



I-10 East & Sjolander Road | Baytown, TX



partners

Property Highlights

PROPERTY SIZE & FEATURES

- » Nine (9) Buildings From 30,000 SF to 120,120 SF
- » Freestanding Distribution & Manufacturing Buildings
- » Delivering Q2 2026

- » **LEASE RATE: INQUIRE WITH BROKER**
- » **SALE PRICE: INQUIRE WITH BROKER**

BUILDING FEATURES

- » Tilt-wall Construction
- » Grade Level & Dock High Loading with Ramps
- » 28' - 32' Clear Height
- » 3 Phase/480 Volt Power
- » ESFR Sprinkler Systems

BROKER CONTACT

Travis Land, SIOR

Partner

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AJ Williams, SIOR, CCIM

Partner

713 275 9615

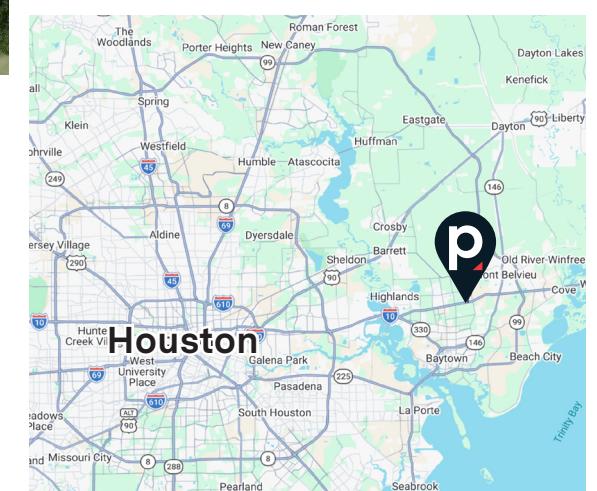
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Alisha Renshaw

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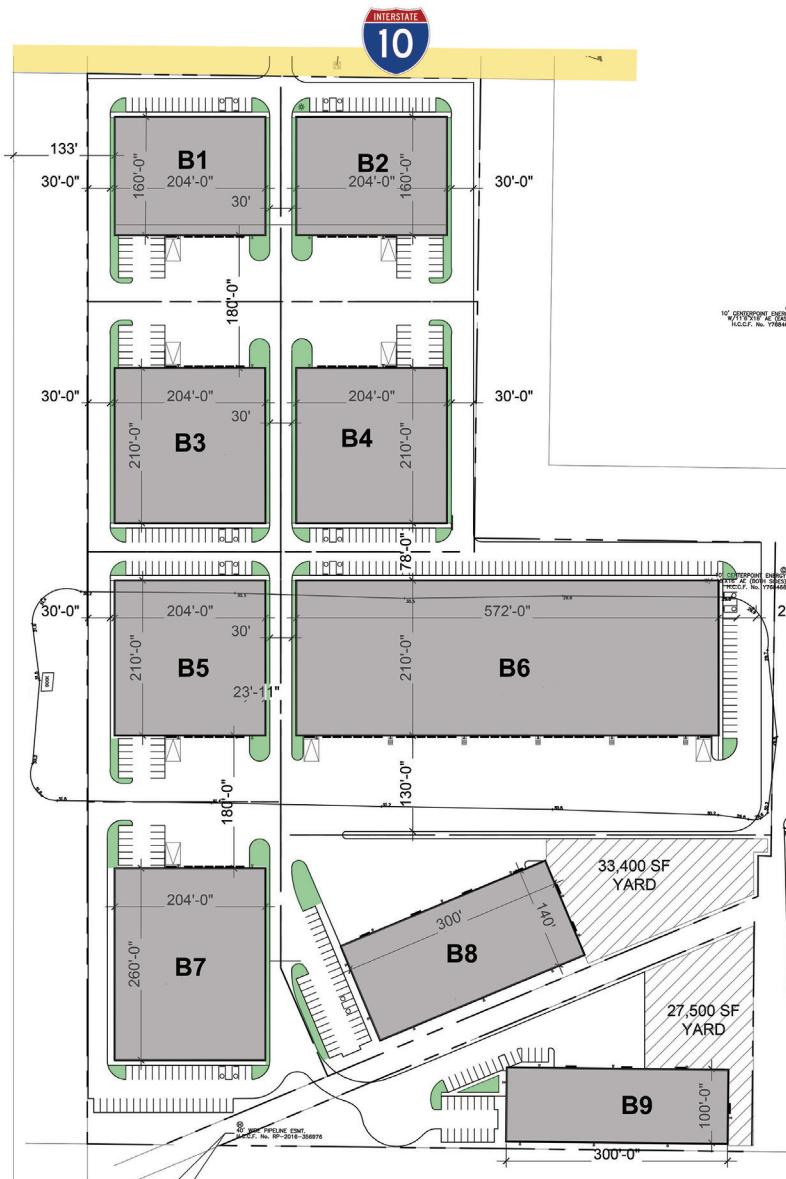
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Building Details


BUILDING 1

- » ±32,640 SF
- » Dock High Loading with Ramp
- » ±28' Clear Height
- » 3 Phase, 480 Volt, 400 Amp Power


BUILDING 2

- » ±32,640 SF
- » Dock High Loading with Ramp
- » ±28' Clear Height
- » 3 Phase, 480 Volt, 400 Amp Power


BUILDING 3

- » ±42,840 SF
- » Dock High Loading with Ramp
- » ±28' Clear Height
- » 3 Phase, 480 Volt, 400 Amp Power


