BUILDING 6

UP TO 750,000 SF – RAIL SERVED

PORT 10 LOGISTICS CENTER

PORT10LOGISTICSCENTER.COM

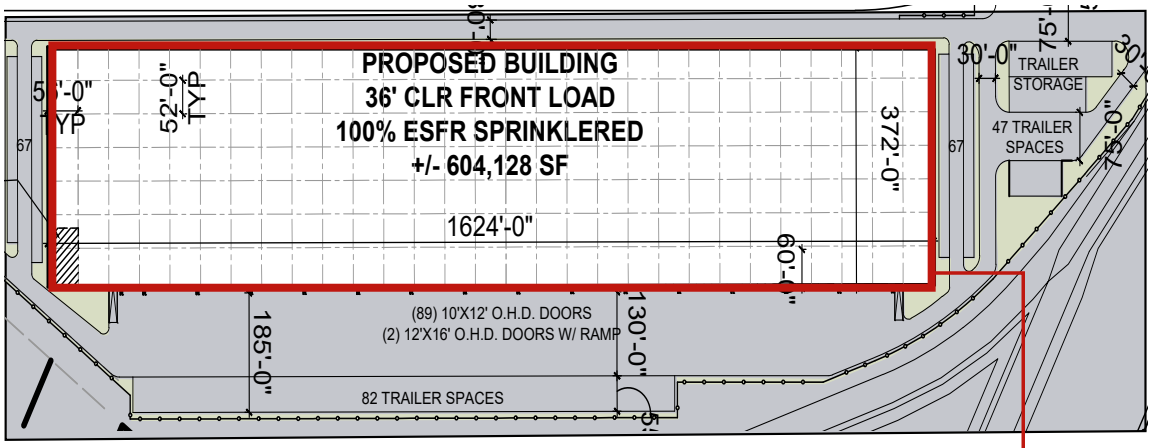
PONTIKES DEVELOPMENT

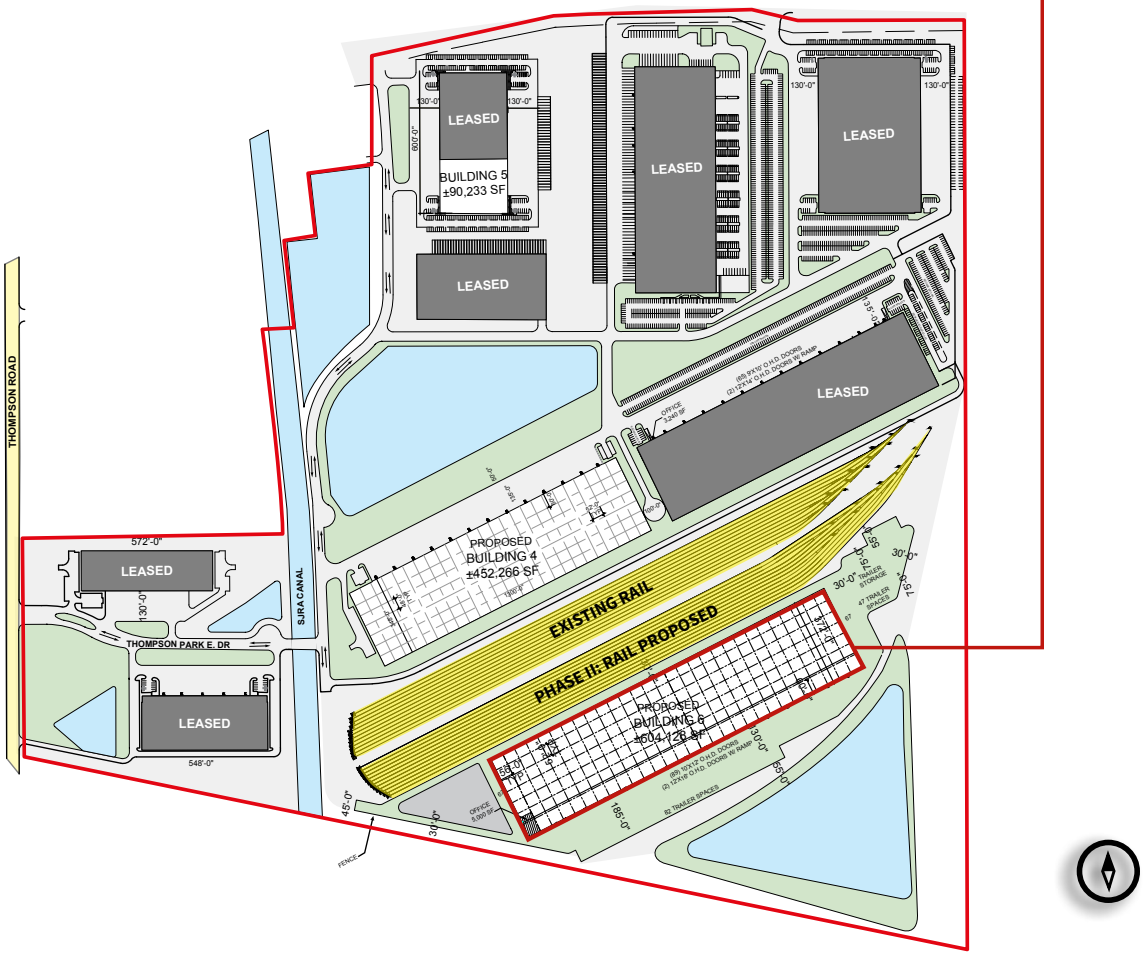
JLL

OPPORTUNITIES FROM 250K TO 750K

BUILDING 6
FEATURES & SPECS

- Total Building Area: ±250,000 - ±750,000 SF (604,128 SF Shown & Additional Layouts Featured On Page 5)
- Office Area: BTS
- Rail Served Building (Union Pacific)
- Front Load Configuration
- Trans-Load Capabilities
- SIT Yard Operator: Watco
- Phase I: 420 Rail-car Storage Capacity
- Phase II: 1,200 Rail-car Storage Capacity
- ESFR Sprinklers
- 32’ Clear Height
- Foreign Trade Zone #84
- On-site Truck and Trailer Storage
- Please contact brokers for pricing

