

# KIRKWOOD TECH CENTER

12705 S KIRKWOOD ROAD, STAFFORD, TX 77477



**SOUTHWEST HOUSTON/  
SUGAR LAND SUBMARKET**



**GREAT ACCESS TO I-69  
AND US-90**



**13' CLEAR HEIGHT**



**CLIMATE-CONTROLLED  
WAREHOUSE**



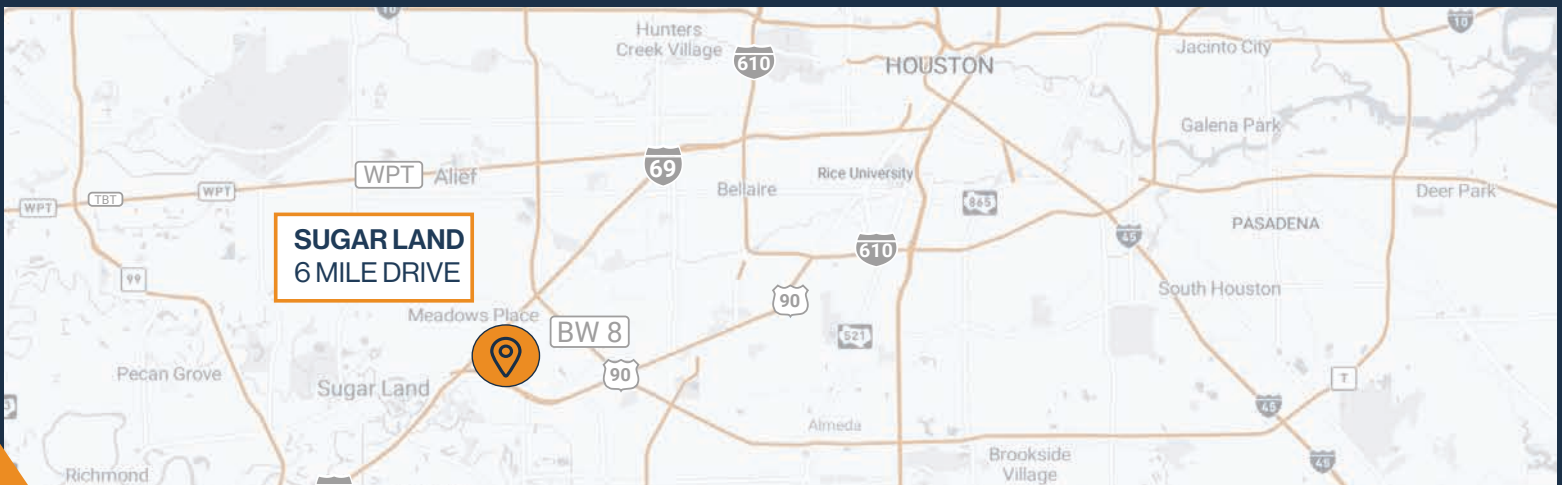
**GLASS STOREFRONT**



**10' X 10' GRADE-LEVEL LOADING**



**2,778 - 4,211 SF SUITE  
AVAILABLE**



**RYAN YOUNG**



281.584.3320



RYAN.YOUNG@FORT-COMPANIES.COM



**FORT**  
LEASING

This information is deemed reliable, however, Fort makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.



**FORT**  
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# KIRKWOOD TECH CENTER

12705 S KIRKWOOD RD  
STAFFORD, TEXAS 77477

## SITE PLAN



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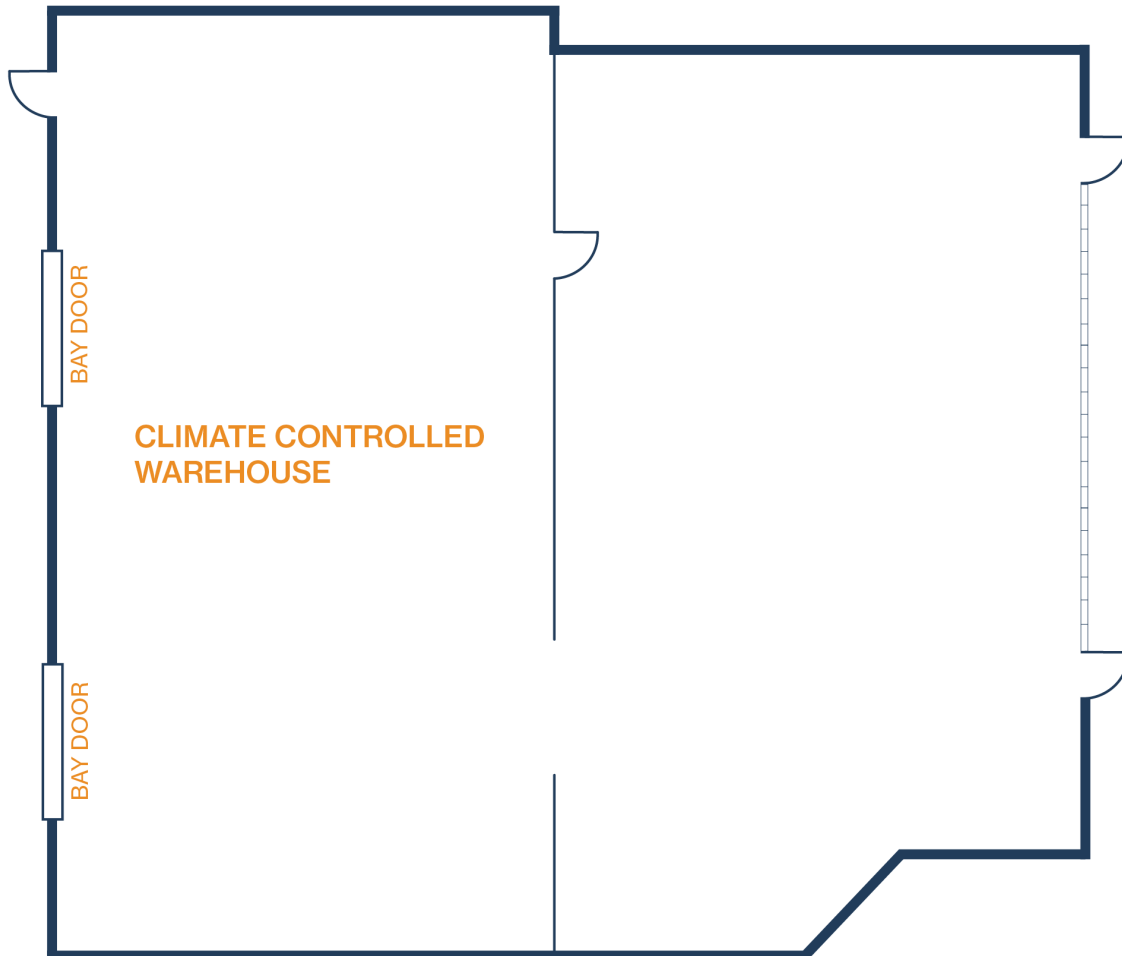
# KIRKWOOD TECH CENTER

