LEVEY LOGISTICS PARK

FOR LEASE
INDUSTRIAL DEVELOPMENT
CONSTRUCTION COMPLETE

REAR LOAD - 82,560 SF | CROSS DOCK - 496,560 SF (BOTH DIVISIBLE)

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

CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS
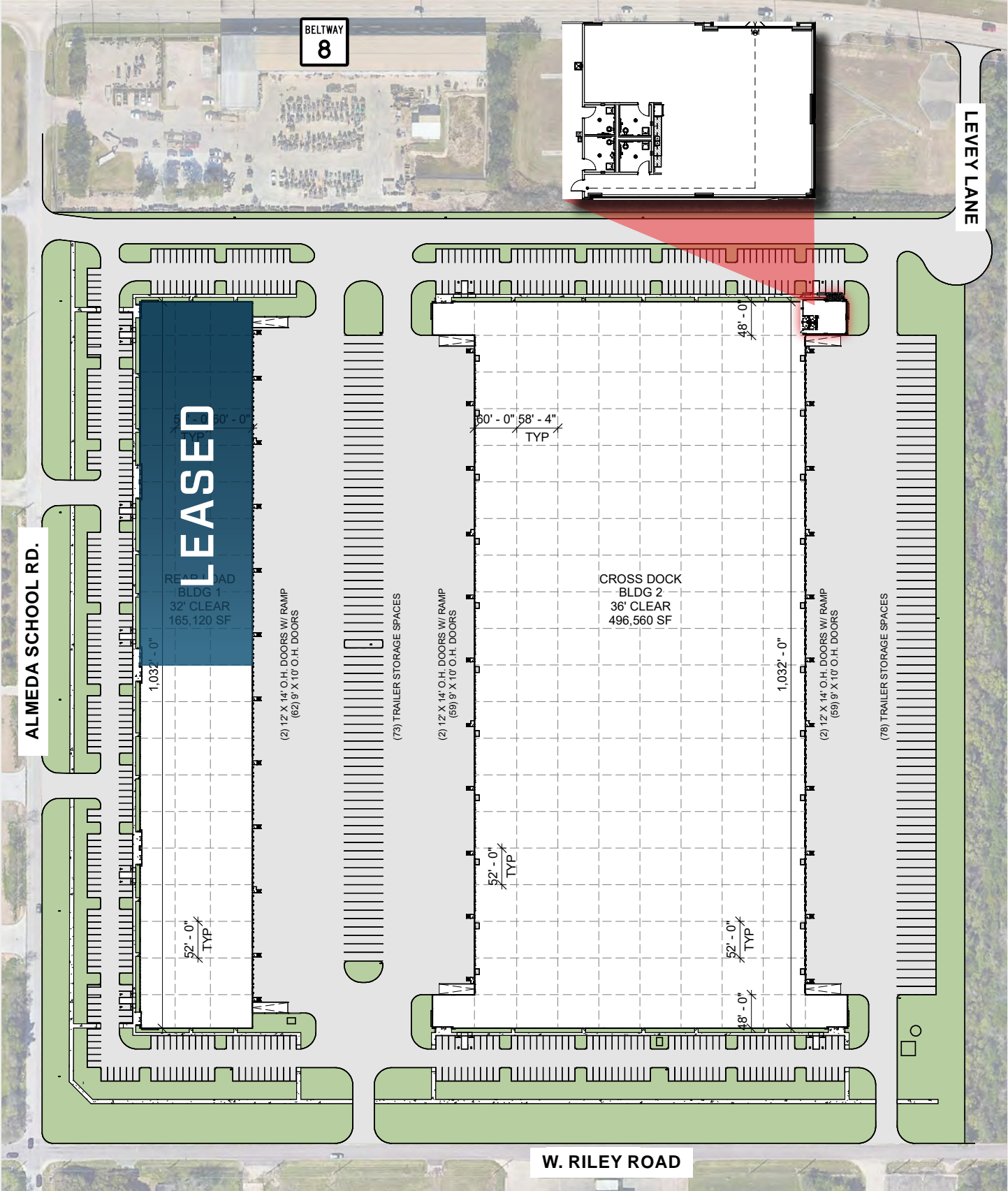
BUILDING 1 | REAR LOAD

