FOR LEASE

±44,190 SF ON ±8.79 AC

12814 MULA LANE, STAFFORD, TEXAS 77477

FREEHILL | KBCADVISORS



HEAVY CRANE SERVED FACILITY

JIM AUTENREITH, SIOR
+1 713 922 0829
jim.autenreith@kbcadvisors.com

SAM RAYBURN, SIOR
+1 713 898 3682
sam.rayburn@kbcadvisors.com

TANNER THOMPSON
+1 832 589 6659
tanner.thompson@kbcadvisors.com

KBC ADVISORS | HOUSTON
1233 W Loop S, Suite 1270
Houston, Texas 77027

12814 MULA LANE

PROPERTY INFORMATION

TOTAL BUILDING **TOTAL LAND**	±44,190 SF ±8.79 AC (±2 AC STABILIZED)
CRANES	BLDG 1: (2) 25-TON, (2) 2-TON JIBS BLDG 2: (1) 25-TON
POWER	BLDG 1: ±2,000 AMPS BLDG 2: ±1,600 AMPS
OFFICE	BLDG 1: ±3,100 SF BLDG 2: ±1,500 SF

BUILDING 1 - 33,990 SF

- Two (2) 25-Ton Cranes
- 40' Hook Height
- 50' Clear Height
- 75' Span, 320' Depth
- Five (5) Oversized Grade Level Doors, Drive Through Capability
- Two (2) 2-Ton Jib Cranes
- Equipment Rated for 2,000 Amps 480/277V, 3-Phase: Step Down Transformers for 120/208V

BUILDING 2 - 10,200 SF

- One (1) 25-Ton Crane
- 27' Hook Height
- 35' Clear Height
- 85' Span
- Three (3) Oversized Grade Level Doors
- Wet Sprinkler
- Equipment Rated for 1,600 Amps 480/277V, 3-Phase: Step Down Transformers for 120/208V



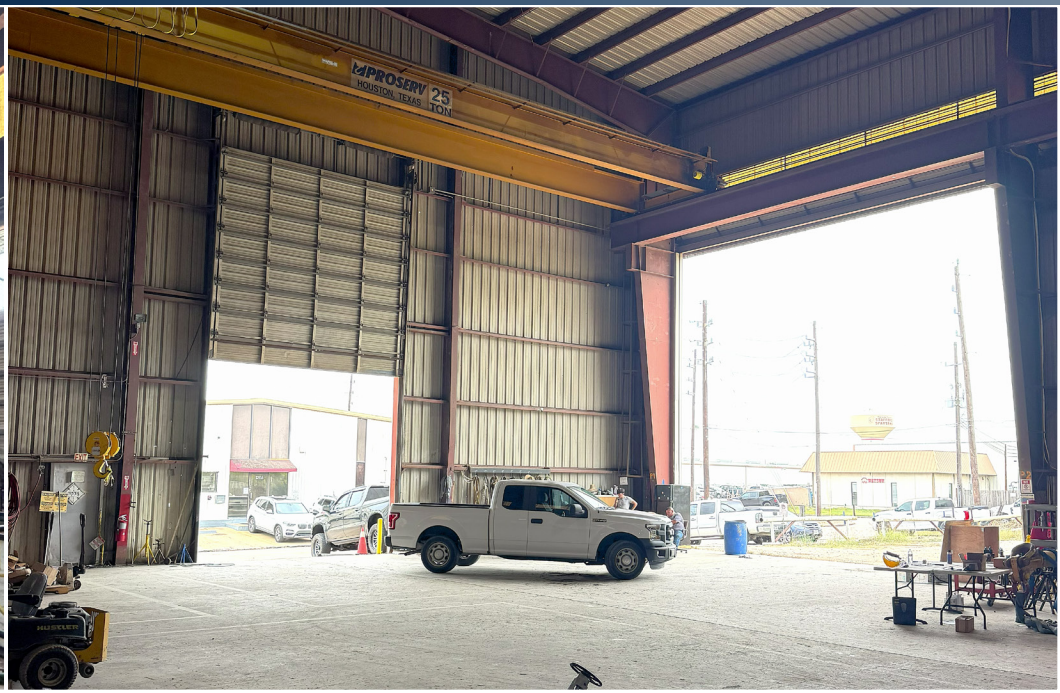


12814 MULA LANE

PROPERTY PHOTOS

FREEHILL | KBCADVISORS









12814 MULA LANE

LOCATION & LABOR

POPULATION REACH

Drive Time	2026 Total Population
15 Min	521,667
30 Min	3,032,883
60 Min	7,212,563