12705 S KIRKWOOD RD  
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## UNIT 208 – 3,342 SF

1,504 SF OFFICE / 1,838 SF WAREHOUSE

- Climate-Controlled Warehouse
- (2) 10'x10' Grade Level Doors



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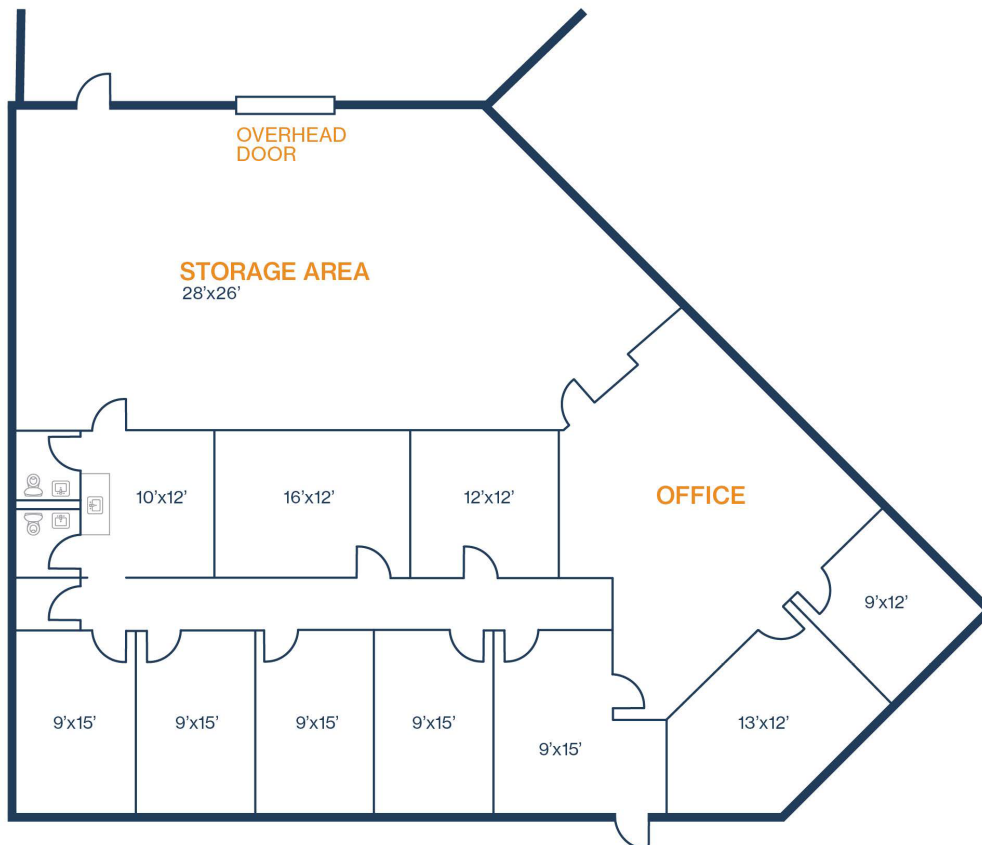
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## UNIT 211 – 4,211 SF

4,211 SF OFFICE / 0 SF WAREHOUSE

- (1) 10'x10' Grade Level Door
- (2) Restrooms
- (1) Break Room
- (10) Offices





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# KIRKWOOD TECH CENTER

12705 S KIRKWOOD RD  
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## UNIT 218 – 2,778 SF

1,178 SF OFFICE / 1,600 SF WAREHOUSE

- (1) Loading Dock
- (1) 10' x 10' Grade Level Door
- (2) Restrooms
- Climate-Controlled Warehouse

