


# LOWER KIRBY BUSINESS PARK



15020 KIRBY DRIVE | PEARLAND, TX 77047



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- Lower Kirby Business Park is a 25-acre, master-planned industrial campus and a new cornerstone of Lower Kirby District in Pearland, TX. Positioned at the heart of a 1,200-acre mixed-use corridor and anchored by major infrastructure, The Park is purpose-built to meet the needs of forward-looking businesses ready to expand, relocate or scale.

**25 ACRES.  
INFINITE POSSIBILITIES.**

# YOUR NEXT INDUSTRIAL HOME






- Lower Kirby Business Park enjoys a rare convergence of premium location and effortless connectivity, situated in the heart of the Lower Kirby District at the southwest corner of Beltway 8 and State Highway 288. The Park offers immediate access to Houston's major regional arteries, international airports, seaports and rail corridors.

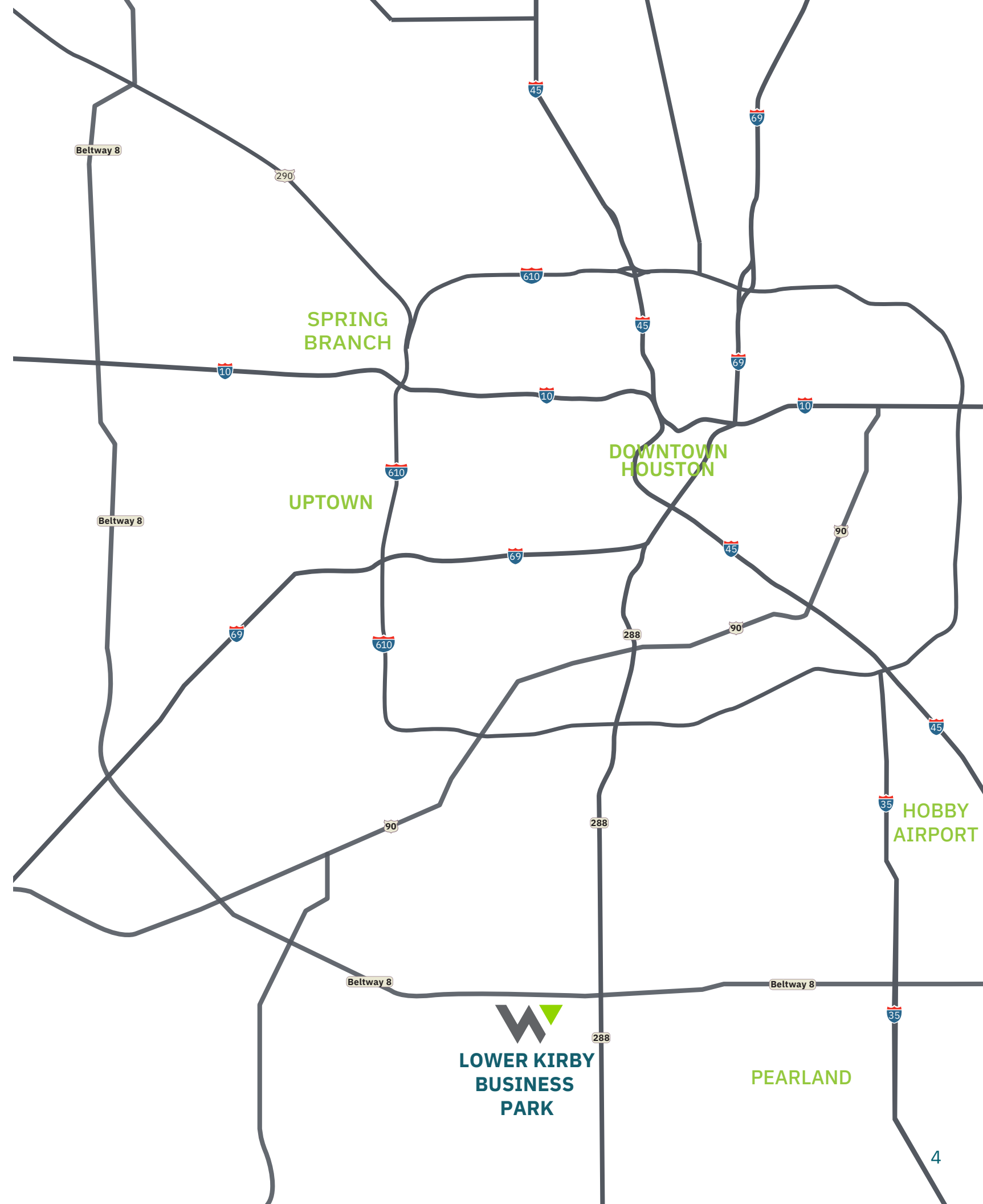


# POSITIONED TO PROSPER

Lower Kirby Business Park sits in Pearland, only about 20–25 miles south of downtown Houston. Nestled at the crossroads of Beltway 8 and State Highway 288, The Park offers direct freeway access to Houston’s job centers, ports, airports and regional infrastructure — combining suburban-area advantages with connectivity to the broader metro.

