

GRAND PORT LOGISTICS PARK

MASTER PLAN

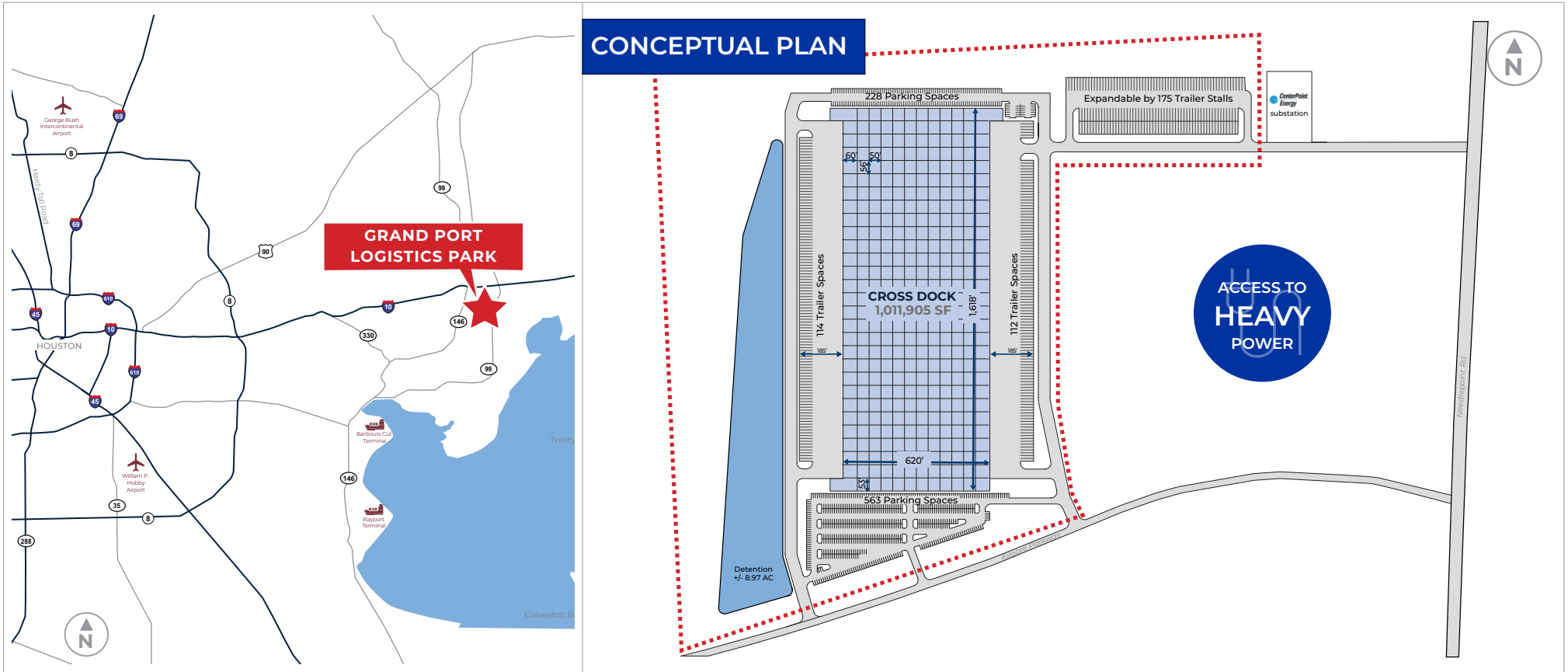
Kilgore Pkwy Frontage | Baytown, TX (Houston MSA)

1M SF Available Now for Build-to-Suit | FTZ 171 Capable

Grand Port Logistics Park is a 94.5 acre logistics hub located near the Northwest corner of Highway 99 and Kilgore Parkway, one mile, three minute drive south of I-10. It offers prime access to a skilled labor pool and several port terminals. The business-friendly market has state-of-the-art infrastructure, including rail, container, and barge transportation, making it ideal for Class A industrial facilities. The Port of Houston is the nation's busiest waterway and Grand Port Logistics Park is less than 17 miles from Barbours Cut and 22 miles from Bayport. This flexible site can accommodate up to 1M SF, is perfect for optimizing distribution channels and has access to heavy power.

