



THE EDGE

INDUSTRIAL PARK

1600 N MAIN STREET, PEARLAND, TX 77581

**BUILDING 4 | AVAILABLE
FOR LEASE OR SALE**



PROPERTY SPECIFICATIONS

TOTAL SF
27,000 SF

PROPOSED BTS OFFICE
±1,781 SF

ACREAGE
1.63 AC

CLEAR HEIGHT
±25'

SPRINKLERS
ESFR READY

CRANES
10-Ton Crane Ready
(20-Ton Capable) ±21' Hook Height

CONSTRUCTION
Tiltwall

**Grade Level with Truck Well
LOADING**

**City Water & Sewer
UTILITIES**

**480 Volt, 600 Amps
3-PHASE POWER**

Call Broker For pricing



THE EDGE INDUSTRIAL PARK



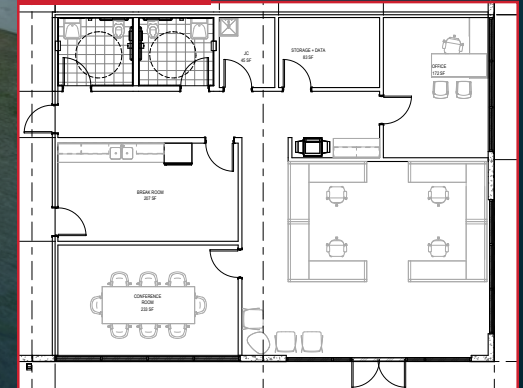
CONCEPTUAL PARK LAYOUT

(ONLY BUILDINGS 3, 4 AND 5 EXIST)

BUILDING 5 INTERIOR



OFFICE SITE PLAN



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

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