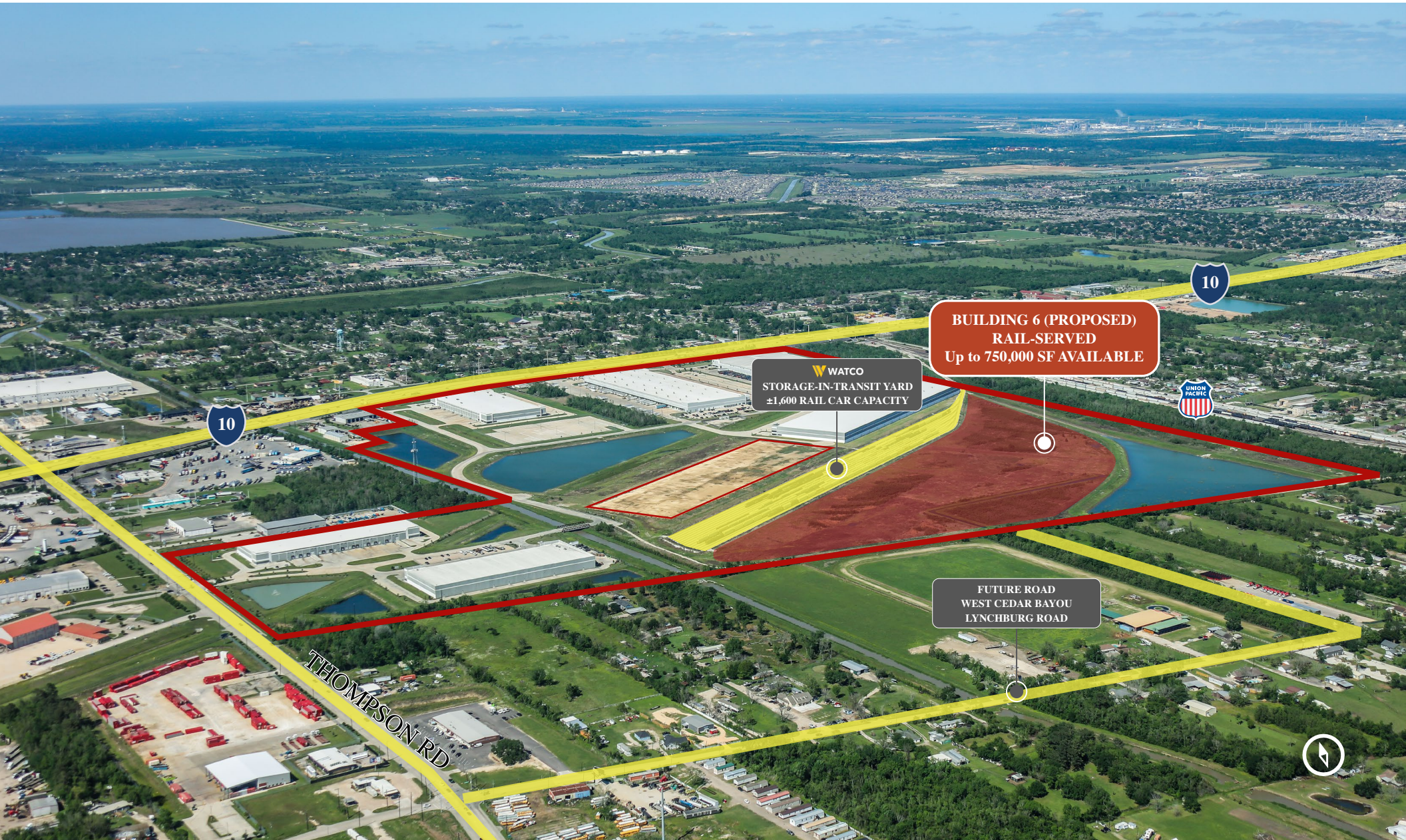




BUILDING 6

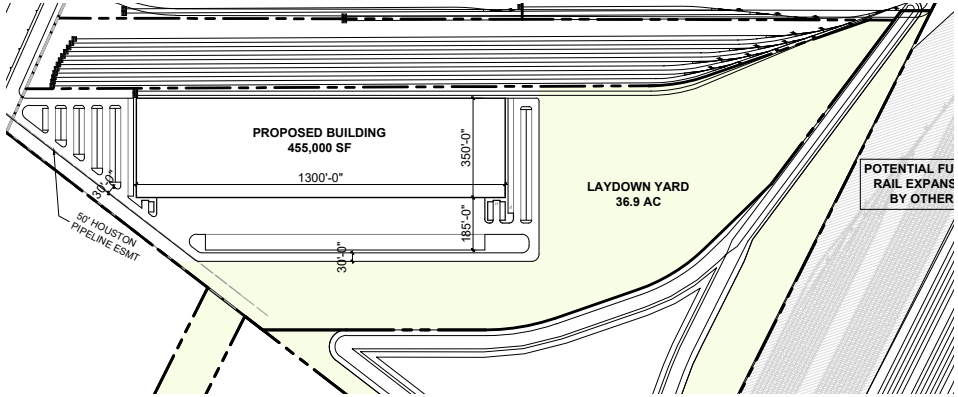
PROPOSED: ±250,000 SF - ±750,000 SF AVAILABLE, RAIL SERVED

CONNECTING TO THOMPSON ROAD, WEST CEDAR BAYOU LYNCHBERG ROAD WILL PROVIDE EASY ACCESS FROM THE BUILDING TO I-10.

