

PORT 10 LOGISTICS CENTER

Port10LogisticsCenter.com



PREMIER MULTI-MODAL LOGISTICS CENTER

AVAILABILITY FROM 90,233 SF - 1,200,000 SF

FOR LEASE OR SALE

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AVAILABILITY OVERVIEW

	BUILDING 4	BUILDING 5	BUILDING 6
Total Building Area	452,267 SF	179,255 SF	Up To 750,000 SF
Available SF	452,267 SF	90,233 SF	Build-to-suit
Office Area	Build-to-suit	Build-to-suit	Build-to-suit
Configuration	Rail-Served	Cross Dock	Rail-Served
Speed Bays	60' Speed Bays	60' Speed Bays	TBD
Dock doors	60 (9' x 10')	28 (9' x 10')	TBD
Drive-in Ramps	2 (12' x 14')	2 (12' x 14')	TBD
Clear Height	32'	32'	32'
Sprinkler	ESFR	ESFR	ESFR



On-site Truck and Trailer Storage



Foreign Trade Zone #84



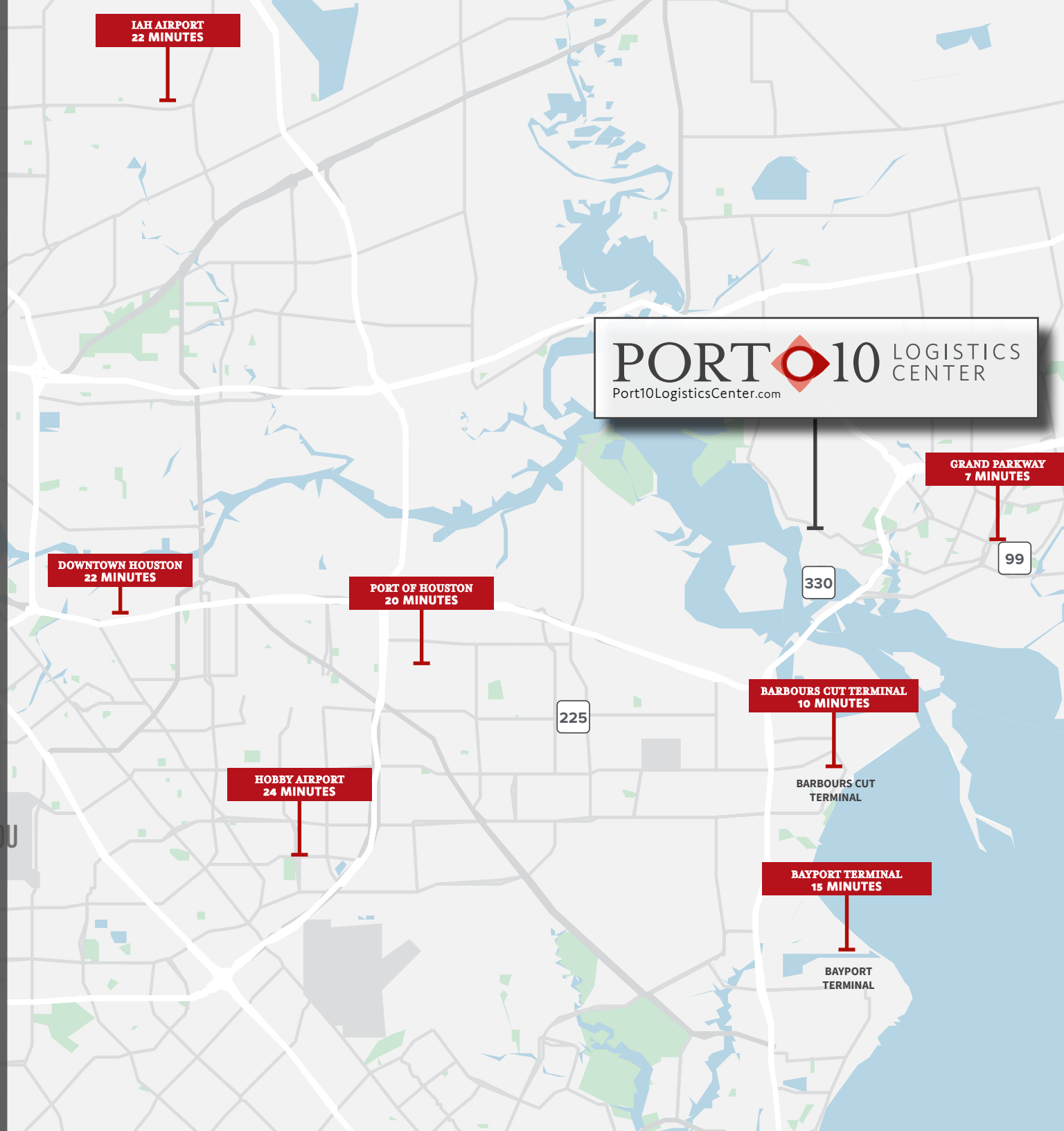
Rail-Served



Favorable OPEX through Baytown Tax Abatement

LOCATION

- The Property has immediate proximity to the Barbours Cut and Bayport Container terminals situated on a coast to coast transportation corridor.
- The Site offers tenants easy access to Highway 146 via Spur 330 enabling connectivity to Houston Ship Channel and Houston MSA.
- Premier ingress and egress access directly to I-10 frontage road allowing immediate access travel east and west throughout the Houston Metro and region.
- The Southeast Submarket is located in the midst of the petrochemical hub of the United States.
- Direct Rail Access to Union Pacific's main line through the Coady Yard.
- 3 Major Texas cities, Austin, San Antonio, and Dallas, within a 4 hour drive.



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**BUILDING 5
CROSS DOCK
90,233 SF AVAILABLE**

**BUILDING 4 (PROPOSED)
RAIL-SERVED
452,266 SF AVAILABLE**

**BUILDING 6 (PROPOSED)
RAIL-SERVED
UP TO 750,000 SF BT**

**FUTURE ROAD
WEST CEDAR BAYOU
LYNCHBURG RD**

FOR INQUIRIES, PLEASE CONTACT:

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