

PORT 10 LOGISTICS CENTER

Port10LogisticsCenter.com

Building 6
East Freeway
Baytown, TX 77521



Richard Quarles, SIOR
+1 713 888 4019
richard.quarles@jll.com

David Holland
+1 713 888 4095
david.holland@jll.com

Joseph Berwick
+1 713 425 5842
joseph.berwick@jll.com

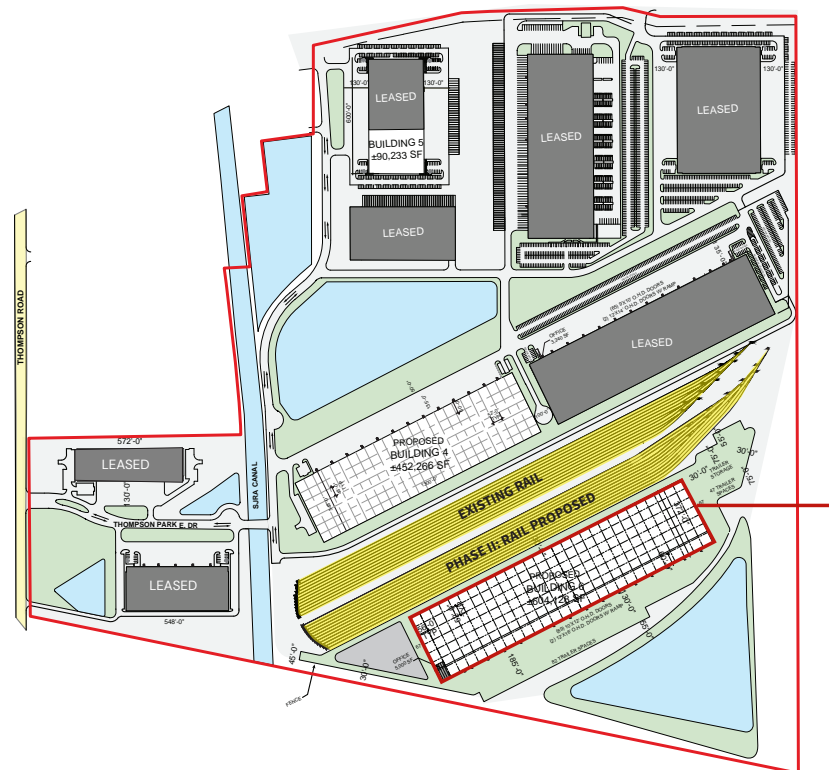
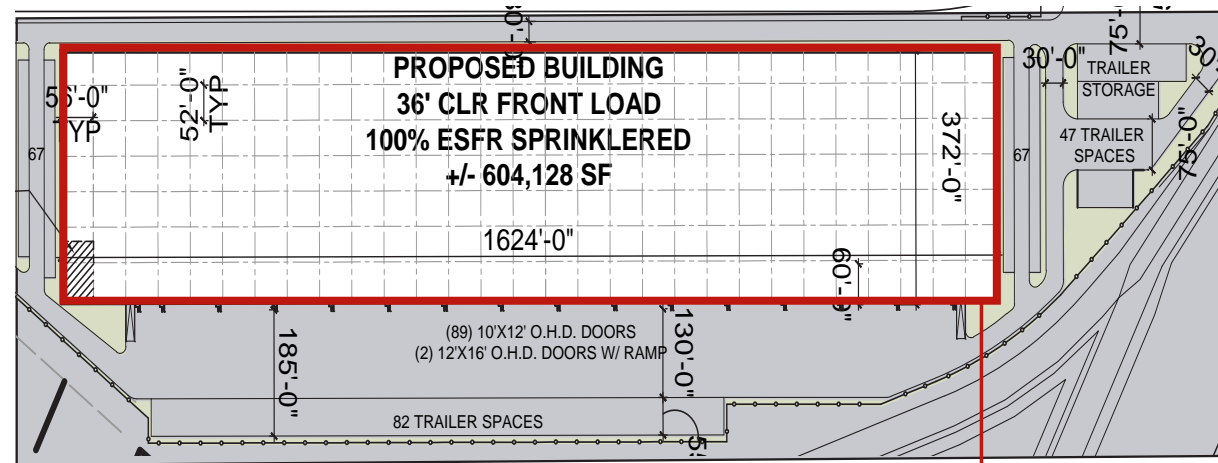
Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