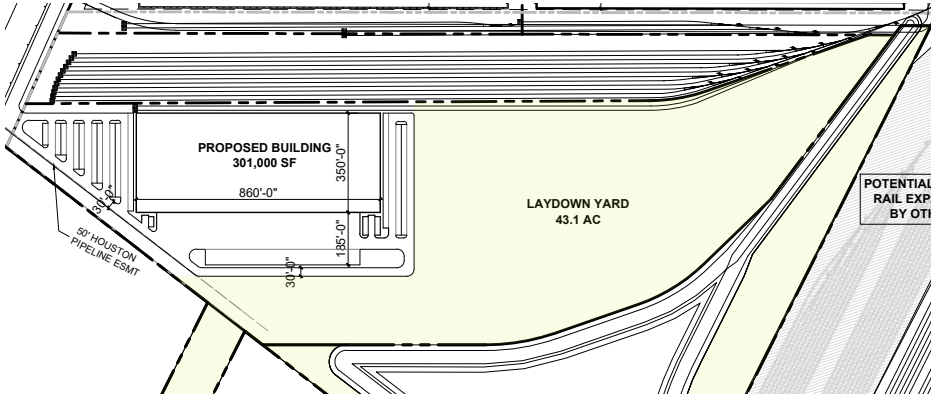


ALTERNATIVE SITE PLANS

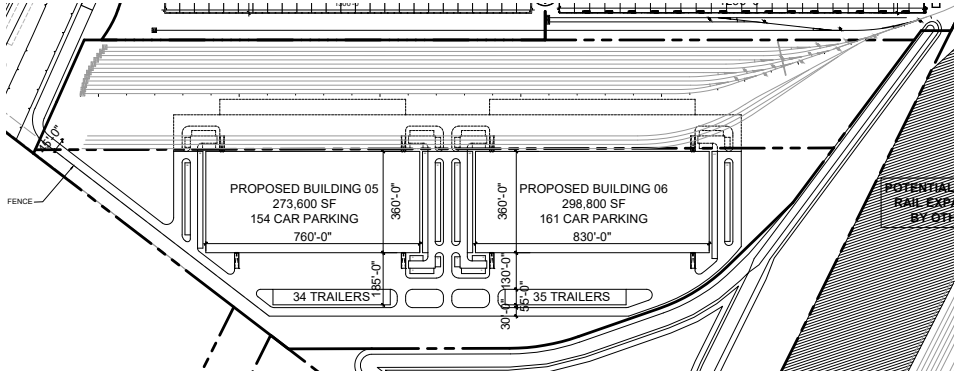
OPTION 1



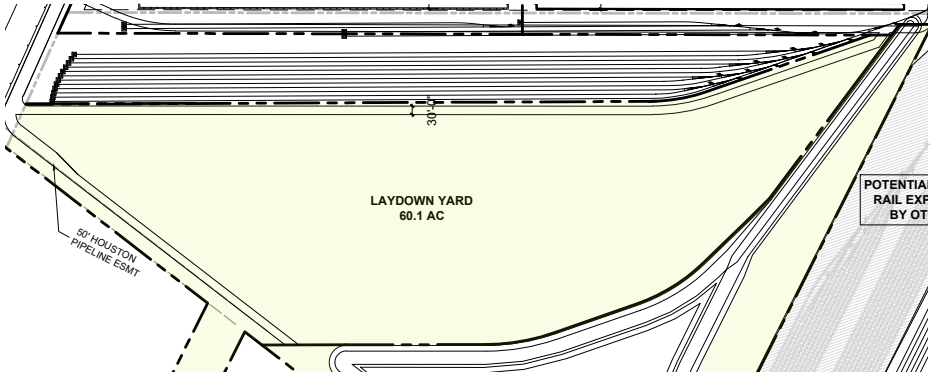
OPTION 2



OPTION 3

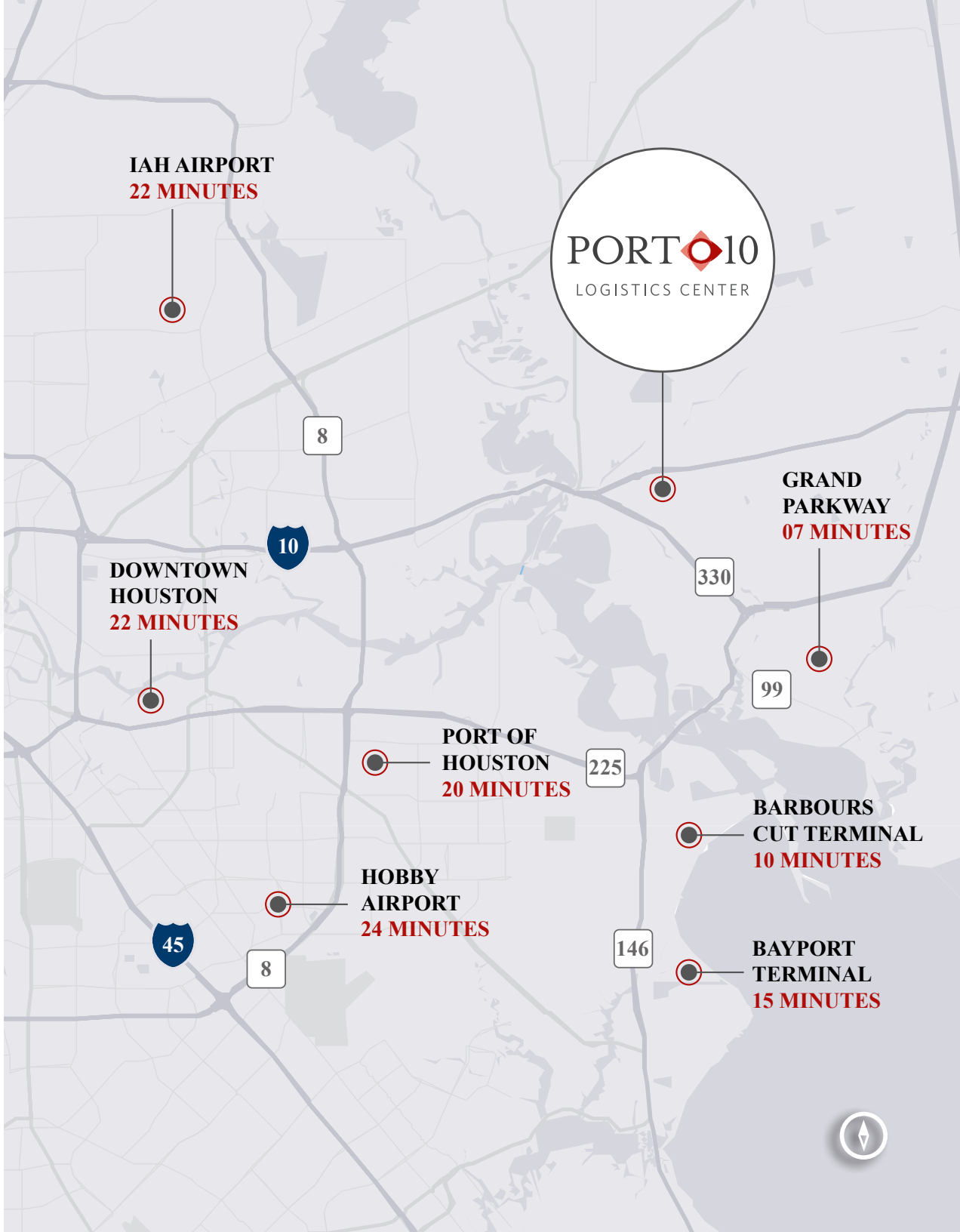


OPTION 4



