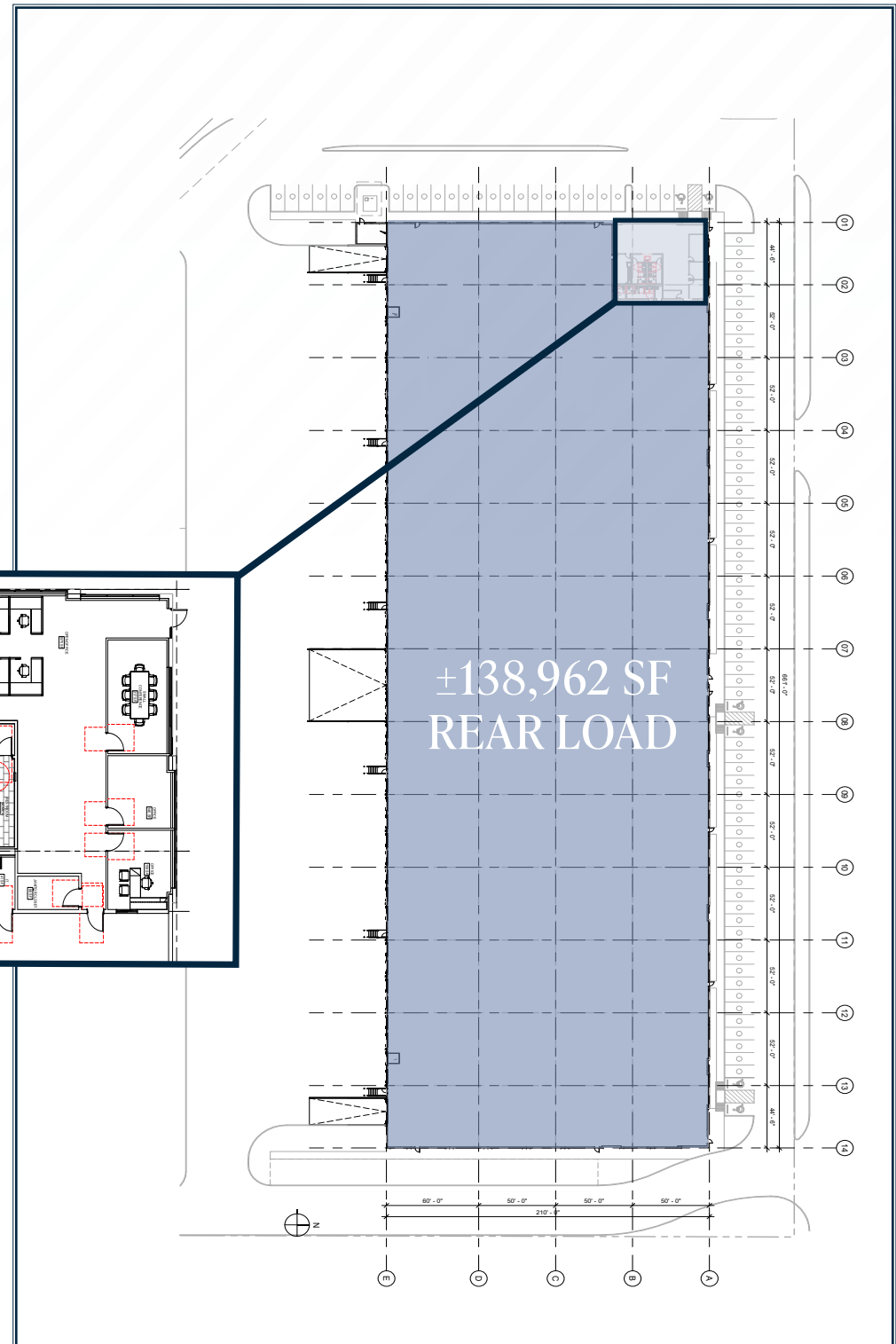
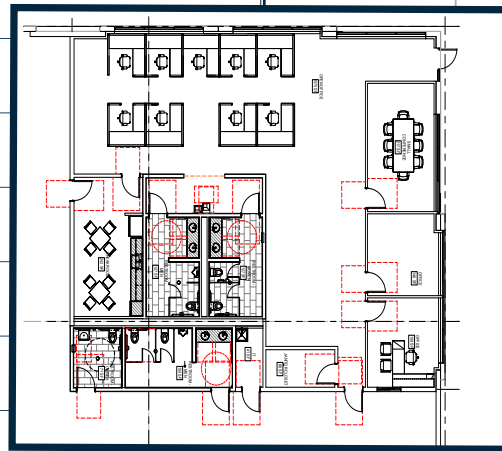
Drive In Ramps 4 (16' x 18')