UP TO ±750,000 SF - BUILDING 6
PROPOSED: ±250K - ±750K SF RAIL SERVED



BUILDING 6 FEATURES & SPECS

- Total Building Area: ±250,000 – 750,000 SF (604,128 SF shown)
- Office Area: BTS
- Rail Served Building (Union Pacific)
- Front Load Configuration
- Trans-Load Capabilities
- SIT Yard Operator: Watco
- Phase I: 420 Rail-car Storage Capacity
- Phase II: 1,200 Rail-car Storage Capacity
- ESFR Sprinklers
- 32' Clear Height
- Foreign Trade Zone #84
- On-site Truck and Trailer Storage
- Please contact brokers for pricing



BUILDING 6

PROPOSED: $\pm 250,000$ SF – $\pm 750,000$ SF AVAILABLE, RAIL SERVED



Connecting to Thompson Road, West Cedar Bayou Lynchberg Road will provide easy access from the building to I-10.



**BUILDING 6 (PROPOSED)
RAIL-SERVED
UP TO 750,000 SF AVAILABLE**

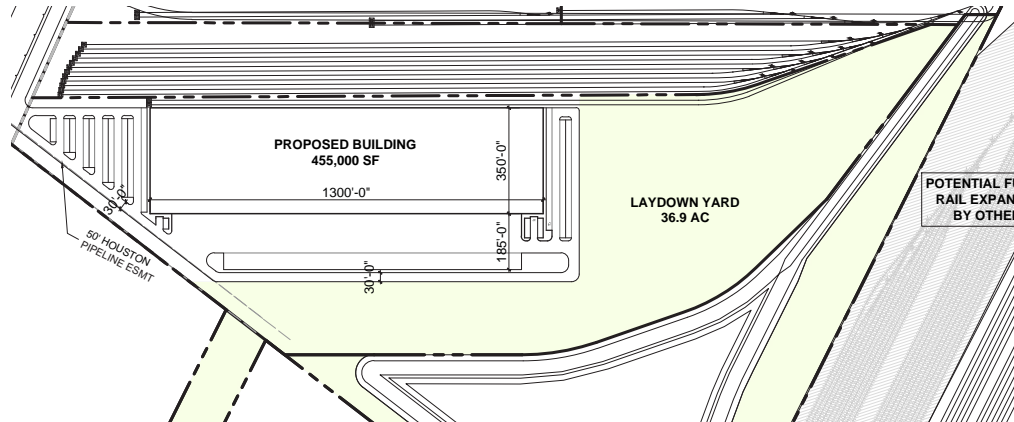


THOMPSON RD

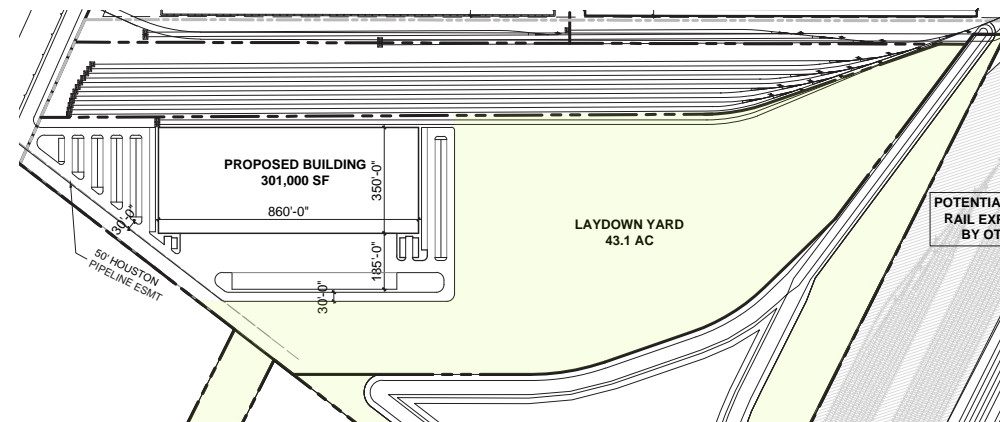
**FUTURE ROAD
WEST CEDAR BAYOU
LYNCHBURG RD**

ALTERNATIVE SITE PLANS

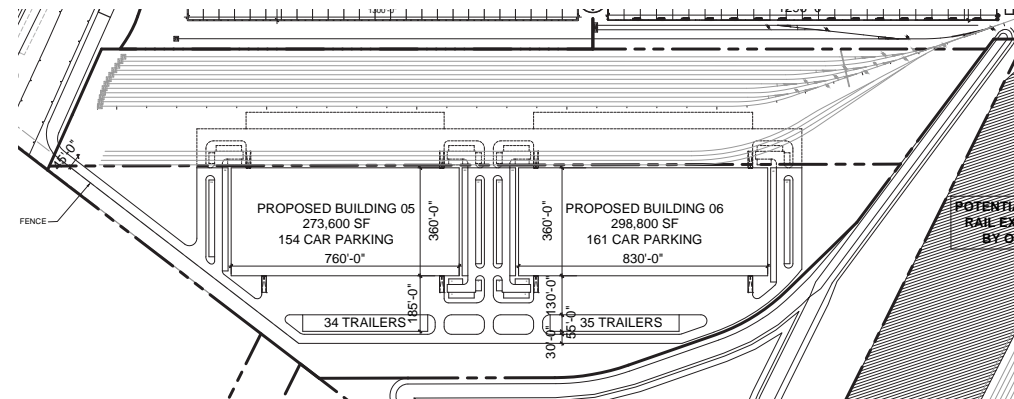
OPTION 1



