

6415 RANKIN ROAD, HOUSTON, TX 77396

# RANKIN<sup>59</sup>

LOGISTICS PARK



Available for Immediate Occupancy

**± 24,765 SF AVAILABLE**  
CLASS A INSTITUTIONAL DISTRIBUTION BUILDING  
**FOR LEASE**

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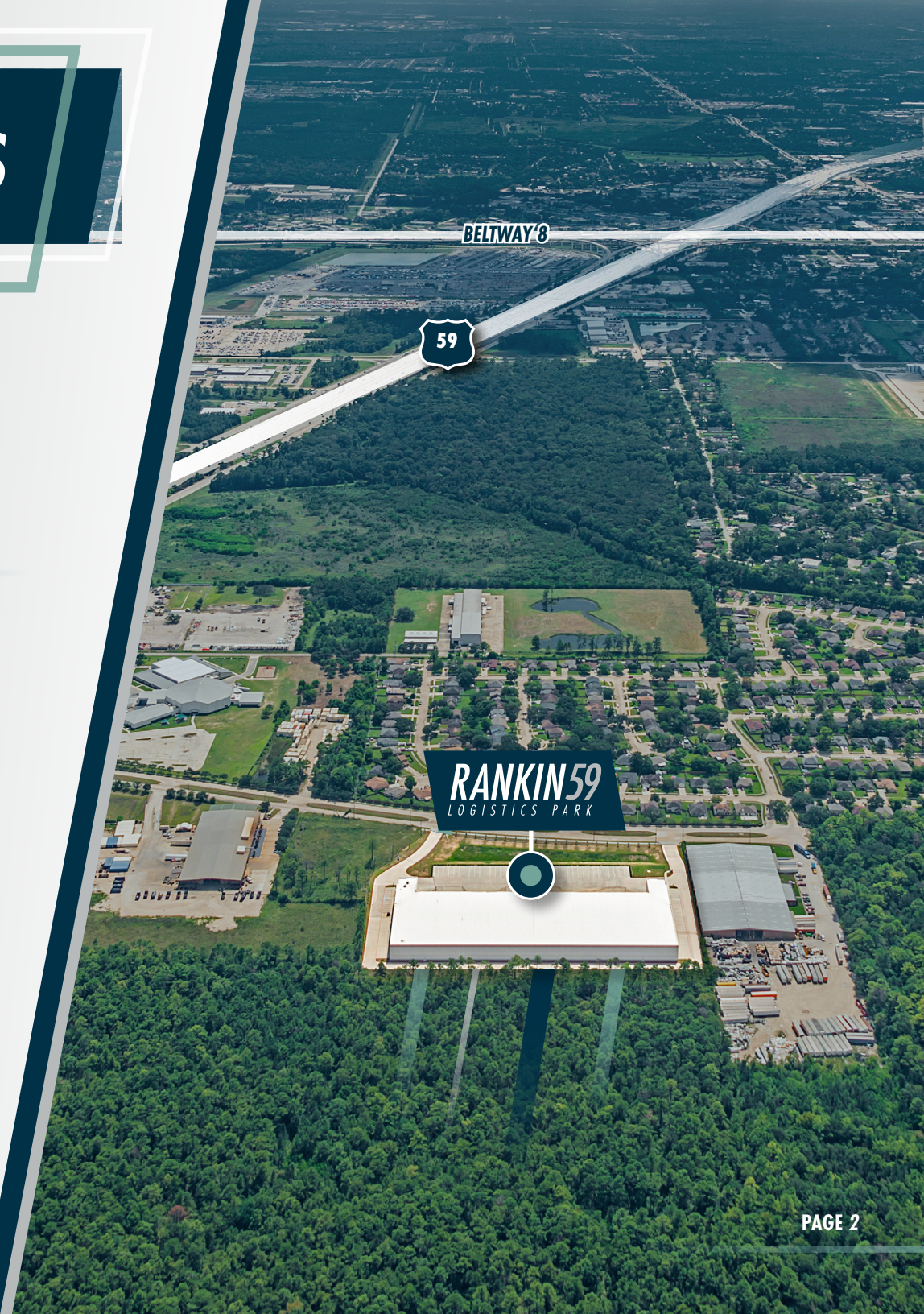


# PROPERTY ADVANTAGES

**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.

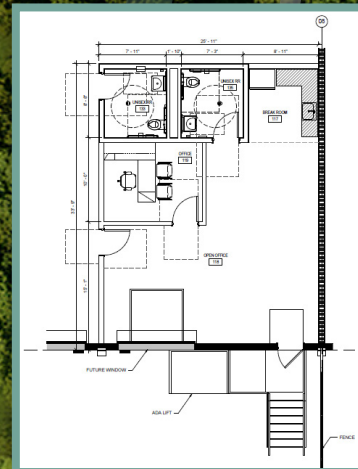




# SPACE OVERVIEW

|                        |                                     |
|------------------------|-------------------------------------|
| AVAILABLE SF           | ±24,765 SF                          |
| TOTAL BUILDING SF      | 151,605 SF                          |
| SPEC OFFICE UNDERWAY   | ±900 SF                             |
| ACRES                  | ±10.73 AC                           |
| DOCK-HIGH DOORS        | 5                                   |
| RAMPS                  | 0                                   |
| AUTO PARKING SPACES    | 6 (±7 Additional Parking Spaces)    |
| TRAILER PARKING SPACES | 6                                   |
| CLEAR HEIGHT           | 32'                                 |
| CONFIGURATION          | FRONT-LOAD                          |
| COLUMN SPACING         | 52' x 60' with 60' SPEED BAYS       |
| BUILDING DEPTH         | 240'                                |
| DOCK LEVELERS          | (2) 35,000 lb.                      |
| POWER                  | 400 AMPS AT 480 VOLT, 3-PHASE POWER |
| LIGHTING               | 2 LED WAREHOUSE LIGHTS PER BAY      |
| SPRINKLERS             | ESFR                                |

