

PORT 10 LOGISTICS CENTER

Port10LogisticsCenter.com

Building 5
2300 East Freeway
Baytown, TX 77521



±90,233 SF AVAILABLE - BUILDING 5
CROSS DOCK WITH DIRECT I-10 ACCESS

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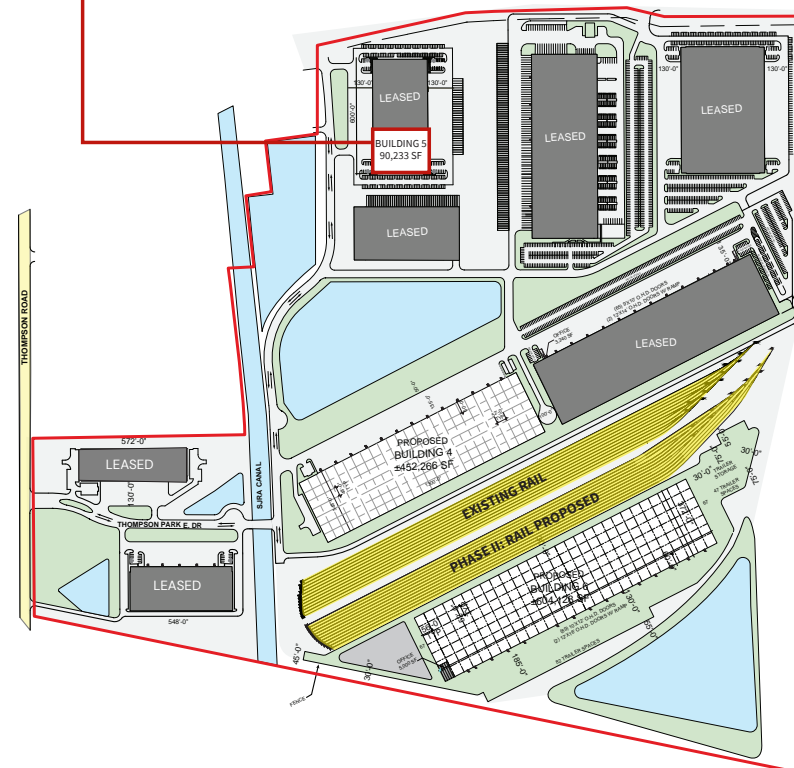
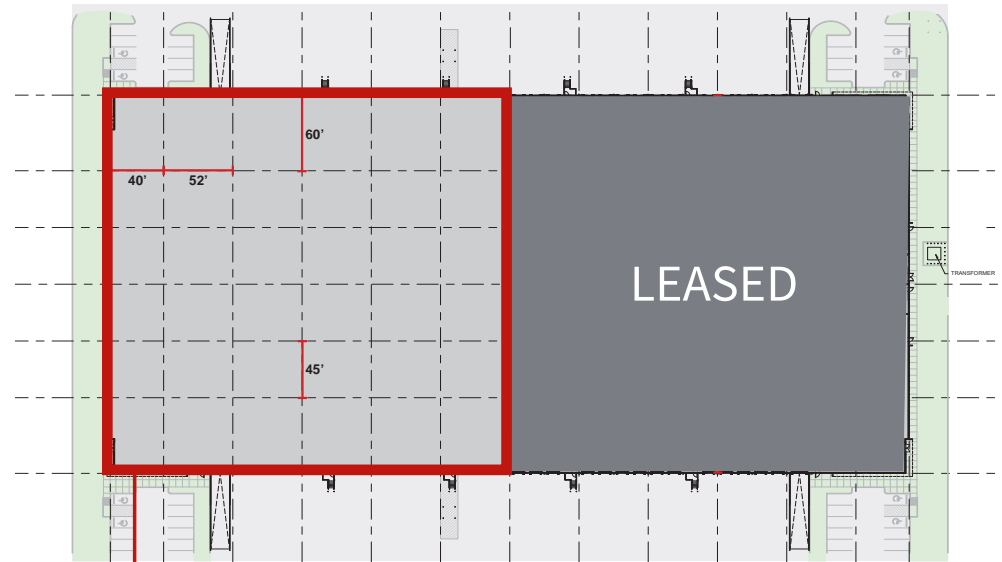
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BUILDING 5 FEATURES & SPECS

- Total Building Area: ±179,255 SF
- Available Area: ±90,233 SF
- Spec Office: ±2,200 SF
- Cross Dock Configuration
- ESFR Sprinklers
- Building Depth: 300'
- Truck Court: 135' (West), 200' (East)
- 32' Clear Height
- (28) 9' x 10' Dock Doors
- (2) 12' x 14' Ramp Doors
- 60' Speed Bays
- 52' x 54' Bays (typ.)
- Foreign Trade Zone #84
- On-site Truck and Trailer Storage
- Please contact brokers for pricing