- **Size: 82,560** SF - Divisible
- **Office:** BTS
- **Sprinkler System:** ESFR
- **Clear Height:** 32'
- **Dock-High Doors:** 31
- **Drive-in Door:** 1
- **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
- **LED** Warehouse Lighting
- **Whiteboxing** Entire Warehouse Walls

BUILDING 2 | CROSS DOCK

- **Size:** 496,560 SF - Divisible
- **Office:** 3,000 SF
- **Sprinkler System:** ESFR
- **Clear Height:** 36'
- **Dock-High Doors:** 118
- **Pit-style dock levelers:** 22
- **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
- **LED** Warehouse Lighting
- **Whiteboxing** Entire Warehouse Walls

SITE PLAN

PRIME ACCESS

Aerial/site map labels:
- N (compass)
- 288 TEXAS
- United Rental
- LEVEY LOGISTICS PARK
- MGX EQUIPMENT SERVICES
- amazon
- BELTWAY 8
- SAM HOUSTON TOLLWAY
- S BELTWAY 8 / SAM HOUSTON TOLLWAY
- BELTWAY 8
- SAM HOUSTON TOLLWAY
- CANOPY SOLUTIONS
- SITE
- HEALGEN
- HEALGEN
- EH Endress+Hauser
- Tioga
- FERGUSON
- W RILEY RD
- MERIT MEDICAL
- Bass Pro Shops
- NATURESORT
- N SPECTRUM BLVD
- DOVER
- HOOPER RD
- TOOL FLO
- PT Solutions
- S BELT INDUSTRIAL PARK
- LOWER KIRBY PEARLAND MANAGEMENT DISTRICT (1,200-acre mixed-use employment, residential and entertainment district)
- MITSUBISHI
- Lonza
- SHADOW CREEK PARKWAY
- Kelsey Seybold Clinic
- Kroger
- 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.

Regional map labels:
- IAH INTERNATIONAL AIRPORT 43 MINS
- 8
- WOODGATE
- 6
- 290
- 8
- JERSEY VILLAGE
- 45
- MT HOUSTON
- 69
- 290
- 610
- 90
- THE HEIGHTS 28 MINS
- 10
- HUNTERS CREEK VILLAGE
- 610
- 45
- 10
- 8
- UPTOWN 23 MINS
- GREENWAY/ UPPER KIRBY 22 MINS
- DOWNTOWN 20 MINS
- PORT OF HOUSTON 22 MINS
- HOUSTON
- 69
- BELLAIRE
- MEDICAL CENTER 13 MINS
- 69
- SOUTHEAST HOUSTON
- 610
- 45
- TO 69 15 MINS
- 90
- 288
- WILLIAM P. HOBBY AIRPORT 20 MINS
- 69
- 90
- MISSOURI CITY
- LEVEY LOGISTICS PARK
- BNSF RAILWAY INTERMODAL FACILITY 17 MINS
- SUGAR LAND
- MISSOURI CITY 10 MINS
- 8
- TO 288 4 MINS
- 8
- TO BELTWAY 8 IMMEDIATE ACCESS
- BROOKSIDE VILLAGE
- SUGAR LAND 18 MINS

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.

FREEPORT 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

ALMEDA RD

BELTWAY 8

SAM HOUSTON TOLLWAY

LEASED

ALMEDA SCHOOL RD

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.

![Cushman & Wakefield logo]

FOR MORE INFORMATION, PLEASE CONTACT

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![Levey Logistics Park logo]

LEVEY
LOGISTICS PARK