Truck Court Depth 130'

Building Depth 210'

Car Parking ±96

Power 3000 Amps



# BUILDING 2

## 12945 KUYKENDAHL RD

### BUILDING 2

Address 12945 Kuykendahl Road, Houston, TX

Total Square Feet ±90,670 SF

Office Size ±3,348 SF

Column Spacing 46'8" x 52'

Fire Protection ESFR

Loading Type Front Load

Clear Height 32'

Total Dock Doors 23 (9' x 10')

Dock Levelers with Pit 1 (7' x 8')

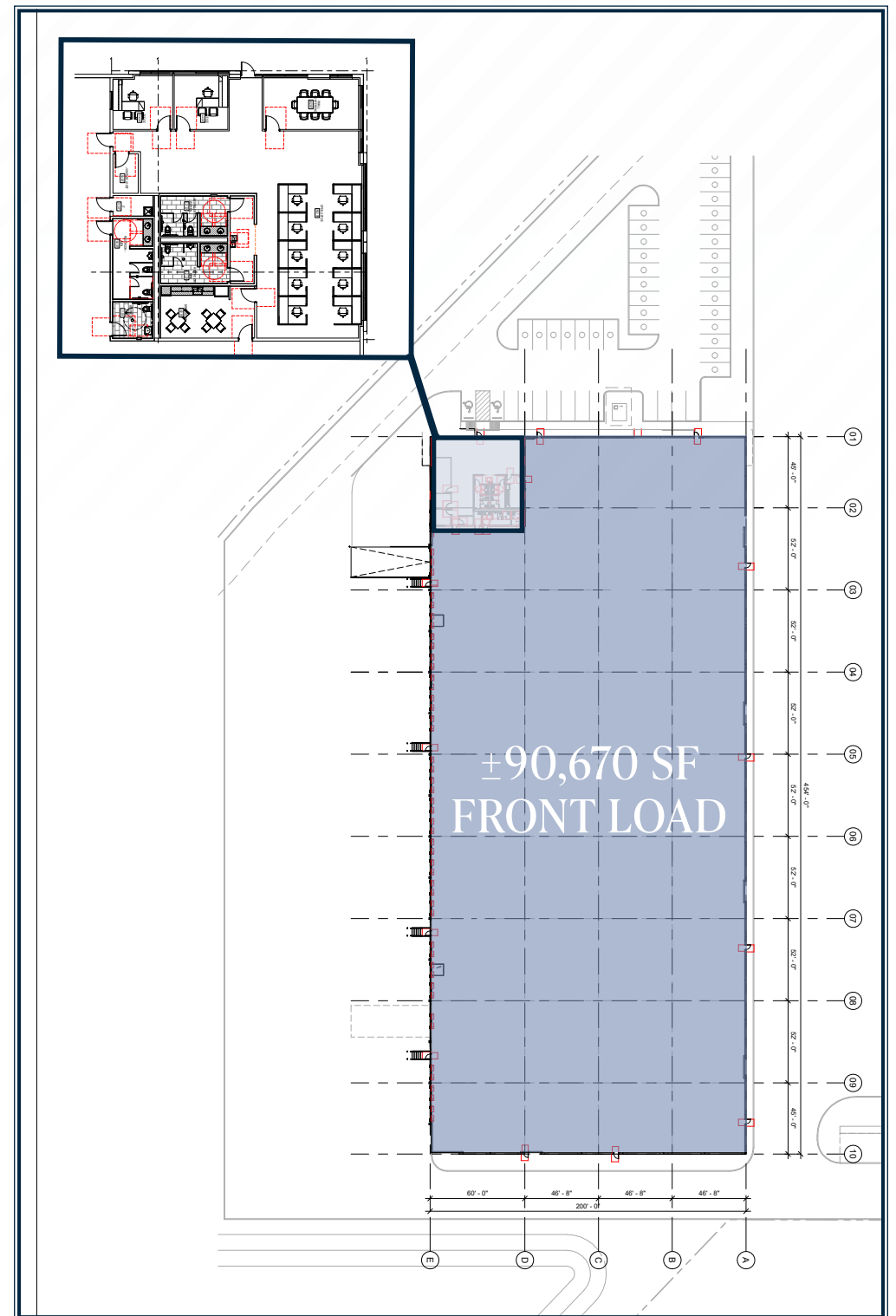
Drive In Ramps 1 (16' x 18')