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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For inquiries, please contact:

Richard Quarles, SIOR
richard.quarles@jll.com
+1 713 888 4019

David Holland
david.holland@jll.com
+1 713 888 4095

Joseph Berwick
joseph.berwick@jll.com
+1 713 425 5842

Eliza Klein
eliza.klein@jll.com
+1 713 425 1816

PONTIKES DEVELOPMENT

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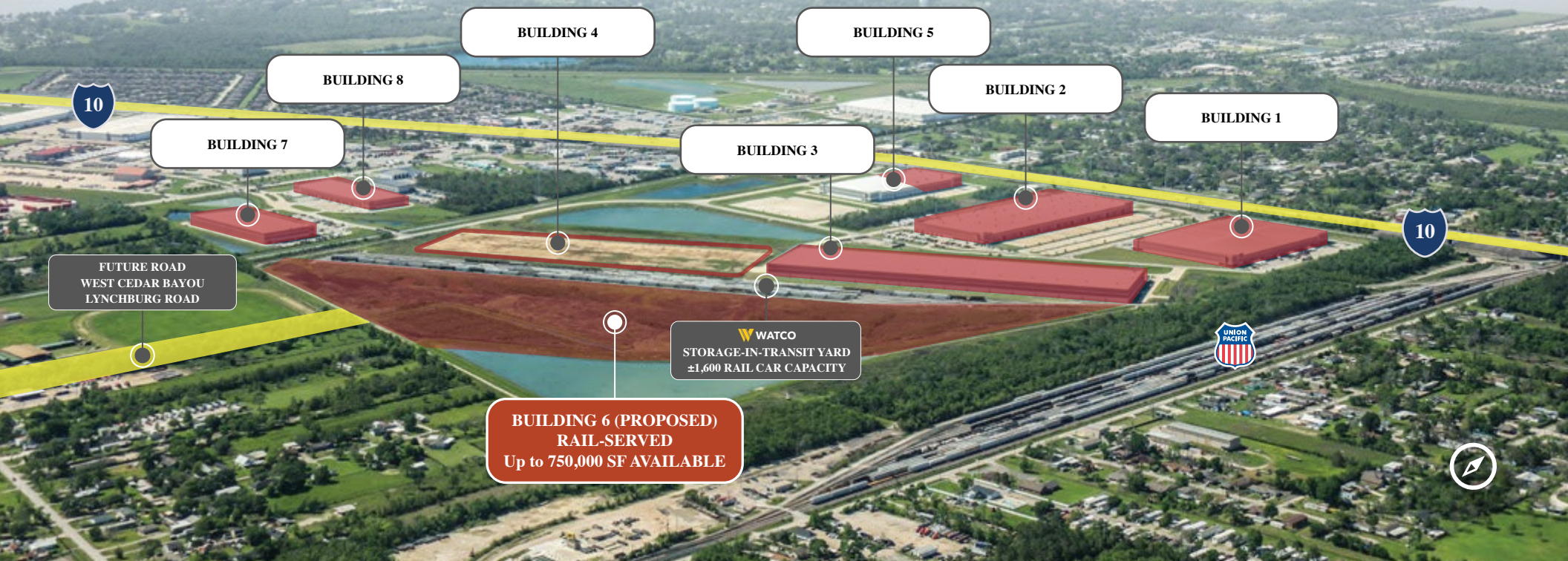
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