## DRIVE TIME

-  Pearland | 18 MINS
-  Hobby Airport | 19 MINS
-  Downtown | 20 MINS
-  Uptown | 23 MINS
-  Spring Branch | 25 MINS



# IN GOOD COMPANY

The area surrounding Lower Kirby Business Park has everything you need including accessible airports, several lodging accommodations, and plenty of restaurants and bars.

## AIRPORTS

- William P. Hobby Airport (HOU)
- George Bush Intercontinental Airport (IAH)
- Sugar Land Regional Airport (SGR)

## HOTELS

- SpringHill Suites by Marriott
- Hilton Garden Inn Houston
- Courtyard by Marriott
- Hampton Inn

## RESTAURANTS & BARS

- Gringo's Mexican Kitchen
- BreWingZ Restaurant & Bar
- BJ's Restaurant & Brewhouse
- BB's Tex-Orleans
- LongHorn Steakhouse
- Fish City Grill
- Cracker Barrel Old Country Store
- Raising Cane's

## INDUSTRIAL BUSINESSES

- Lonza
- Merit Medical Systems
- Tool-Flo Manufacturing
- PT Solutions
- Mitsubishi Heavy Industries Compressor International Corporation
- Dover Energy
- Endress+Hauser Gulf Coast Regional Campus
- Lonestar Electric Supply