WAREHOUSE WORKERS
$17.39 AVG HOURLY EARNINGS

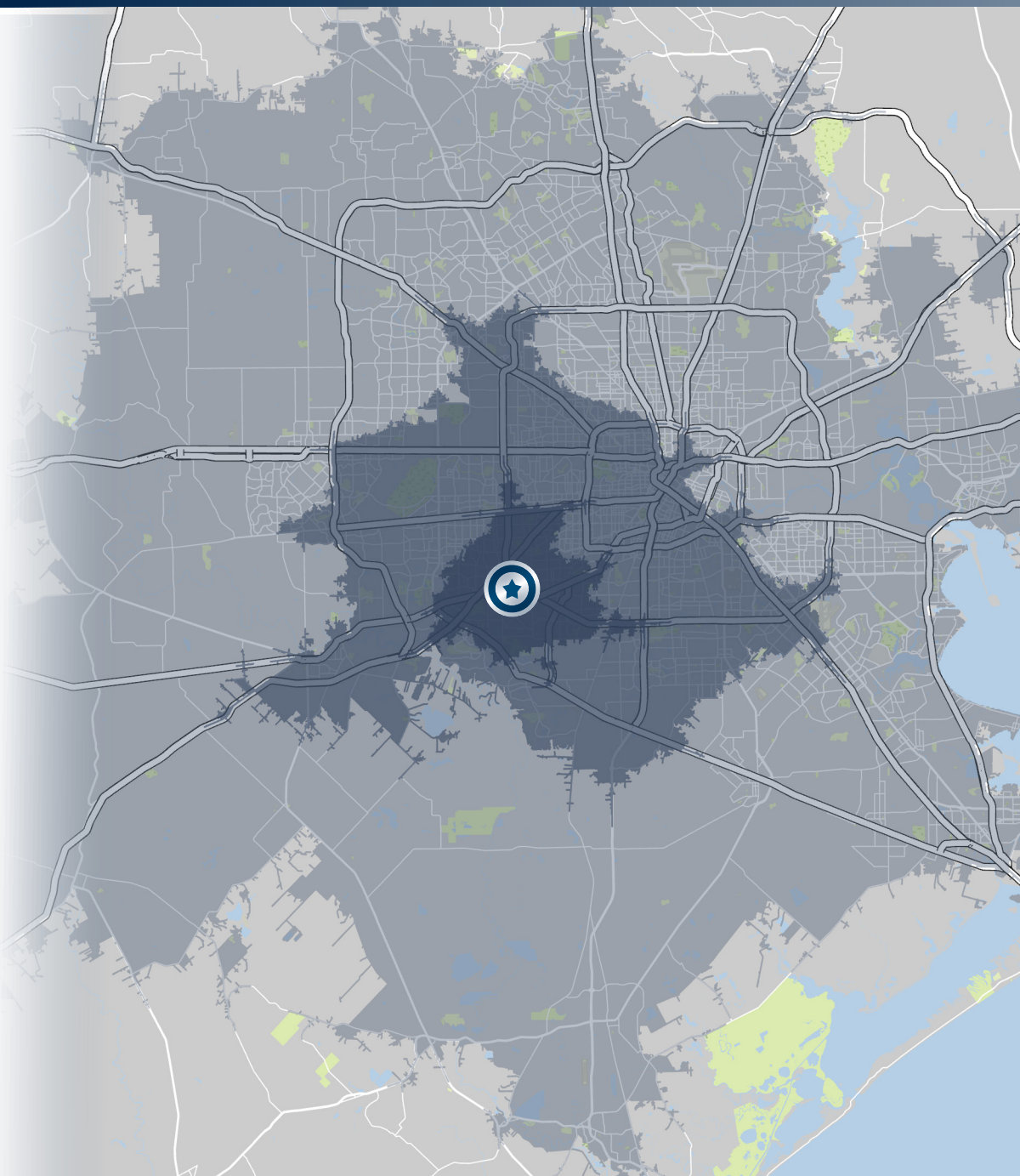
Drive Time	2025 Resident Workers	2020-2025% Change in Resident Workers	2025 Net Commuters
15 Min	7,491	28%	2,776
30 Min	49,853	26%	14,887
60 Min	143,471	27%	8,898

FORKLIFT DRIVERS
$19.79 AVG HOURLY EARNINGS

Drive Time	2025 Resident Workers	2020-2025% Change in Resident Workers	2025 Net Commuters
15 Min	792	25%	311
30 Min	5,744	20%	1,628
60 Min	18,010	20%	1,120

