

GATEWAY TEN BUSINESS PARK

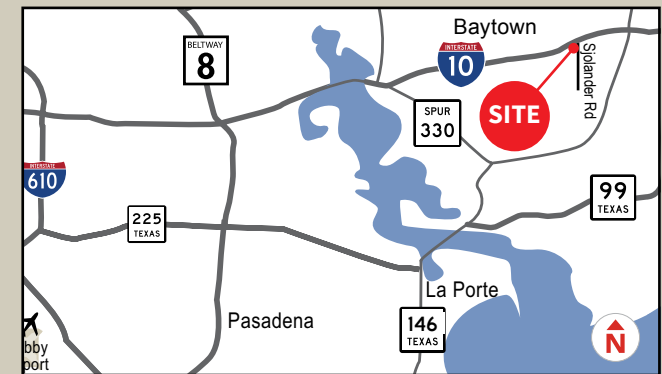


I-10 EAST AT SJOLANDER RD
BAYTOWN, TX 77521

Lease, Purchase & Build-to-Suit Opportunities

Spec buildings from 15,000 s.f. and up

Land Parcels available from 2-45 Acres



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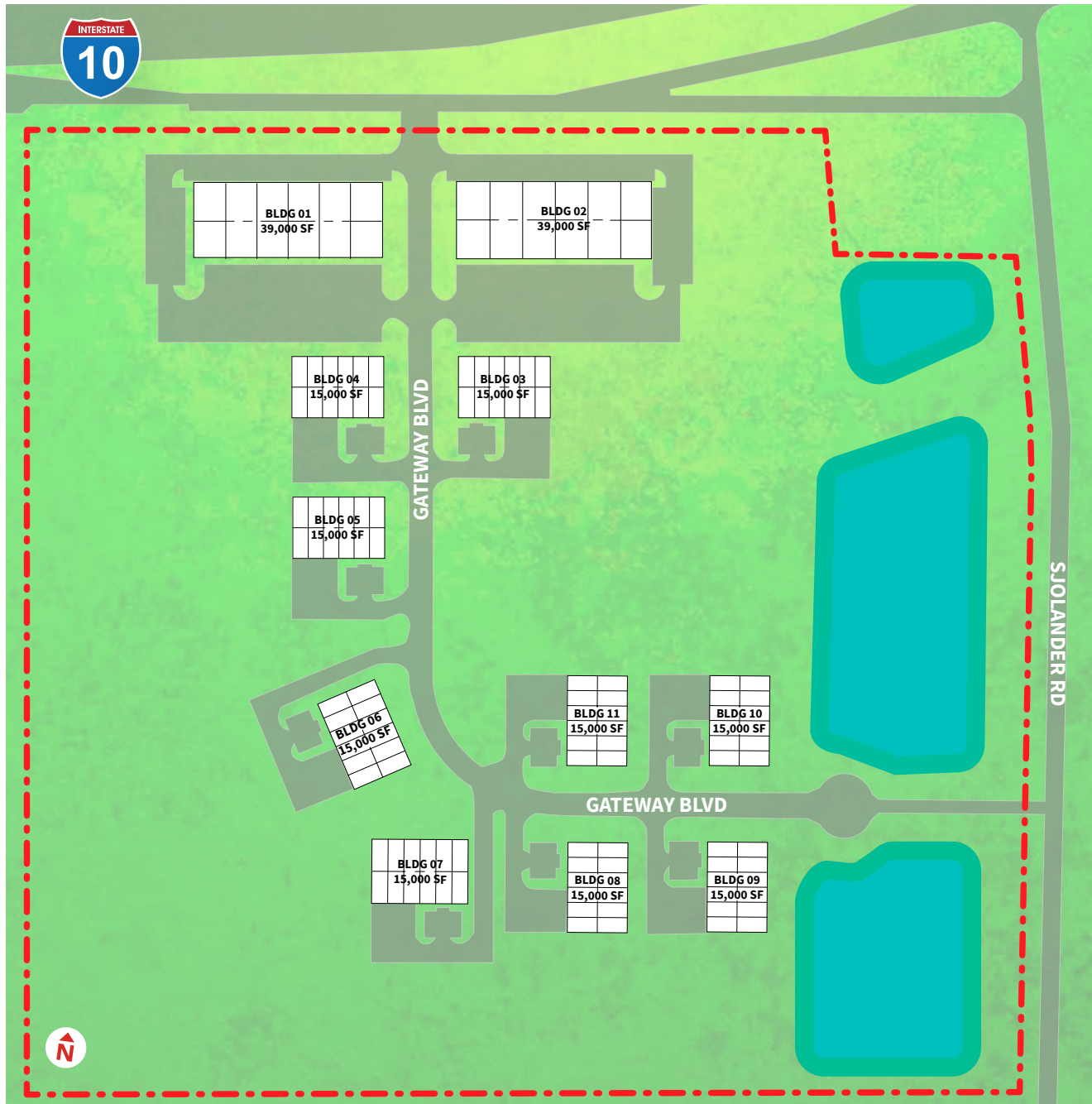


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Site Features

- ±15,000 – 39,000 SF proposed crane-ready buildings located on 58 AC
- Shovel-ready land sites for Lease, Purchase, Design Build or BTS Requirements
- Exceptional frontage and visibility on I-10 and Sjolander Rd
- Utilities: Provided by City of Baytown
- Detention in place
- Timing: TBD
- Contact Broker for Pricing





Site Plan

Location

Located along I-10 at the Sjolander Road exit, Gateway Ten Business Park is conveniently located near major refineries and petrochemical plant locations as well as Port of Houston terminals.

Via Major Highways	
LOCATION	APPROX. DRIVE TIME
Chevron	2 minutes
Grand Parkway	8 minutes
Exxon	15 minutes
Jacintoport Terminal	17 minutes
Shell	18 minutes
Total	19 minutes
Barbours Cut Terminal	21 minutes
Greensport Terminal	21 minutes
Bayport Terminal	24 minutes
Lyondell	28 minutes
Bush Intercontinental Airport	34 minutes
Hobby Airport	32 minutes