\*Comcast Fiber Optics Installed in Building



SPEC OFFICE



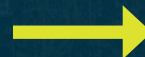


# PRIME CONNECTIVITY

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)

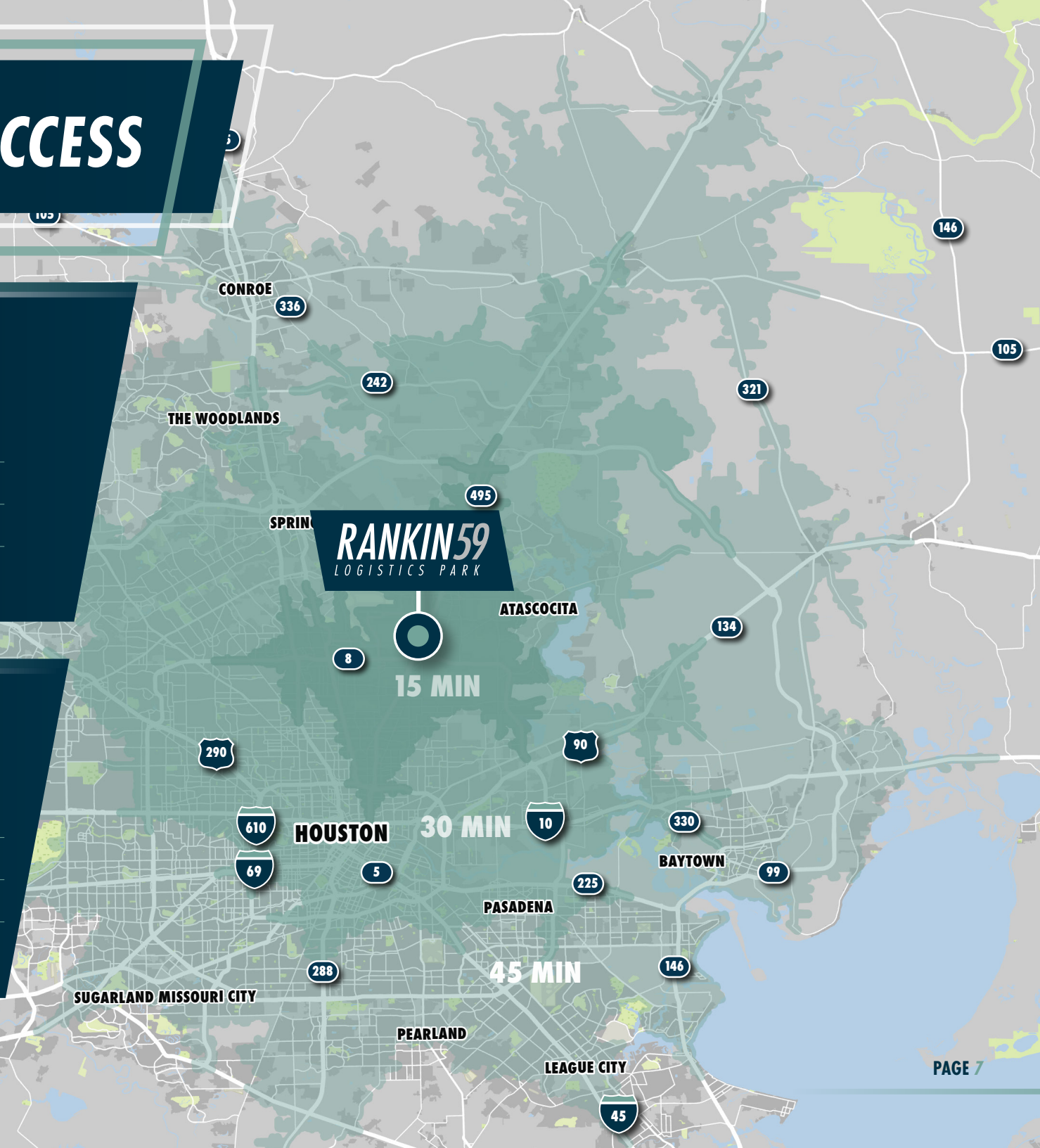
| Drive Time | Growth in Past 5 Years | 2024 Net Commuters | 2024 Resident Workers |
|------------|------------------------|--------------------|-----------------------|
| 15 Min     | 14%                    | -62                | 390                   |
| 30 Min     | 69%                    | -685               | 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                |





# 34M POPULATION REACH

DALLAS

FORT WORTH, TX

Drive Time (miles)

225

(2024) Population Reach

23,022,556

LITTLE ROCK

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

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

**RANKIN59**  
LOGISTICS PARK

HOUSTON

2 HOURS

AUSTIN

SAN ANTONIO

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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