KILGORE PARKWAY | BAYTOWN, TX (HOUSTON MSA)

PROPERTY OVERVIEW



1,011,905 SF on 94.5 acres



Build-to-suit opportunities



Cross-dock configuration



185' truck court



40' minimum clear height



6"-8" thick, fully reinforced floor slab



±401 trailer spaces



56' W x 50' D column spacing
60' D at staging bay



FTZ 171 capable



±791 auto spaces



ESFR sprinkler system



Access to heavy power

Development



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Leasing



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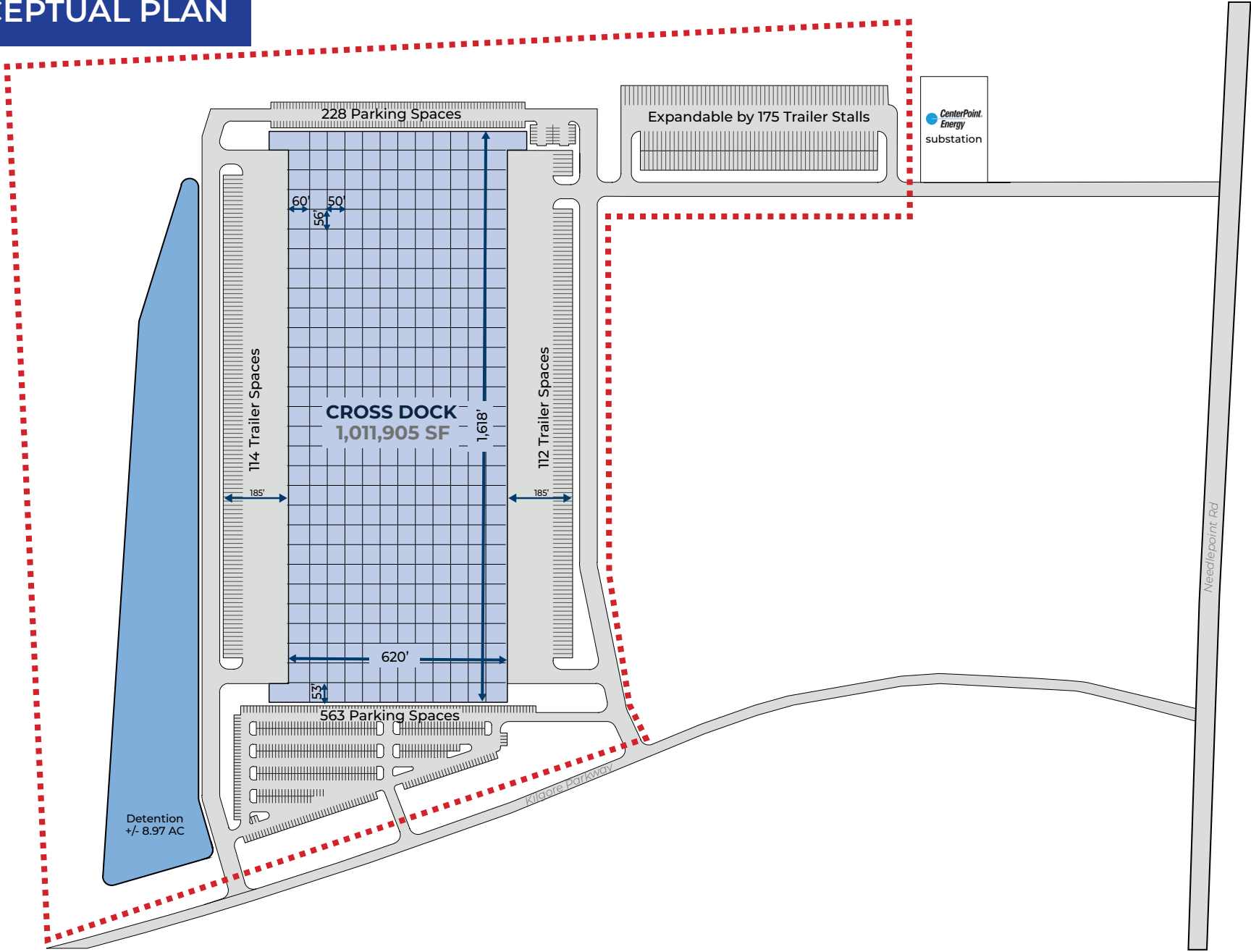
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CONCEPTUAL PLAN



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KILGORE PARKWAY | BAYTOWN, TX (HOUSTON MSA)

AREA INFORMATION



BUSINESSES

- | | | | | |
|---------------------|-----------|-----------------|------------------------------|-----------------------|
| 1. Palmer Logistics | 4. Soltex | 6. Access World | 8. KTN | 10. Partner Logistics |
| 2. Quantix | 5. Geodis | 7. Plantgistix | 9. Chevron/Phillips Chemical | 11. Palmer Logistics |
| 3. Greif Packaging | | | | |

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KILGORE PARKWAY | BAYTOWN, TX (HOUSTON MSA)

NEARBY MARKET INFORMATION



DRIVE TIMES

State Highway 99

0.5 mi. 1 min.

