

6415 RANKIN ROAD, HOUSTON, TX 77396

RANKIN⁵⁹

LOGISTICS PARK



Available for Immediate Occupancy

± 88,185 SF AVAILABLE
CLASS A INSTITUTIONAL DISTRIBUTION BUILDING
FOR LEASE

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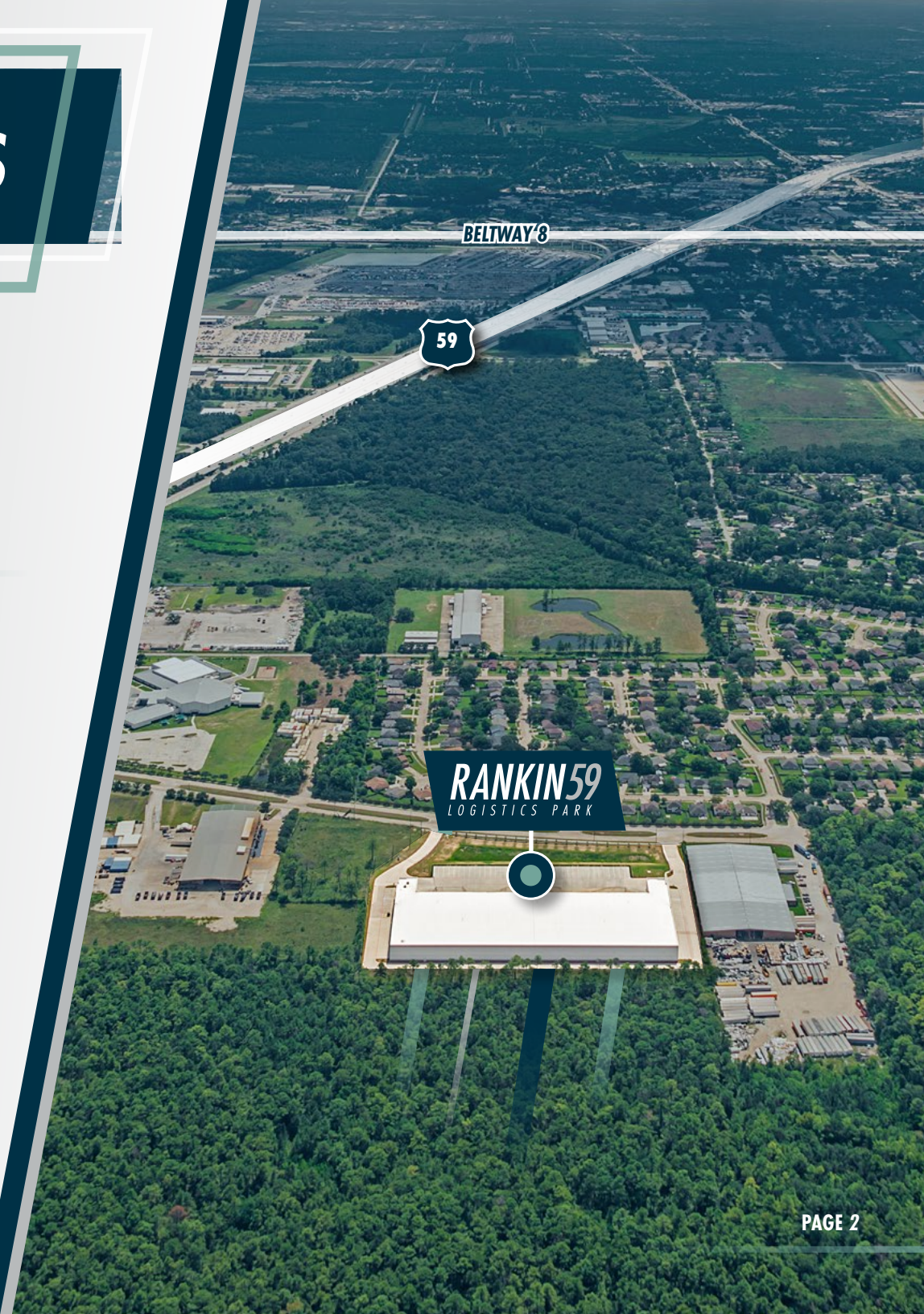


PROPERTY ADVANTAGES

Exceptional Building Specifications - The fully fenced and gated class A institutional facility features a 32' clear height, 30 dock-high doors, and 2 drive-in doors, supporting distribution and efficient logistics operations.

