

DIVISIBLE
FOR LEASE OR SALE

CEDAR PORT INDUSTRIAL PARK



LEASE RATE:
CALL BROKER

SALE PRICE:
CALL BROKER

PROPERTY HIGHLIGHTS

Total SF: $\pm 127,326$ SF

Office: $\pm 6,749$

Land: ± 24 Acres

Utilities: Private Well/Septic

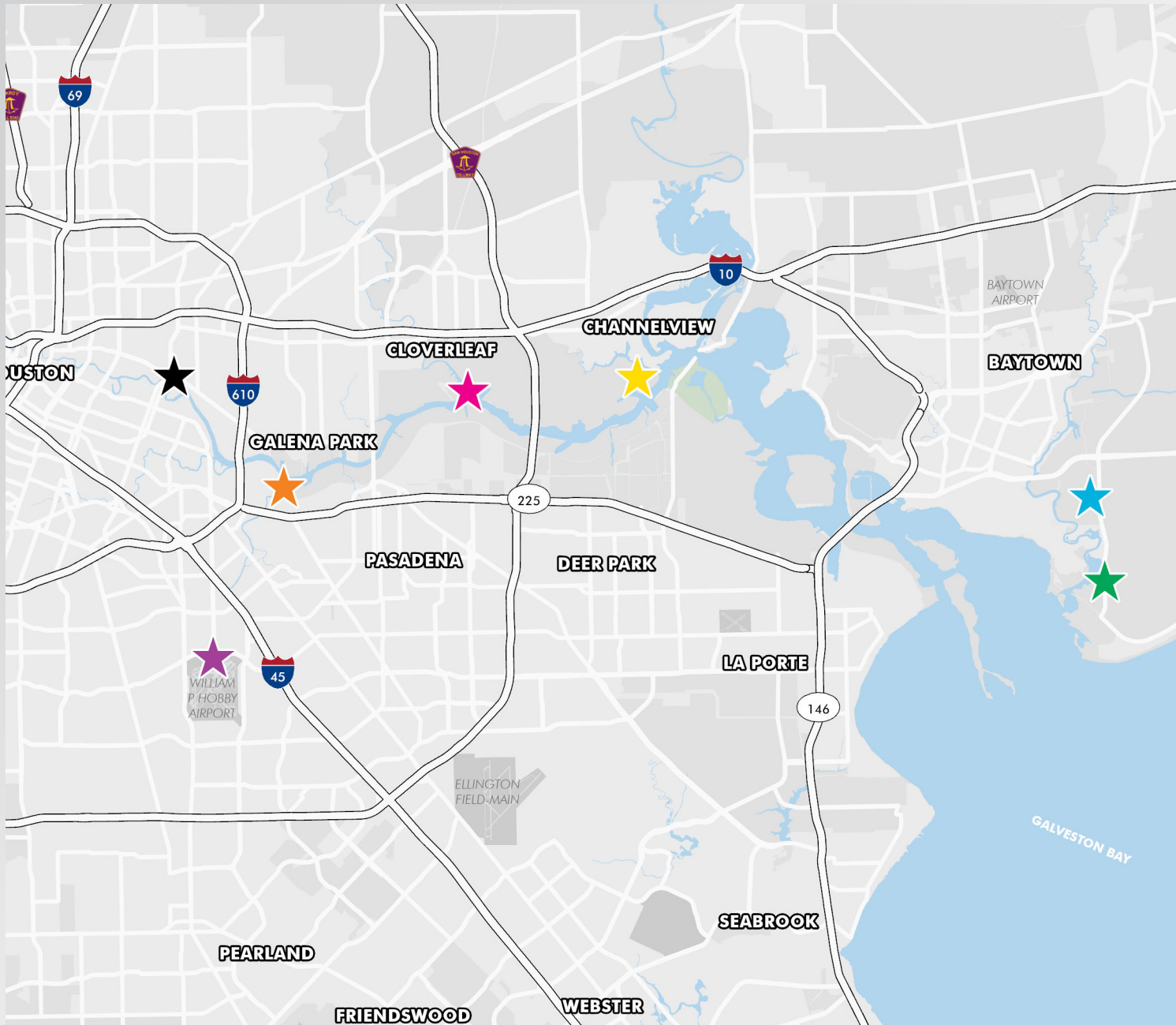
Flood Plain: Out of the 500-Year

Power: Up to 7MVA

Eave Height: 22' - 56'

Cranes: 10-Ton
20-Ton
60-Ton

Hook Height: 28' - 34'



