



FOR LEASE ***INDUSTRIAL DEVELOPMENT***

Q1 2025 DELIVERY

REAR LOAD - 165,120 SF | CROSS DOCK - 496,560 SF (BOTH DIVISIBLE)



14649 Almeda School Road & 14650 Levey Lane
Houston, TX 77047



PROPERTY HIGHLIGHTS

BUILDING 1 | REAR LOAD

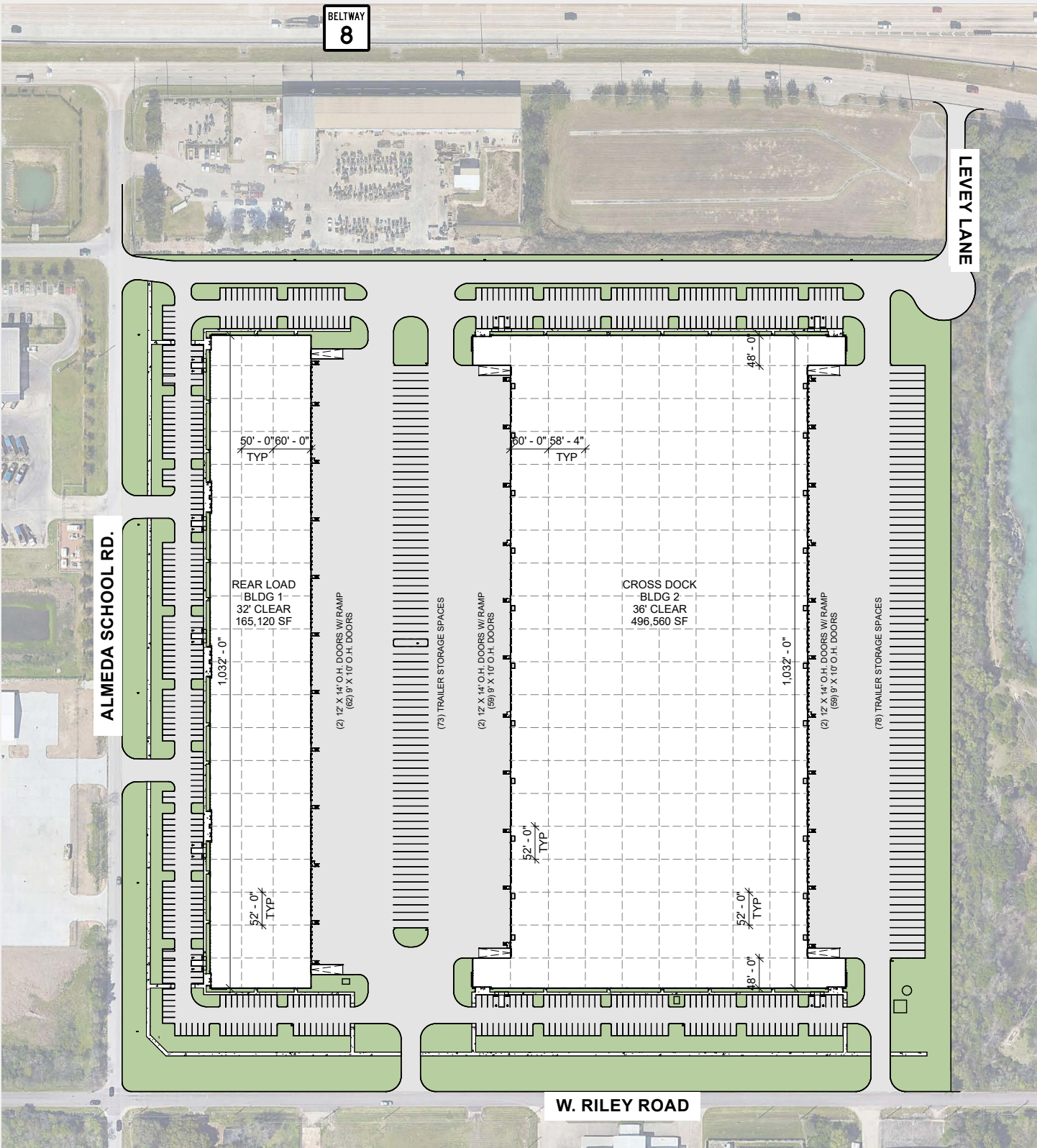
- **Size:** 165,120 SF - Divisible
- **Office:** BTS
- **Sprinkler System:** ESFR
- **Clear Height:** 32'
- **Dock-High Doors:** 62
- **Drive-in Doors:** 2
- **Building Depth:** 160'
- **Truck Court Depth:** 130' truck court with an additional 55' trailer parking
- **Column Spacing:** 52' x 50'
- **Speed Bay:** (60')
- **Auto Parks:** 272
- **Trailer Parks:** Up to 73
- **Power:** 2,500 amps 277/480 v 3 PH