BUILDING 4

- » ±42,840 SF
- » Dock High Loading with Ramp
- » ±28' Clear Height
- » 3 Phase, 480 Volt, 400 Amp Power


BUILDING 5

- » ±42,840 SF
- » Dock High Loading with Ramp
- » ±28' Clear Height
- » 3 Phase, 480 Volt, 400 Amp Power


BUILDING 6

- » ±120,120 SF
- » Dock High Loading with Ramp
- » ±32' Clear Height
- » 3 Phase, 480 Volt, 800 Amp Power


BUILDING 7

- » ±53,040 SF
- » Dock High Loading with Ramp
- » ±28' Clear Height
- » 3 Phase, 480 Volt, 400 Amp Power


BUILDING 8

- » ±42,000 SF
- » Grade Level Loading
- » 3 Phase, 480 Volt, 800 Amp Power
- » 20-Ton Crane Ready
- » ±28' Clear Height
- » ±24' Hook Height


BUILDING 9

- » ±30,000 SF
- » Grade Level Loading
- » 3 Phase, 480 Volt, 800 Amp Power
- » 20-Ton Crane Ready
- » ±28' Clear Height
- » ±24' Hook Height

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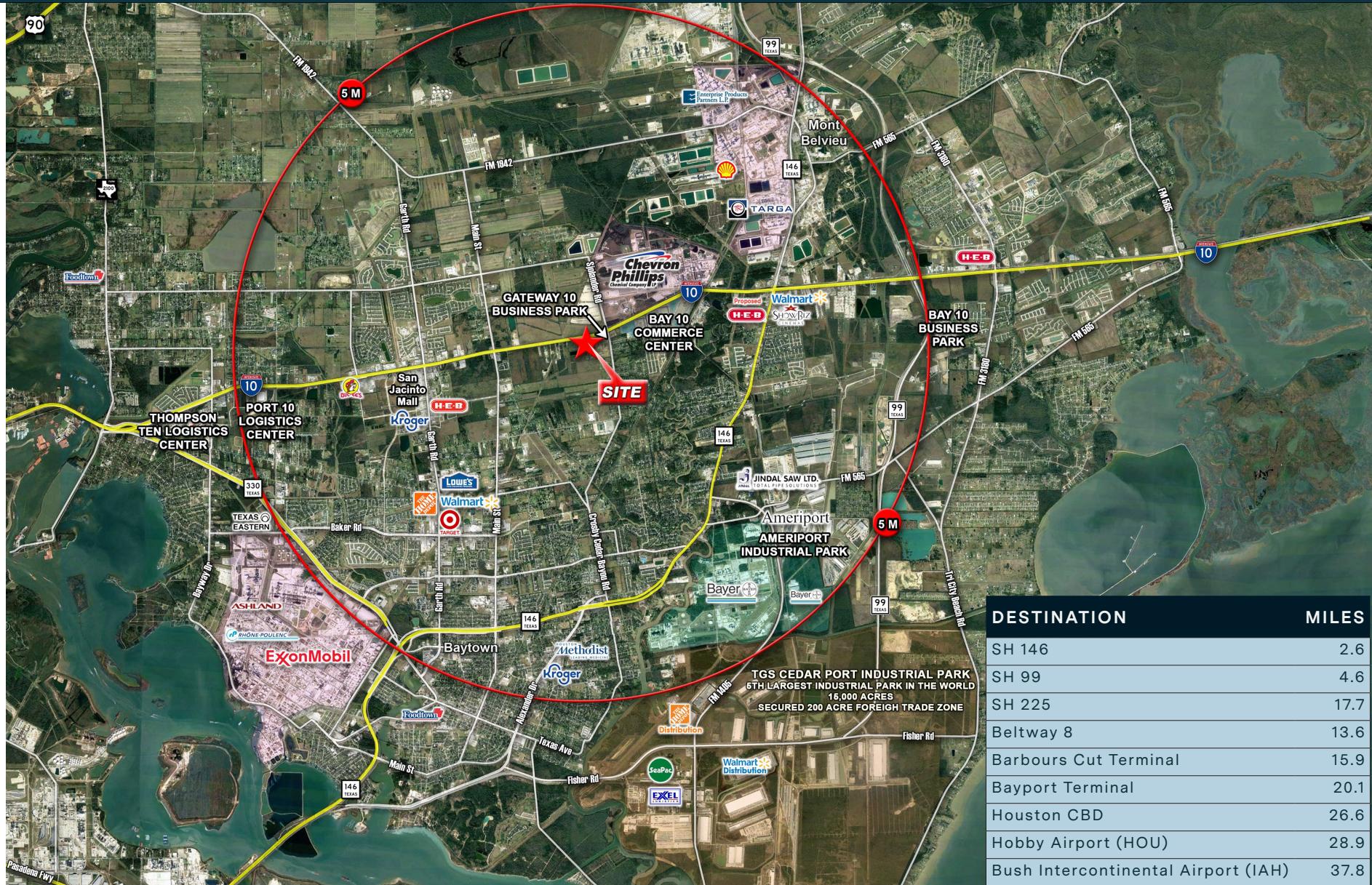

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba Partners

Name of Sponsoring Broker (Licensed Individual or Business Entity)

Jon Silberman 389162 jon.silberman@partnersrealestate.com (713)629-0500

Name of Designated Broker of Licensed Business Entity, if applicable

Travis Land 498101 travis.land@partnersrealestate.com (713)629-0500

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

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