LOCATION SUMMARY

CURRENT LOCATION



CCID #1 BARGE DOCK
3800 OSCAR NELSON JR DR



3 MINS. 1.7 MILES

MANCHESTER TERMINAL
10000 MANCHESTER ST



35 MINS. 27.5 MILES

POH TURNING BASIN
7300 CLINTON DR



37 MINS. 29.4 MILES

GREENS PORT
14047 INDUSTRIAL RD



35 MINS. 25.4 MILES

JACINTOPORT 16655
JACINTOPORT BLVD



32 MINS. 24.6 MILES

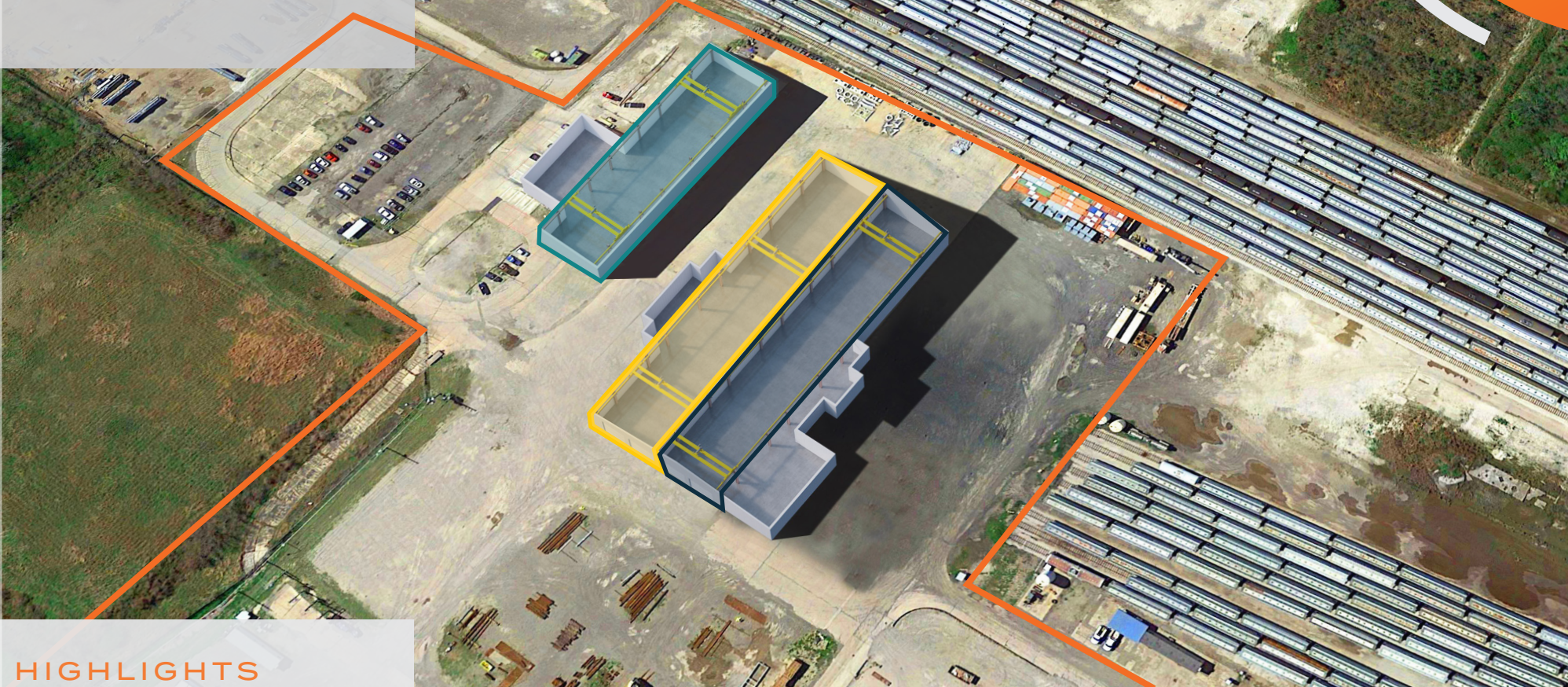
HOBBY AIRPORT
7800 AIRPORT BLVD



39 MINS. 32.6 MILES

2050 FM 1405

SITE PLAN



HIGHLIGHTS

- Divisible
- Business Park Location
- Dedicated heavy-haul road
- Drive-through buildings
- Slag stabilization up to 42"
- Ultra-heavy Concrete Rig-up pads
- Acreage Expandable
- Possibly rail served

BAY ONE

Dimensions:
80'w x 292'h

Cranes:

- 10-ton, w/ two (2) 5-ton Hoists, +/- 29' Hook
- 20-ton, w/ two (2) 10-ton Hoists, +/- 28' Hook
- 60-ton, w/ two (2) 30-ton Hoists, +/- 34' Hook

Doors:

- One (1) 20'w x 20'h Grade
- Two (2) 30'w x 25'h Grade

BAY TWO

Dimensions:
81'.3"w x 325'.9"h

Cranes:

- 60-ton, w/ two (2) 30-ton Hoists, +/- 34' Hook

Doors:

- Two (2) 70'w x 34'h Grade

BAY THREE

Dimensions:
81'.3"w x 325'.9"h

Cranes:

- 60-ton, w/ two (2) 30-ton Hoists, +/- 34' Hook

Doors:

- Two (2) 70'w x 34'h Grade

PARCELS

I

- ~3.72 acres
- ~30,109/sf total
- ~6,749/sf office
- ~23,360/sf manufacturing
- Drive-through building
- Paved and Slag stabilized

III

- ~9,900/sf Paint & Blast
- Paved and Slag stabilized
- Ultra-heavy concrete Rig-up pads
- Heavy Power
- Utilities available

II

- ~7.281 acres
- ~87,317/sf total
- ~3,932/sf office
- ~16,900/sf warehouse
- ~66,485/sf manufacturing
- Drive-through buildings
- Paved and Slag stabilized

IV

- Paved and Slag stabilized
- Ultra-heavy concrete
- Rig-up pads
- Heavy Power
- Utilities available



TRINITY BAY



Parcel III

Parcel IV

Parcel II

Parcel I

