

COMING SOON - FOR LEASE

2828 FM 1405, BAYTOWN, TEXAS 77523

NEW STATE-OF-THE-ART 214-DOOR TRUCK TERMINAL ON ±47.4 AC

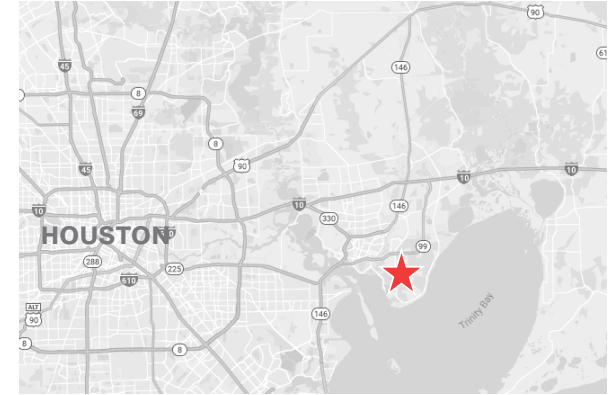


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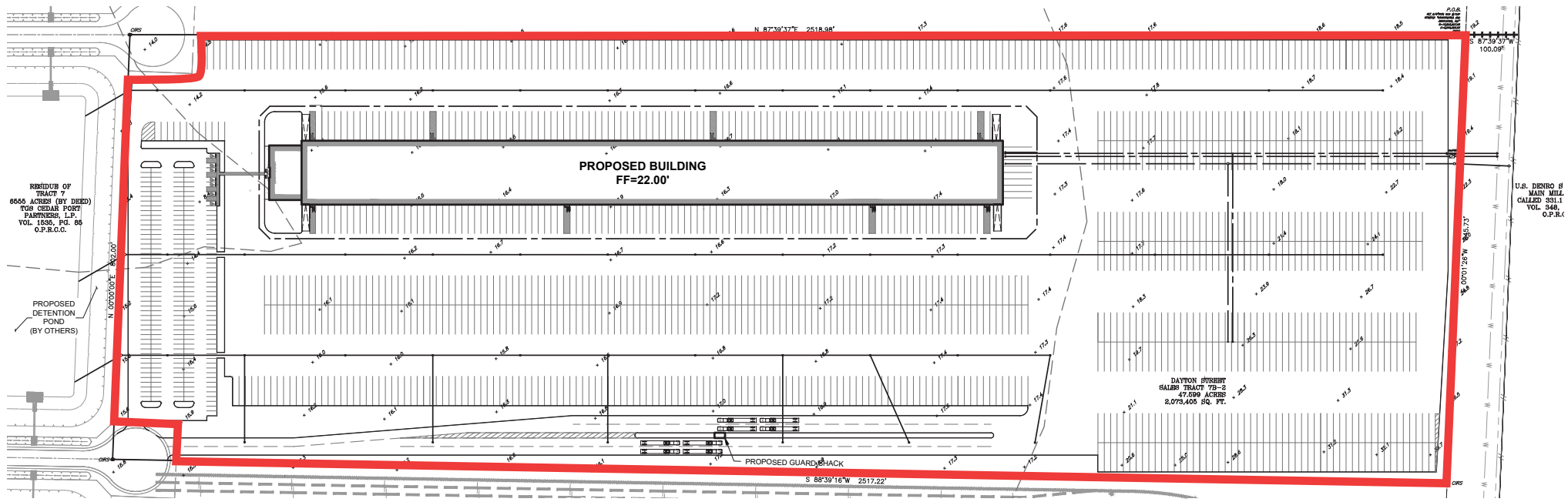
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PROPERTY HIGHLIGHTS

- ±164,640 SF Total
- ±6,000 SF To-Suit Office (Expandable)
- 214 9' x 10' Dock Doors (Expandable)
- 120' Wide Dock
- 935 Trailer Parks
- 251 Car Parks
- 24' Clear Height
- ESFR Sprinkler System
- ±47.4 Acres Total - Fully Lit & Fenced
- Chambers County (Tax Incentives Available)
- Guard Shack
- Potential ±10,000 SF Truck Maintenance Facility - Utilities Stubbed
- Potential Fueling Station - Utilities Stubbed



OVERALL SITE PLAN



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DISTANCES

99/GRAND PKY - 4.8 MILES

SH 146/BAYTOWN LOOP - 7.0 MILES

SH 225/PASADENA FWY - 10.6 MILES

I-10/EAST FWY - 10.9 MILES

FRED HARTMAN BRIDGE - 14.6 MILES

BELTWAY 8/SHIP CHANNEL - 23.6 MILES

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