Premier Location & Accessibility - The property is strategically located just 2 miles from Beltway 8 and 4 miles from George Bush Intercontinental Airport (IAH), with quick access to Downtown Houston and the Port of Houston. This proximity to major highways, airports, and shipping terminals makes it an excellent hub for distribution and logistics operations.

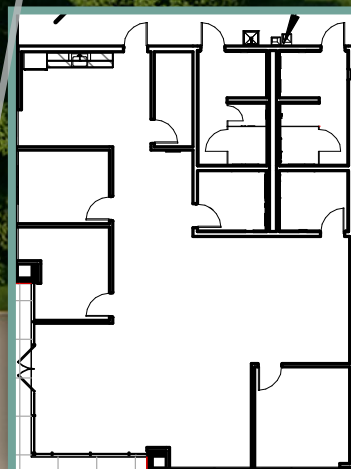
Efficient Site Design - The site provides 70 auto parking spaces and 38 trailer parking spaces, along with dock-high doors, ramps, and 8 pre-installed, 35,000 lb. dock levelers. This ensures smooth truck flow, flexibility for tenants with large fleets, and efficient loading/unloading capabilities.



SPACE OVERVIEW

AVAILABLE SF	±88,185 SF
TOTAL BUILDING SF	151,605 SF
SPEC OFFICE UNDERWAY	±2,400 SF
ACRES	±10.73 AC
DOCK-HIGH DOORS	18
RAMPS	1
AUTO PARKING SPACES	35
TRAILER PARKING SPACES	22
CLEAR HEIGHT	32'
CONFIGURATION	FRONT-LOAD
COLUMN SPACING	52' x 60' with 60' SPEED BAYS
BUILDING DEPTH	240'
DOCK LEVELERS	(5) 35,000 lb.
POWER	800 AMPS AT 480 VOLT, 3-PHASE POWER
LIGHTING	2 LED WAREHOUSE LIGHTS PER BAY
SPRINKLERS	ESFR

*Comcast Fiber Optics Installed in Building



SPEC OFFICE

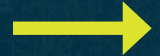


PRIME CONNECTIVITY

INGRESS



EGRESS



KENSWICK

59

HUMBLE

IAH AIRPORT
3.8 MILES



RANKIN 59
LOGISTICS PARK



45

8

8

FALL CREEK

MAGNOLIA GARDENS

CORPORATE PRESENCE



REGIONAL REACH



WORKFORCE ACCESS



FORKLIFT DRIVERS

\$19.92 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2024 Net Commuters	2024 Resident Workers
15 Min	14%	-62	390
30 Min	69%	-685	2,779
45 Min	14%	2,150	12,202



WAREHOUSE WORKERS

\$17.42 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2024 Net Commuters	2024 Resident Workers
15 Min	27%	-243	2,860
30 Min	7%	1,908	34,499
45 Min	25%	17,251	99,007

SUGARLAND MISSOURI CITY

PEARLAND

LEAGUE CITY

CONROE

THE WOODLANDS

SPRING

RANKIN59
LOGISTICS PARK

ATASCOCITA

HOUSTON

PASADENA

BAYTOWN

34M POPULATION REACH

LITTLE ROCK

FORT WORTH, TX

Drive Time (miles)

225

(2024) Population Reach

23,022,556

DALLAS, TX

Drive Time (miles)

210

(2024) Population Reach

19,088,673

JACKSON

AUSTIN, TX

Drive Time (miles)

164

(2024) Population Reach

10,885,846

DALLAS

SAN ANTONIO, TX

Drive Time (miles)

185

(2024) Population Reach

13,795,918

RANKIN59
LOGISTICS PARK

AUSTIN



HOUSTON

2 HOURS

SAN ANTONIO

4 HOURS

LAREDO

6 HOURS

LAREDO, TX

Drive Time (miles)

345

(2024) Population Reach

33,702,152

2025 Total Population

2 HOURS - 8,935,665

4 HOURS - 26,118,677

6 HOURS - 34,263,509

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