

6415 RANKIN ROAD, HOUSTON, TX 77396

RANKIN 59
LOGISTICS PARK



Available for Immediate Occupancy

± 88,185 SF AVAILABLE
Divisible to 37,440 SF
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.

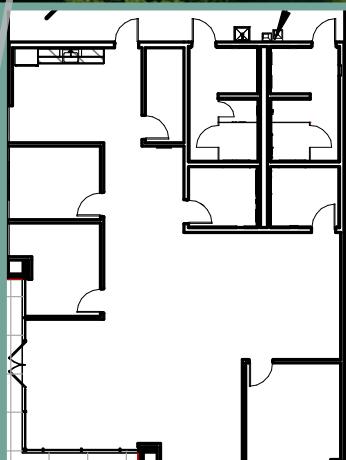
Efficient Site Design - The site provides 70 auto parking spaces and 38 trailer parking spaces, along with dock-high doors, ramps, and 8 pre-installed, 35,000 lb. dock levelers. This ensures smooth truck flow, flexibility for tenants with large fleets, and efficient loading/unloading capabilities.



SPACE OVERVIEW

AVAILABLE SF	±88,185 SF (Divisible to 37,440 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



IAH AIRPORT
3.8 MILES

KENSWICK

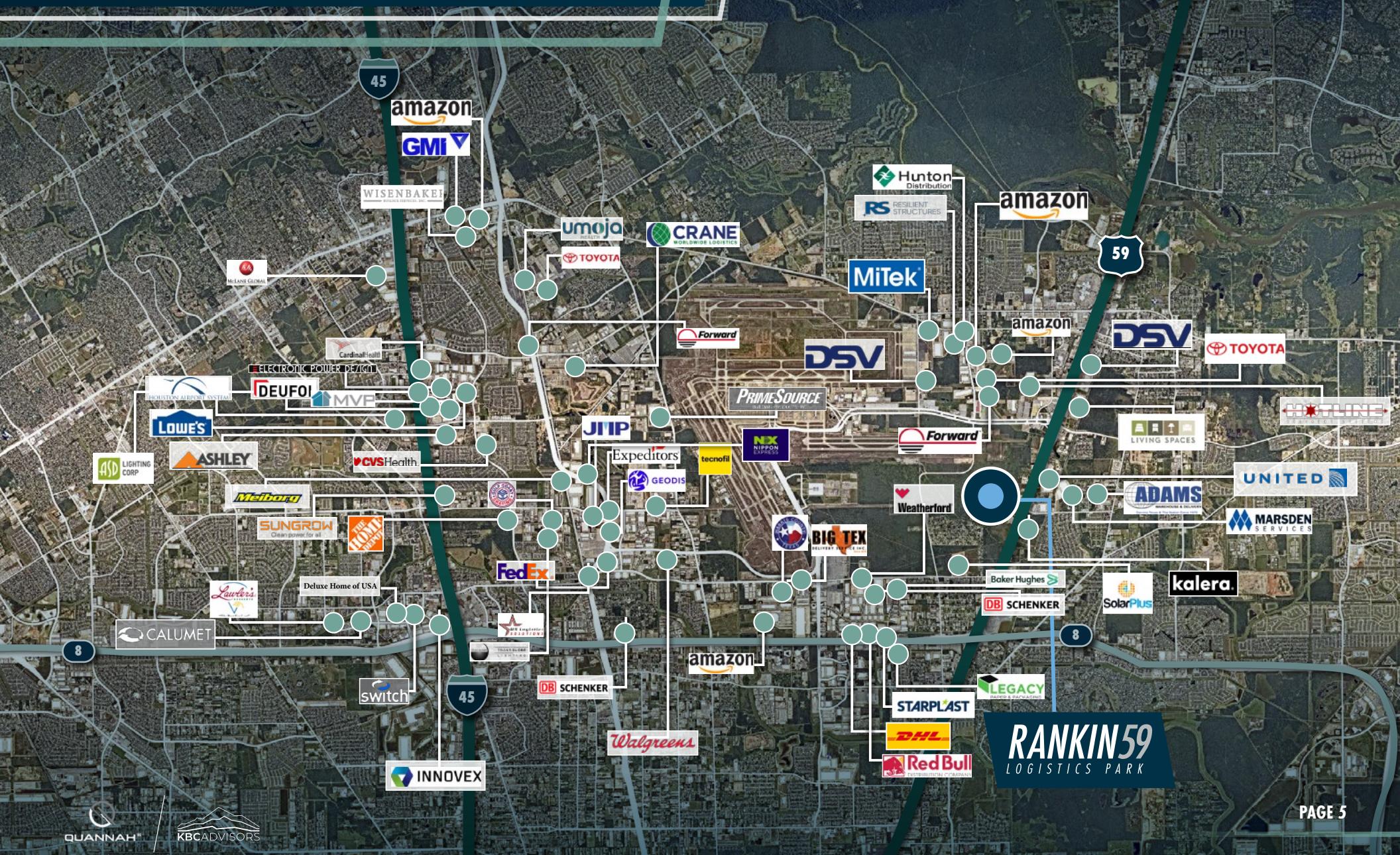
59

HUMBLE

RANKIN 59
LOGISTICS PARK



CORPORATE PRESENCE



REGIONAL REACH



WORKFORCE ACCESS



FORKLIFT DRIVERS

\$19.92 Average Earnings
(Hourly)

