

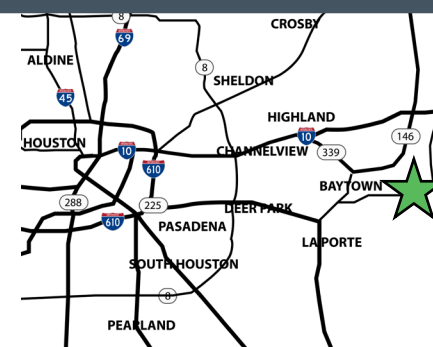
3811 Cedar Blvd

3903 Cedar Blvd

Cedar Blvd

PROPERTY HIGHLIGHTS

- ◆ \$0.85 NNN
- ◆ 22,255 SF Total
- ◆ 20,050 SF Warehouse
- ◆ 2,205 SF Office
- ◆ 20-Ton Crane Ready
- ◆ FM 1406, and the Port of Houston
- ◆ Standing Seam Roof
- ◆ 12'X14' OHD's
- ◆ 480 Volts | 3 Phase | 800 Amps
- ◆ Excellent Access to Hwy 99, 1-10, 1406, and the Port of Houston.





CEDAR PORT INDUSTRIAL PARK

3811 Cedar Blvd., Baytown TX

22,255 SF BUILDING COMING SOON!







99
TEXAS



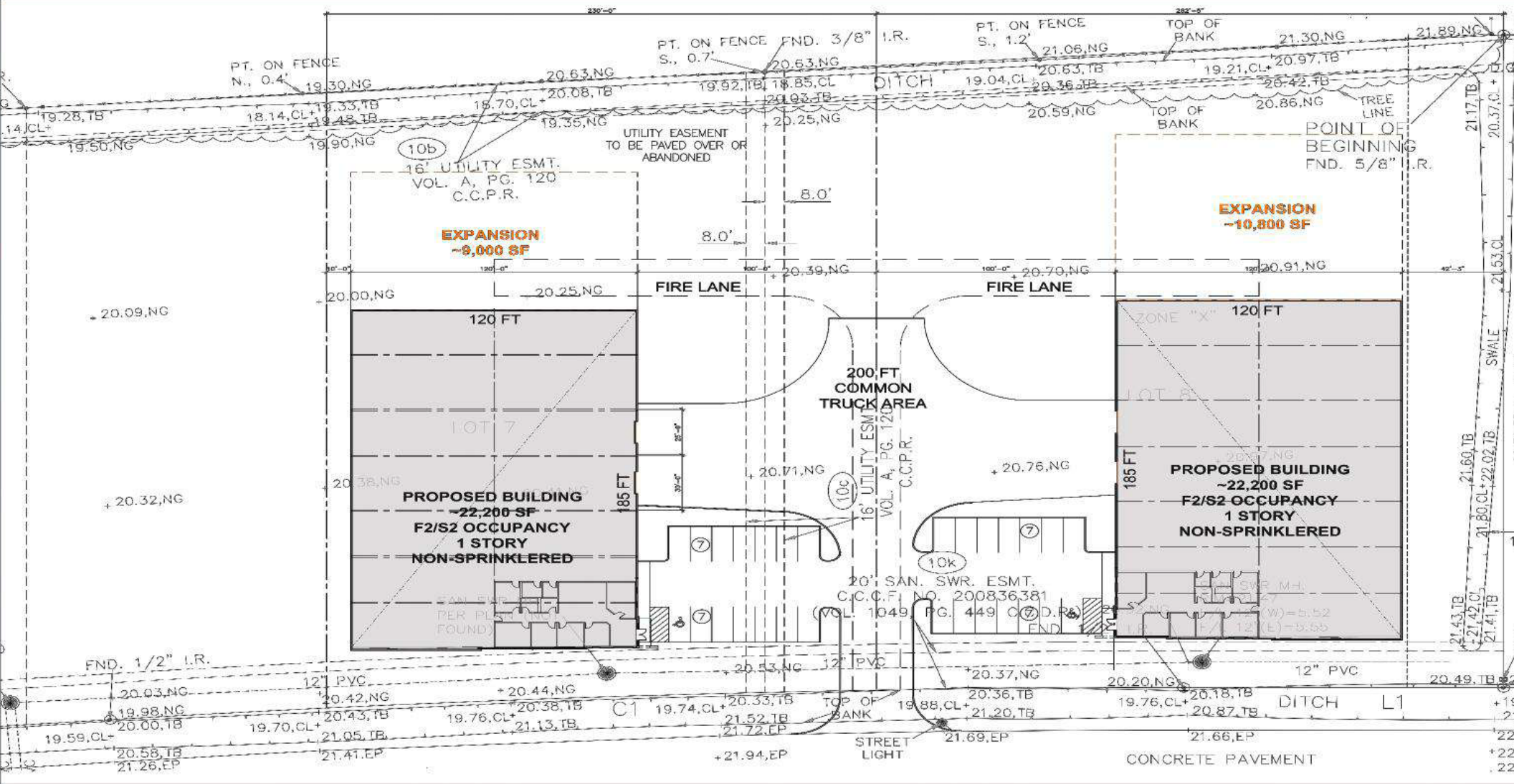
FUTURE BUILDINGS

22,255 SF

22,255 SF

Cedar Blvd

Koppel Rd



CEDAR PORT INDUSTRIAL PARK

Key Features:

- ◆ Approximately 15,000 acres total with over 10,000 acres available for development
 - ◆ Fully entitled sites with utilities and detention available for sale/ lease, build-to-suit, and design build
 - ◆ More than 100 miles of dual-service (UP and BNSF) operating rail within the park
 - ◆ Heavy haul corridor within the park
 - ◆ Two barge terminals with the ability to handle overweight containers
 - ◆ Heavy clay soil to minus 50+ ft. below grade and elevations ranging from 20'-30' above mean sea level
 - ◆ Less than 1% of the park is located within the 500-year floodplain
 - ◆ Potential tax incentives available
 - ◆ Foreign Trade Zone designation
- Excellent access to major thoroughfares and port terminals