MANUFACTURERS/FABRICATORS
$20.91 AVG HOURLY EARNINGS

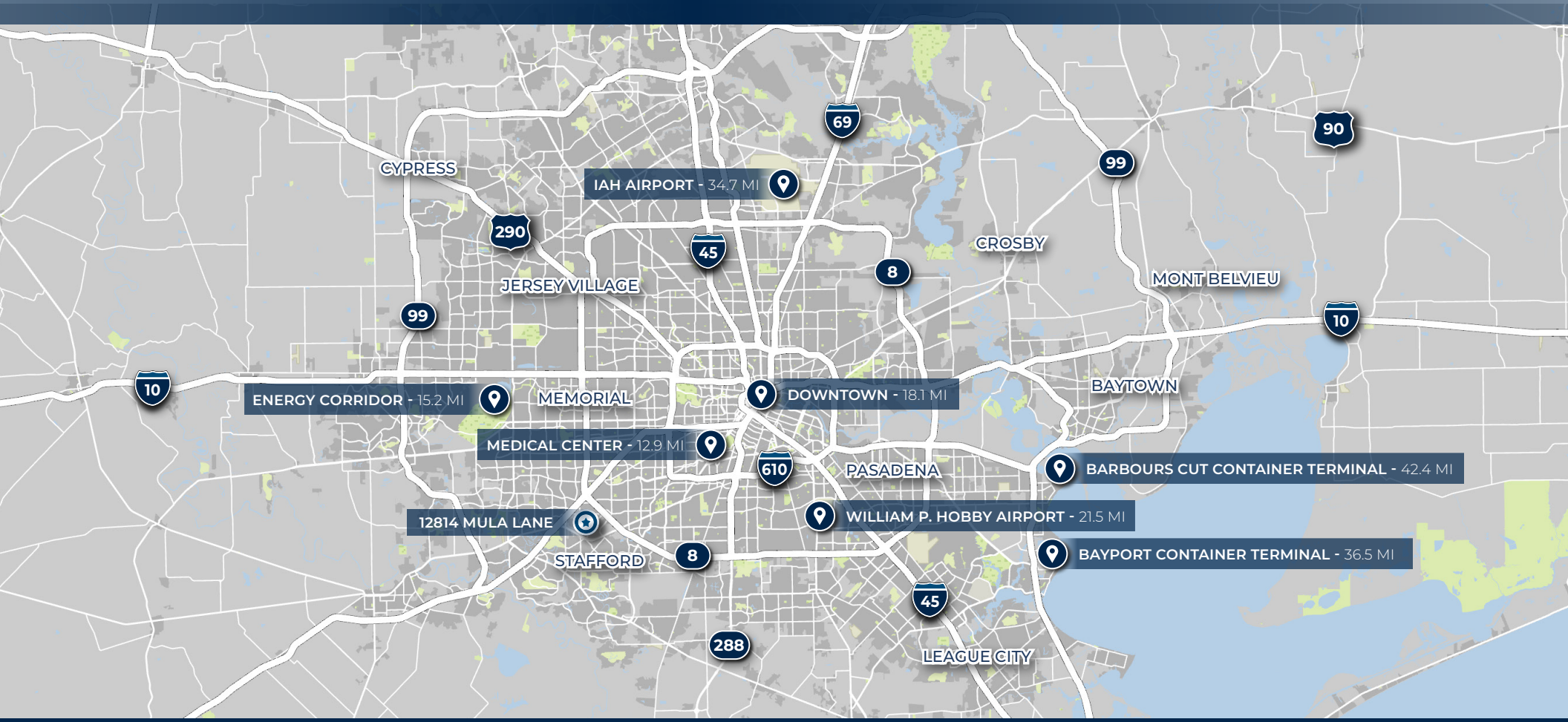
Drive Time	2025 Resident Workers	2020-2025% Change in Resident Workers	2025 Net Commuters
15 Min	1,274	5%	508
30 Min	8,405	4%	3,663
60 Min	24,669	6%	2,067



12814 MULA LANE

REGIONAL ACCESS

FREEHILL | KBCADVISORS



JIM AUTENREITH, SIOR
+1 713 922 0829
jim.autenreith@kbcadvisors.com

SAM RAYBURN, SIOR
+1 713 898 3682
sam.rayburn@kbcadvisors.com

TANNER THOMPSON
+1 832 589 6659
tanner.thompson@kbcadvisors.com

KBC ADVISORS | HOUSTON
1233 W Loop S, Suite 1270
Houston, Texas 77027

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.