

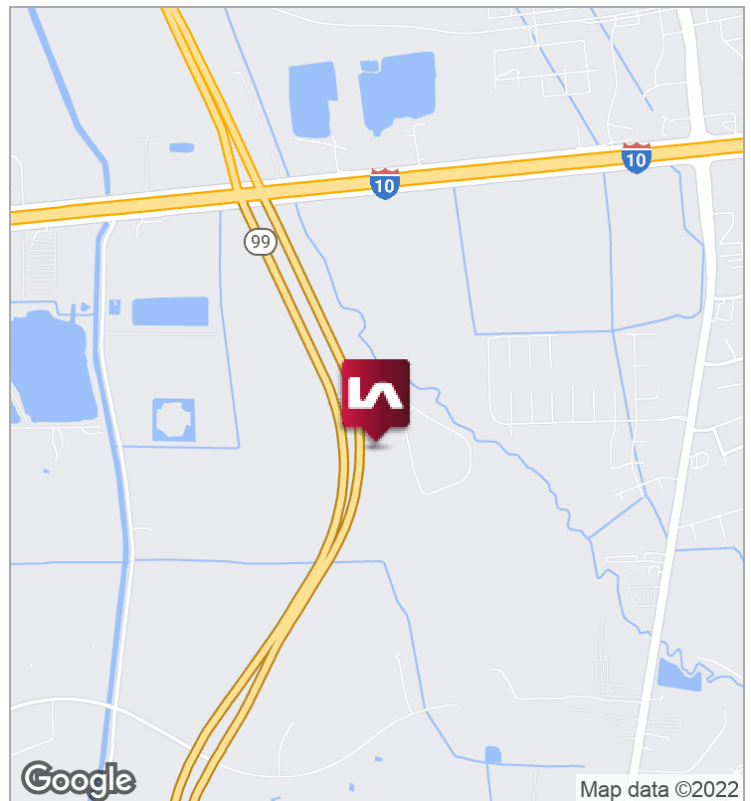
BAY 10 BUSINESS PARK

12522 UPLAND WAY & 8109 - 8223 PARKSIDE AVE, BAYTOWN, TEXAS 77523



PROPERTY HIGHLIGHTS

- Four (4) Buildings Available for Sale or Lease
- State Highway 99 Frontage
- $\pm 20,000 - 40,780$ SF
- $\pm 3.35 - 4.83$ Acre Lot Sites
- $\pm 30'$ Eave Height
- $\pm 28'$ Clear Height
- 3 Phase / 480 Volt
- Grade-Level & Dock-High Loading
- Tilt-Wall Buildings
- ESFR Sprinklers
- City Water
- Drive-Thru Capability
- Deed Restricted Business Park
- Off-Site Detention
- Shell Complete 2Q22



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12522 Upland Way, Baytown TX, 77523**BUILDING 1**

- ± 25,000 SF Building
- ± 4.83 Acres of Land
- Tilt-Wall Building
- Three (3) 9' x 10' Dock-Well Doors
- One (1) 14' x 16' Drive-In Door
- ESFR Sprinklers
- 3 Phase / 480 Volt / 1,000 Amps

SALE PRICE: Call For Information**LEASE RATE:** Call For Information**8223 Parkside Avenue, Baytown, TX 77523****BUILDING 2**

- ± 25,000 SF Building
- ± 3.62 Acres of Land
- Tilt-Wall Building
- Drive Thru Capable
- Four (4) 14' x 16' Grade-Level Doors
- ESFR Sprinklers
- 3 Phase / 480 Volt / 400 Amps

SALE PRICE: Call For Information**LEASE RATE:** Call For Information**8211 Parkside Avenue, Baytown, TX 77523****BUILDING 3**

- ± 20,000 SF Building
- ± 3.35 Acres of Land
- Tilt-Wall Building
- Drive Thru Capable
- Four (4) 14' x 16' Grade-Level Doors
- ESFR Sprinklers
- 3 Phase / 480 Volt / 400 Amps

SALE PRICE: Call For Information**LEASE RATE:** Call For Information**8121 Parkside Avenue, Baytown, TX 77523****BUILDING 4**

- ± 25,000 SF Building
- ± 3.95 Acres of Land
- Tilt-Wall Building
- Drive Thru Capable
- Four (4) 14' x 16' Grade-Level Doors
- ESFR Sprinklers
- 3 Phase / 480 Volt / 400 Amps

SALE PRICE: Call For Information**LEASE RATE:** Call For Information**8109 Parkside Avenue, Baytown, TX 77523****BUILDING 5**

- ± 40,780 SF Building
- ± 4.77 Acres of Land
- Tilt-Wall Building
- Seven (7) 14' x 16' Grade-Level Doors
- One (1) 14' x 16' Drive-In Ramp
- ESFR Sprinklers
- 3 Phase / 480 Volt / 800 amps

SALE PRICE: Call For Information**LEASE RATE:** Call For Information**LEASED**

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