BUILDING 5

±90,233 SF AVAILABLE - CROSS DOCK



BUILDING 5
CROSS DOCK
90,233 SF AVAILABLE

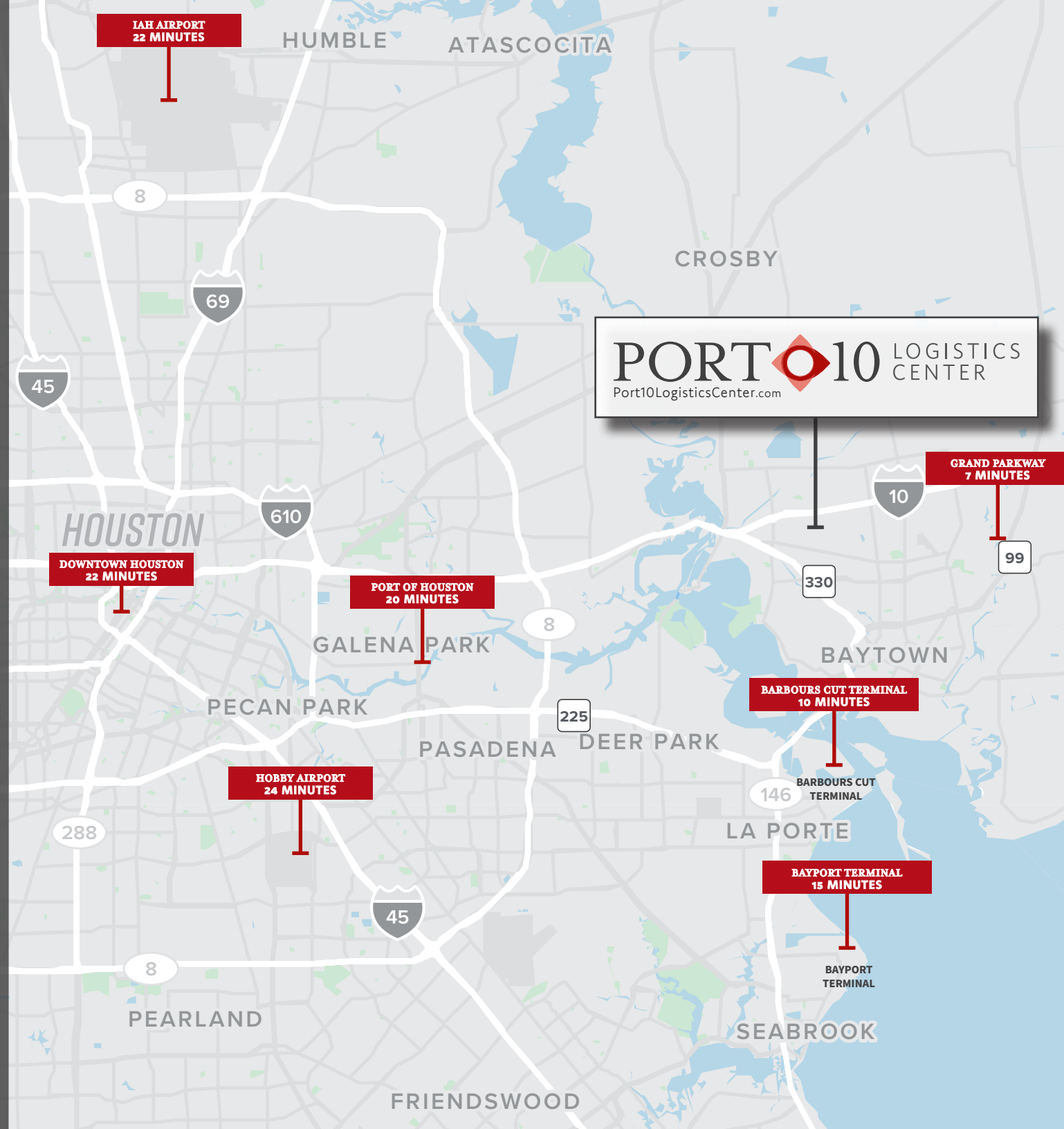
WATCO
STORAGE-IN-TRANSIT YARD
±1,600 RAIL CAR CAPACITY

FUTURE ROAD
WEST CEDAR BAYOU
LYNCHBURG RD



LOCATION

- 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 Coody Yard.
- 3 Major Texas cities, Austin, San Antonio, and Dallas, within a 4 hour drive.



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