



THE EDGE

INDUSTRIAL PARK

1600 N MAIN STREET, PEARLAND, TX 77581

**BUILDING 5 | AVAILABLE
FOR LEASE OR SALE**



PROPERTY SPECIFICATIONS

TOTAL SF
33,000 SF

PROPOSED BTS OFFICE
±1,781 SF

ACREAGE
2.57 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



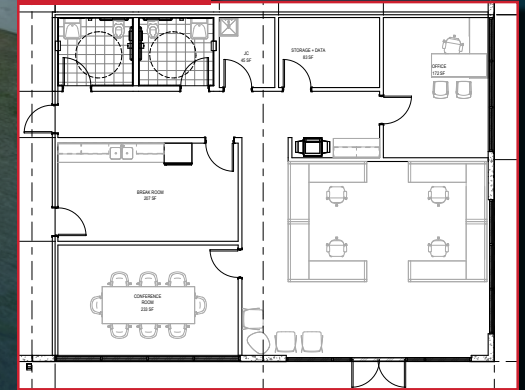
CONCEPTUAL PARK LAYOUT

(ONLY BUILDINGS 3, 4 AND 5 EXIST)

BUILDING 5 INTERIOR



OFFICE SITE PLAN



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