Truck Court Depth 130'

Building Depth 200'

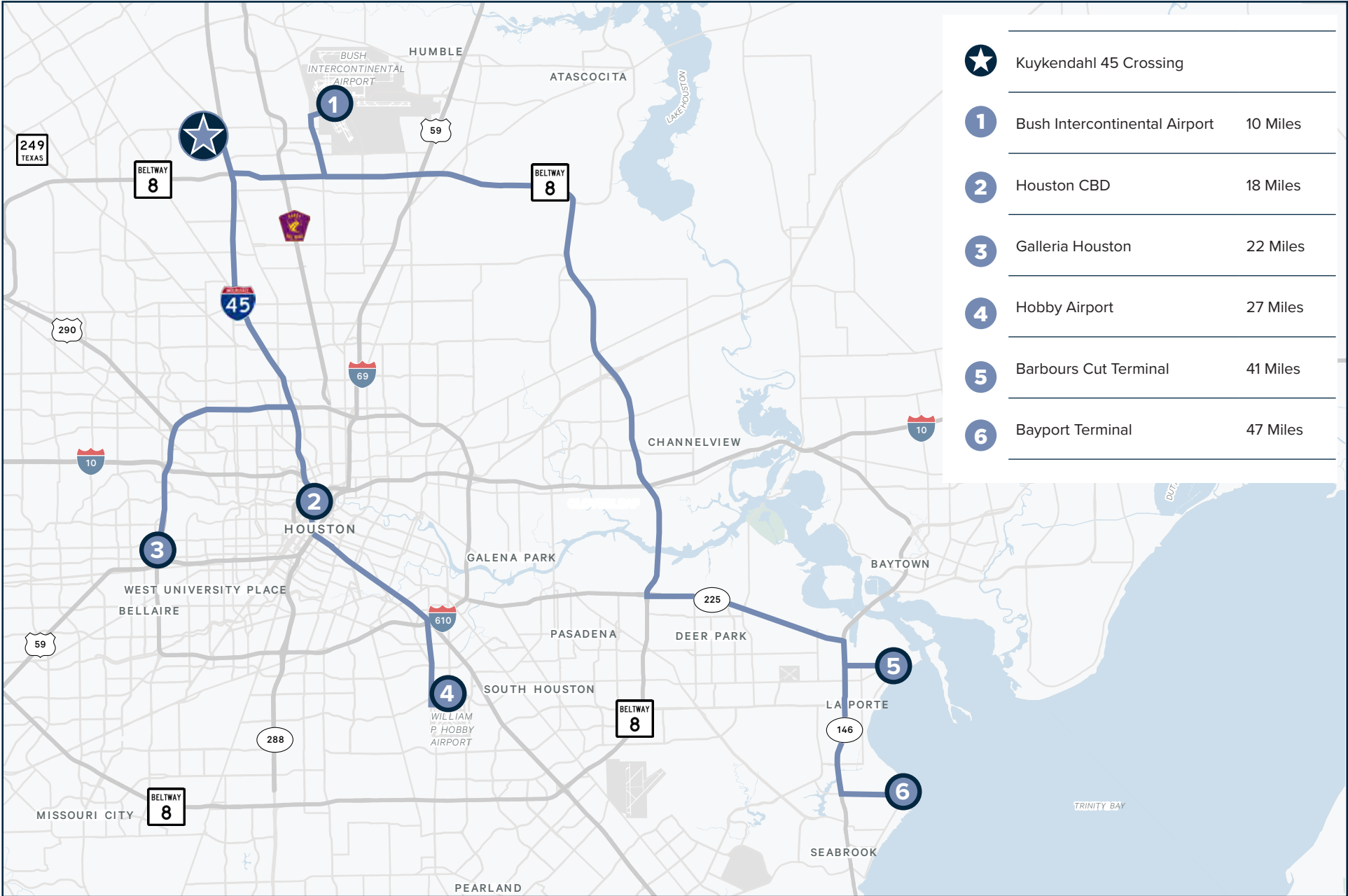
Car Parking ±46

Power 2000 Amps



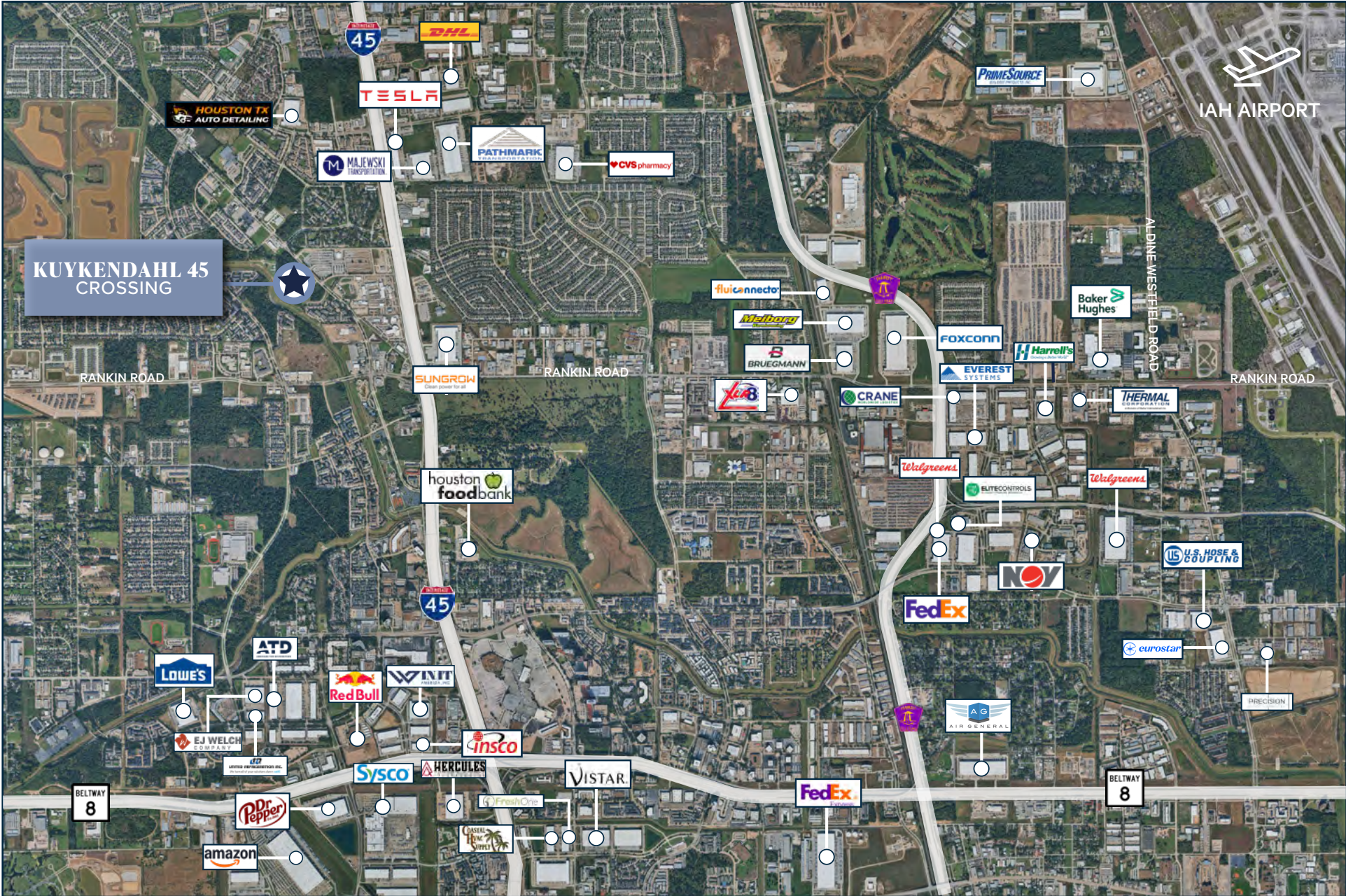


# Drive Times & Routes Map





# NEIGHBORING Tenants







## Contacts

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