Beltway 8 via I-10

19 mi. 18 min.

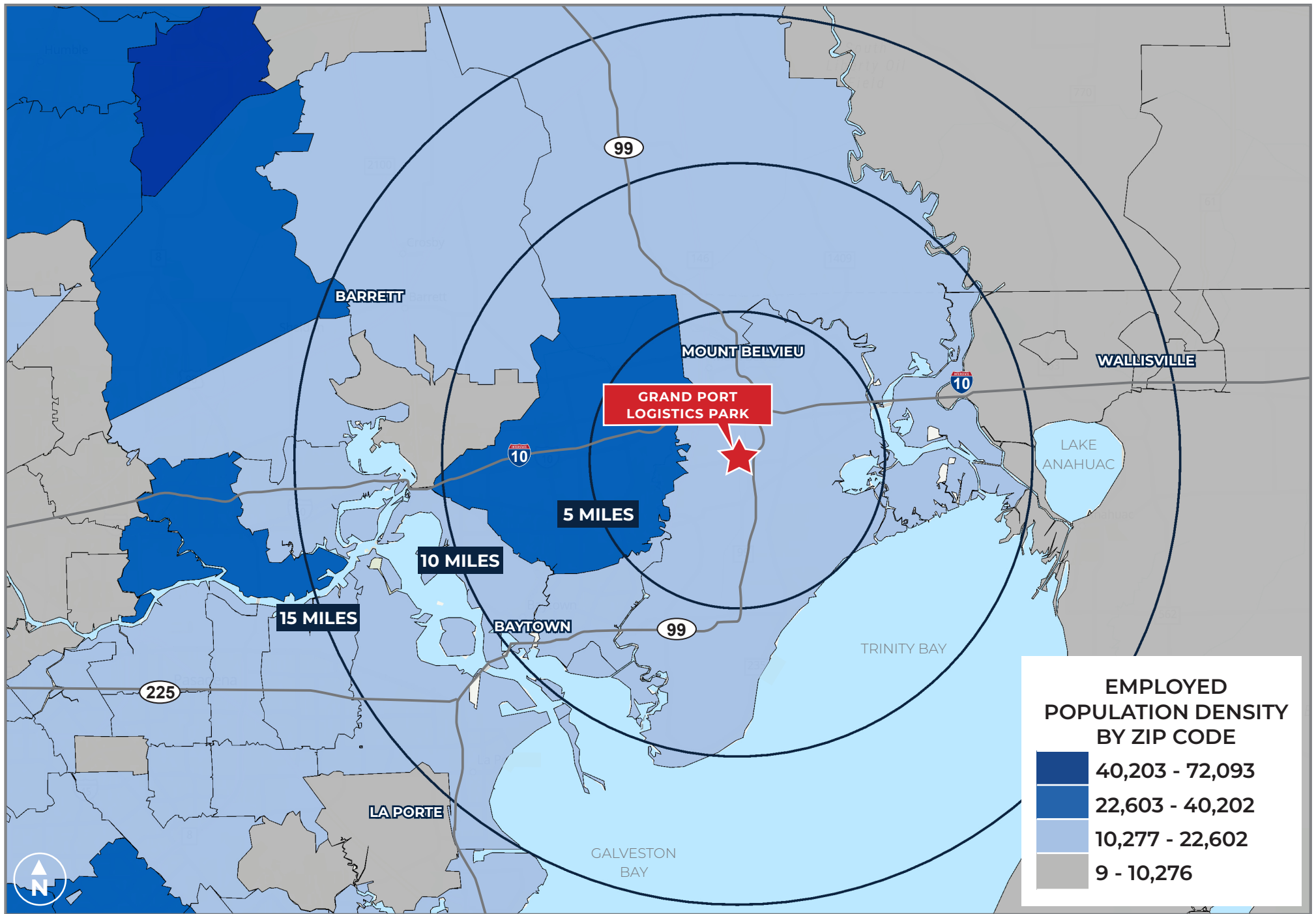
PORT OF HOUSTON

Barbours Cut Terminal

17 mi. 15 min.

Bayport Terminal

22 mi. 20 min.



CONTACT

DEVELOPMENT



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LEASING



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