BUILDING 2 | CROSS DOCK

- **Size:** 496,560 SF - Divisible
- **Office:** BTS
- **Sprinkler System:** ESFR
- **Clear Height:** 36'
- **Dock-High Doors:** 118
- **Drive-in Doors:** 4
- **Building Depth:** 470'
- **Truck Court Depth:** 130' truck court with an additional 55' trailer parking
- **Column Spacing:** 52' x 58'4"
- **Speed Bay:** (60')
- **Auto Parks:** 112
- **Trailer Parks:** Up to 151
- **Power:** 3,000 amps 277/480 v 3 PH



SITE PLAN



PRIME ACCESS



288
TEXAS



LEVEY
LOGISTICS PARK



BELTWAY
8



S BELTWAY 8 / SAM HOUSTON TOLLWAY

BELTWAY
8



HOOPER RD



S BELT INDUSTRIAL PARK

LOWER KIRBY
PEARLAND MANAGEMENT
DISTRICT (1,200-acre
mixed-use employment,
residential and entertain-
ment district)



SHADOW CREEK PARKWAY



288
TEXAS

THE CITY OF PEARLAND WILL IMPROVE W. RILEY RD TO A WIDER MEDIAN SEPARATED, LANDSCAPED BOULEVARD, JUST AS IT DID WITH N. SPECTRUM BLVD.



STRATEGIC BUSINESS FRIENDLY LOCATION

FOREIGN TRADE ZONE - LOCATED IN FTZ #84

provides manufacturer-shippers with duty deferred, in-transit storage and assembly of products for import and no duty assessment on products re-exported.

FREPORT TAX EXEMPTION

Freeport Tax Exemption offered by City Of Pearland, Lower Kirby Pearland Management District, Harris County Flood Control, Port of Houston Authority, and Harris County Hospital District.

THRIVING COMMUNITY

Lower Kirby in Pearland is a remarkable, 1,200-acre mixed-use district offering dynamic opportunities today and for decades to come. Located just south of Houston, businesses can take advantage of amenitized sites and excellent infrastructure. Strategically situated at the southwest corner of the intersection of Beltway 8 and State Highway 288, Lower Kirby offers available land, a motivated workforce and highway access needed to deliver results. All nestled around landscaped boulevards, walking trails and scenic parks and positioned in a region recognized as one of the fastest growing areas in the nation. Lower Kirby is located just north of Shadow Creek Ranch, one of our region's premiere master planned communities. If you want to build or expand a business, Lower Kirby is the perfect choice in Pearland — and in Texas.



INGRESS/EGRESS



HEADING EAST

TAKING BELTWAY 8, EXIT ALMEDA RD. CONTINUE ON FEEDER PAST ALMEDA RD. TAKE RIGHT ONTO ALMEDA SCHOOL RD.

HEADING WEST

TAKING BELTWAY 8, EXIT KIRBY/ALMEDA RD. STAY RIGHT AT THE FORK AND MAKE A U-TURN ONTO EAST BOUND FEEDER. TAKE A RIGHT ONTO ALMEDA SCHOOL RD.



FOR MORE INFORMATION, PLEASE CONTACT

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 **LEVEY
LOGISTICS PARK**

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