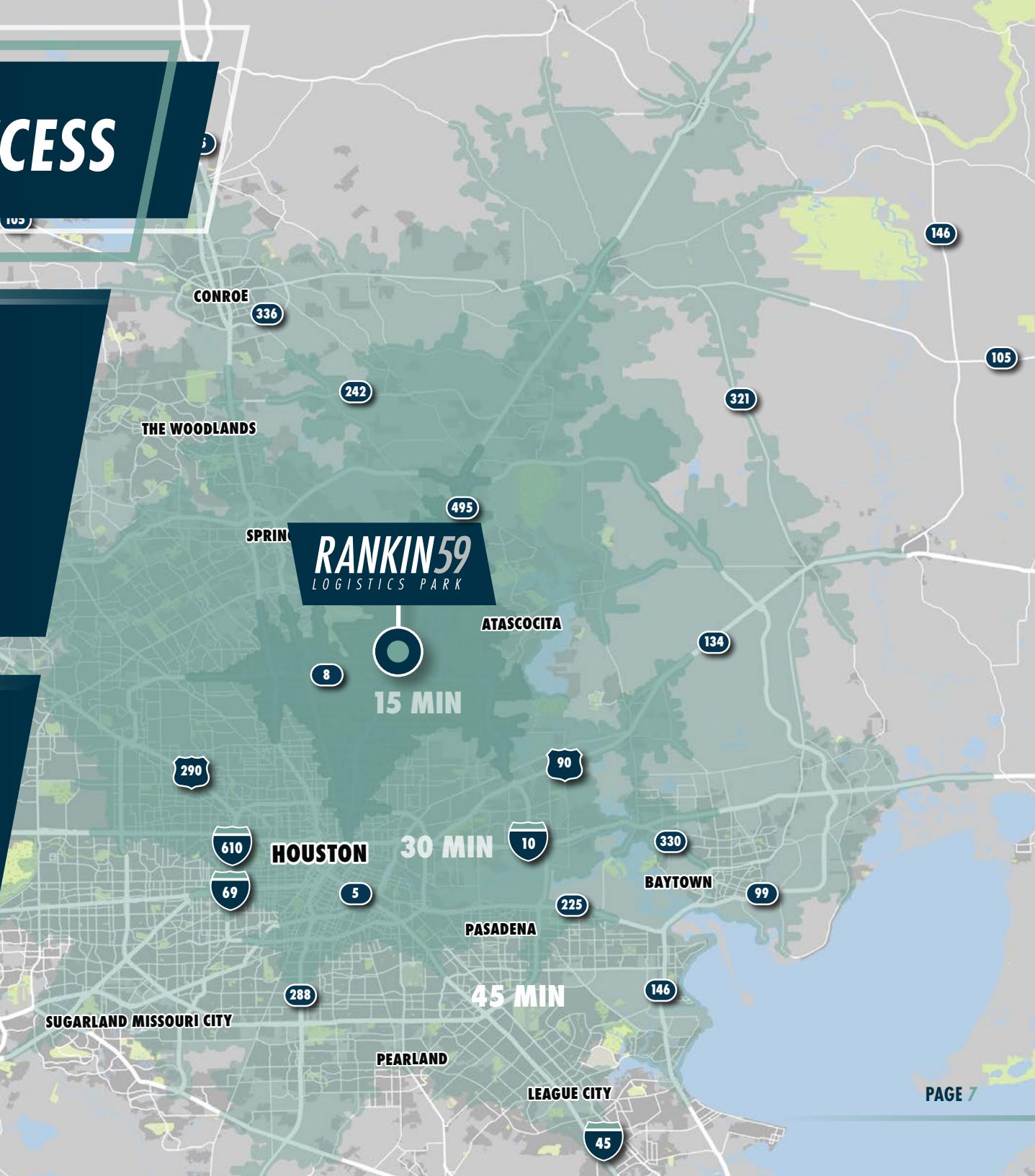
Drive Time	Growth in Past 5 Years	2024 Net Commuters	2024 Resident Workers
15 Min	14%	-62	390
30 Min	69%	-685	2,779
45 Min	14%	2,150	12,202



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



34M POPULATION REACH

LITTLE ROCK

JACKSON

DALLAS

AUSTIN, TX

Drive Time (miles)

164

(2024) Population Reach

10,885,846

SAN ANTONIO, TX

Drive Time (miles)

185

(2024) Population Reach

13,795,918

LAREDO, TX

Drive Time (miles)

345

(2024) Population Reach

33,702,152

RANKIN 59
LOGISTICS PARK



HOUSTON

2 HOURS

4 HOURS

LAREDO

6 HOURS

2025 Total Population

2 HOURS - 8,935,665

4 HOURS - 26,118,677

6 HOURS - 34,263,509

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