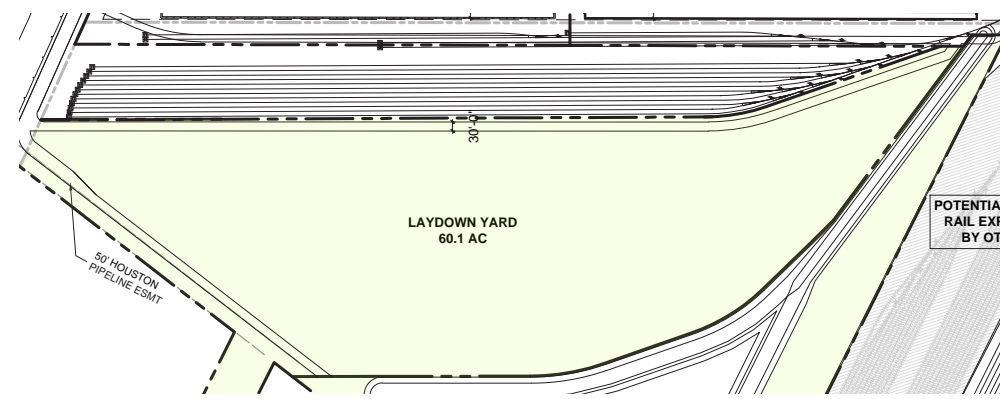
OPTION 2



OPTION 3

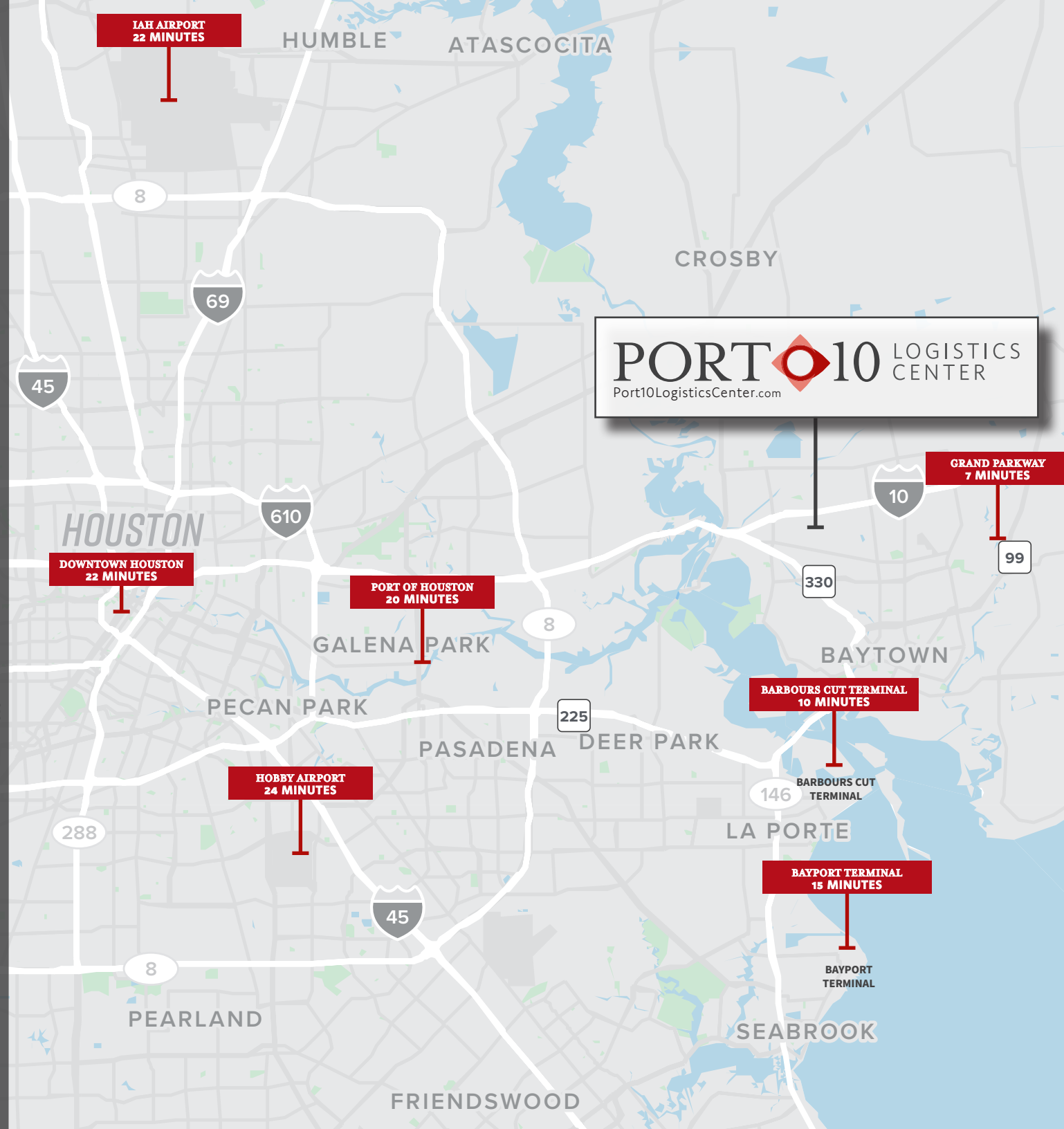


OPTION 4



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.



PORT 10 LOGISTICS CENTER

Port10LogisticsCenter.com



FOR LEASING INQUIRIES, PLEASE CONTACT:

Richard Quarles, SIOR
+1 713 888 4019
richard.quarles@jll.com

Joseph Berwick
+1 713 425 5842
joseph.berwick@jll.com

David Holland
+1 713 888 4095
david.holland@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle IP, Inc. All rights reserved.