

**±452,267 SF AVAILABLE - RAIL SERVED**  
**PAD SITE READY**



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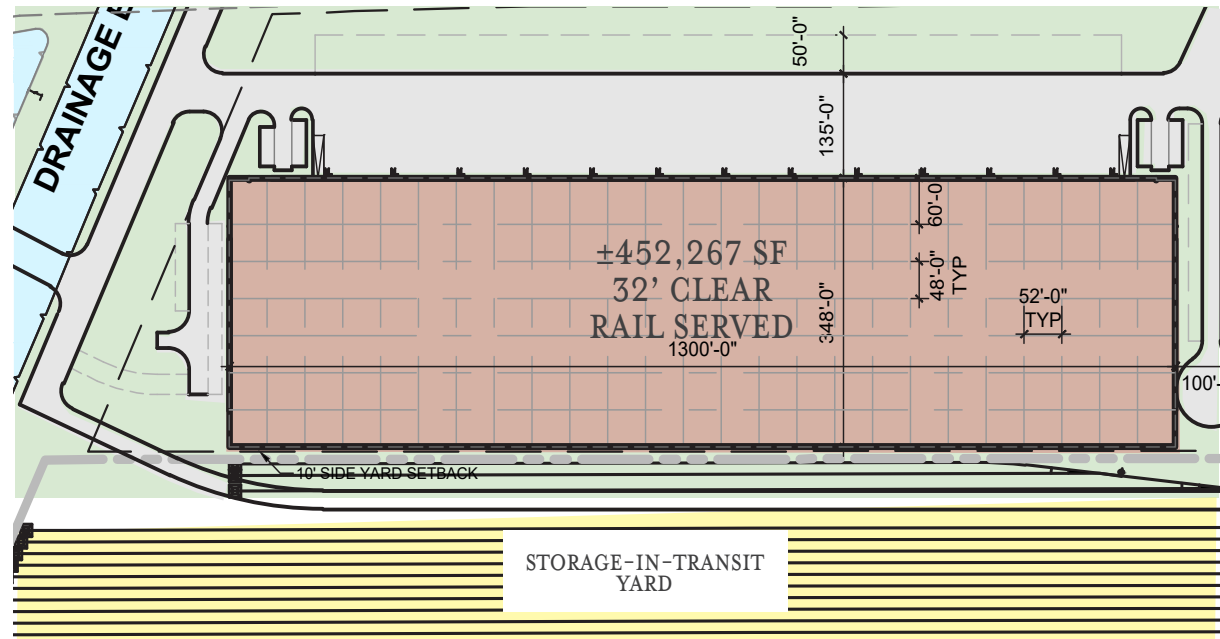
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## BUILDING 4 FEATURES & SPECS

- Total Building Area: ±452,267 SF
- Office Area: Build to Suit
- Rail Served Building (Union Pacific)
- Front Load Configuration
- 32' clear
- 60' speed bay
- 48' x 54' column spacing
- 348' Building Depth
- ESFR sprinkler
- On site truck & trailer storage
- SIT Yard Operator: Watco
- Phase I: 420 rail-car storage capacity
- Phase II: Up to 1,200 rail-car storage capacity
- Foreign Trade Zone #84
- Favorable OPEX through Baytown Tax Abatement
- **Please Contact Broker for Pricing**





**BUILDING 4**  
PROPOSED  
±452,267 SF - RAIL SERVED

**HOUSTON SHIP CHANNEL**

**WATCO**  
STORAGE-IN-TRANSIT YARD  
TOTAL CAPACITY: ±1,600  
PHASE I: ±420

SPUR  
330

**BUILDING 7**  
100% LEASED

**BUILDING 8**  
100% LEASED

**THOMPSON RD**

**BUILDING 3**  
READY FOR OCCUPANCY  
±450,875 SF - RAIL SERVED

**BUILDING 2**  
100% LEASED

**BUILDING 5**  
±179,225 SF

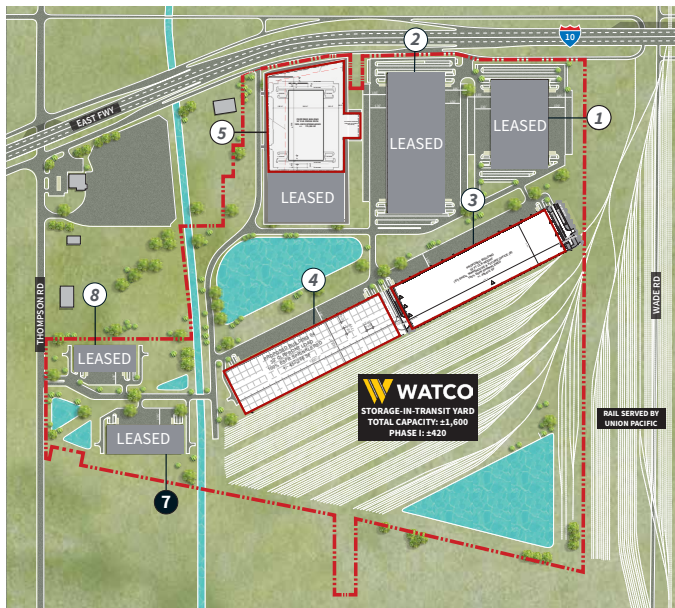
**BUILDING 1**  
100% LEASED

INTERSTATE  
10



## PORT 10 RAIL – SIT YARD

- Rail line provided by Union Pacific (Coady Yard)
- Storage-in-transit (SIT) Yard operated by Watco
- SIT Yard capacity up to ±1,600 Rail Cars
  - Phase I: 420 Rail Car Storage Capacity (Complete)
  - Phase II: 1,200 Rail Car Storage Capacity
- On-site truck, trailer, container, and rail access



## Strategic Southeast Houston Location With Interstate 10 Frontage

- The Property has immediate proximity to the Barbours Cut and Bayport Container terminals situated on a coast to coast transportation corridor.
- The Site offers tenants easy access to Highway 146 via Spur 330 enabling connectivity to Houston Ship Channel and Houston MSA.
- Premier ingress and egress access directly to I-10 frontage road allowing immediate access travel east and west throughout the Houston Metro and region.
- The Southeast Submarket is located in the midst of the petrochemical hub of the United States.
- Direct Rail Access to Union Pacific's main line through the Coady Yard.

IAH  
32 MIN

69

CROSBY

**PORT 10**  
LOGISTICS CENTER

HWY 90  
14 MIN

90

I-610  
18 MIN

I-10  
1 MIN

Port of Houston  
20 MIN

Exxon Mobil Refinery  
6 MIN

Spur 330  
1 MIN

Grand Parkway  
14 MIN

99

610

CBD  
22 MIN

10

8

Beltway 8  
10 MIN

330

Deer Park  
18 MIN

Barbours Cut Container  
10 MIN

## SUPERIOR REGIONAL CONNECTIVITY

### DRIVE TIME SUMMARY

| Metro | Distance | Travel Time | Population |
|-------|----------|-------------|------------|
| ATX   | 183 mi   | 2.9 hrs     | 2.30MM     |
| SA    | 218 mi   | 3.2 hrs     | 2.55MM     |
| DAL   | 259 mi   | 3.7 hrs     | 7.75MM     |

DALLAS

AUSTIN

SAN ANTONIO

HOUSTON

CAN-PARK

PASADENA DEER

Hobby Airport  
24 MIN

Pasadena  
22 MIN

Clear Lake  
26 MIN

45

LA PORTE

SH 146  
8 MIN

Bayport Container  
15 MIN



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