## POINTS OF INTEREST

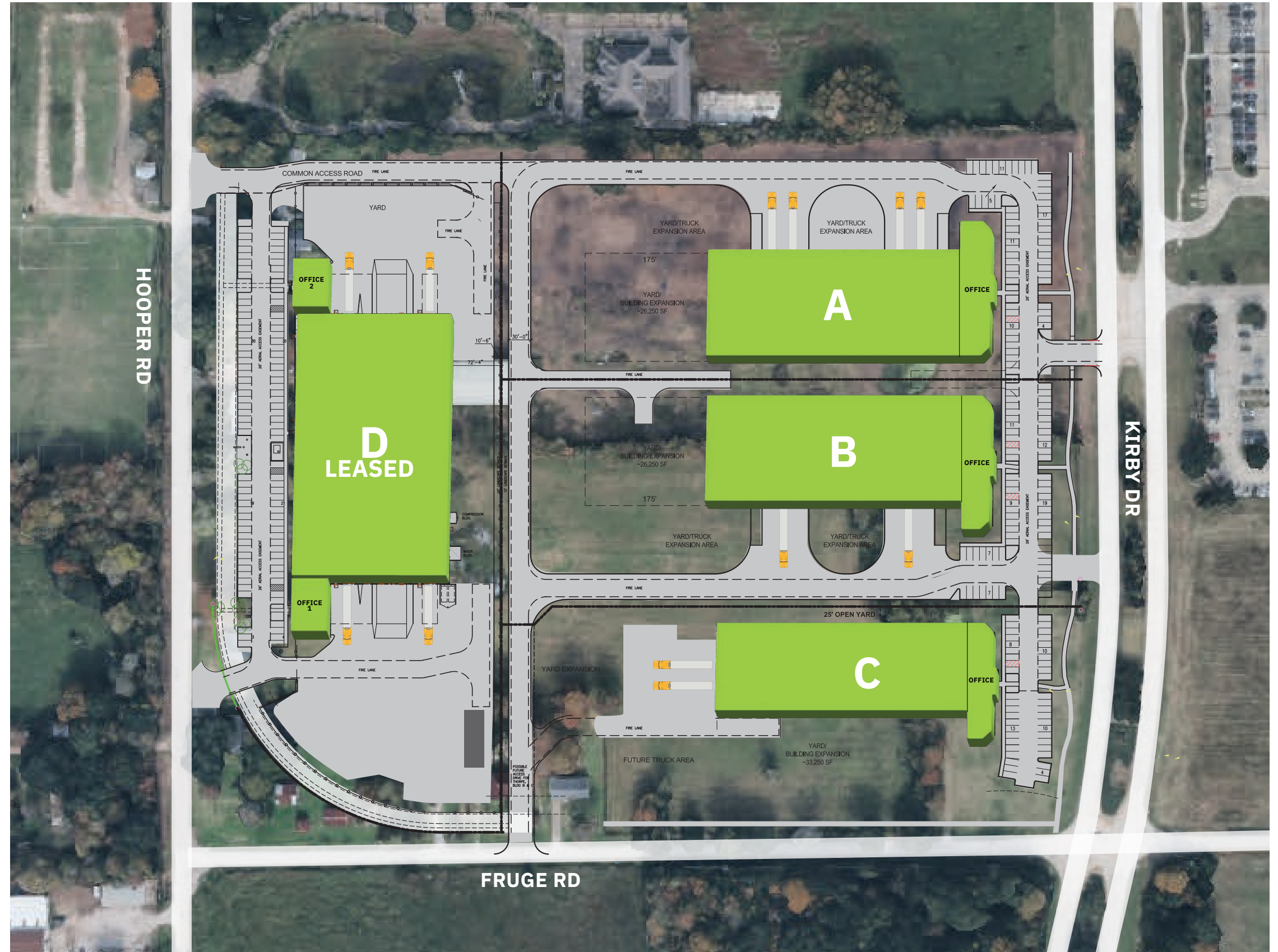
- Pearland Town Center
- Shadow Creek Ranch Nature Trail
- The Sports Complex at Shadow Creek Ranch
- Diamond Bay Water Park



# SITE PLAN

Lower Kirby Business Park, totalling over 250K SF, is a deed-restricted industrial campus offering direct access to Sam Houston Tollway (Beltway 8), making regional connectivity and logistics effortless.

BUILDING	SF
A	60,000
B	60,000
C	43,000
D LEASED	87,450



# BUILDING A

## 60,000 SF

AVAILABLE 2ND QUARTER 2027



### BUILDING SPECIFICATIONS

OFFICE SF	6,000 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



# BUILDING B

## 60,000 SF

AVAILABLE 2ND QUARTER 2027



### BUILDING SPECIFICATIONS

OFFICE SF	6,000 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



# BUILDING C

## 43,000 SF

AVAILABLE 2ND QUARTER 2027



### BUILDING SPECIFICATIONS

OFFICE SF	4,300 SF
DOORS	(3) 14' X 16' OHD
EAVE HEIGHT	28'
ELECTRICAL	3PH/480V/2000AMPS
CRANES	20-TON READY
EXTERIOR	TILT-WALL CONSTRUCTION



# BUILDING D

## 87,450 SF

LEASED

### BUILDING SPECIFICATIONS

OFFICE SF	7,500 SF
DOORS	(4) 16' X 16'   (8) 9' X 10' OHD
EAVE HEIGHT	34'   32' (CLEAR)
ELECTRICAL	3PH/480V/3000AMPS
CRANES	(1) 20-TON
EXTERIOR	TILT-WALL CONSTRUCTION



 **READY TO BUILD YOUR FUTURE?**  
**PRE-LEASE NOW.**



# CONTACT

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