



+/-72 acres

D I V I S I B L E

Laydown Yard/Heavy
Equipment Storage Use

Industrial Outside Storage

F O R L E A S E

Short term / Long term

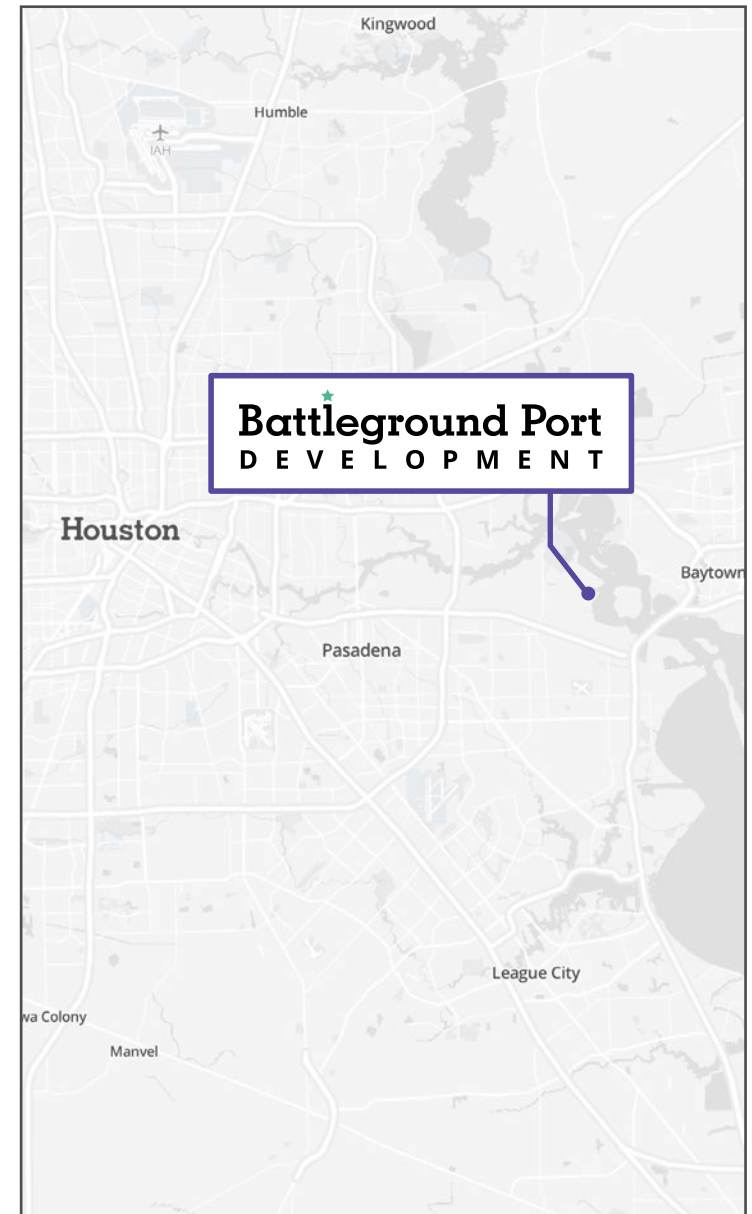
Battleground Port
D E V E L O P M E N T
2012 Miller Cut Off Rd., LaPorte, TX

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Houston Ship Channel development opportunity

- Rare opportunity to lease a premier site on the Houston Ship Channel
- Superior location - Less than four miles to Highway 225 (Pasadena Freeway), five miles to the junction of Highway 146 (Fred Hartman Bridge) and Highway 225, seven miles to the major junction of Beltway 8 and Highway 225 and 25 minutes from Downtown Houston.
- Heart of the Houston Ship Channel - Just off the intersection of Independence Parkway and Miller Cut Off Rd., a strategic location near the Port of Houston's Barbour's Cut Container Terminal and adjacent from the San Jacinto Monument.
- Excellent development potential - Opportunity to transform into a strategic intramodal industrial park with the ability to connect to the adjacent rail line. Former NRG 840 Megawatt Gas Power Plant.
- Prosperous industrial community - Surrounded by major corporations such as Enterprise Products, LyondellBassell, Dow Chemical, Intercontinental Terminals Company, KinderMorgan, Air Products & Chemicals, Linde Gas, INEOS, Solvay Chemicals, Inc. and DuPont.





FOR LEASE
+/- 15 acres



FOR LEASE
+/-57 acres



**If you would like more
information on this offering,
please get in touch.**

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