

FOR LEASE OR SALE

BAYTOWN146



5814 N HWY 146, BAYTOWN, TX 77523

UNDER CONSTRUCTION
DELIVERY **JULY 2025**

- **749,520 SF** TWO CROSS-DOCK BUILDINGS
- BUILDING 1 **321,440 SF** (DIVISIBLE)
- BUILDING 2 **428,080 SF** (DIVISIBLE)
- AVAILABLE FOR SALE SEPARATELY



IMMEDIATE ACCESS TO **HIGHWAY 146, GRAND PARKWAY 99, INTERSTATE 10 AND HIGHWAY 225**



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PROPERTY ADVANTAGES

DIRECT FRONTAGE ON HIGHWAY 146 AND 13 MILES FROM BARBOURS CUT CONTAINER TERMINAL, 16 MILES FROM BAYPORT CONTAINER TERMINAL

FULLY SERVED BY CITY OF BAYTOWN PUBLIC UTILITIES

LEED CERTIFIED WITH CLASS AA DESIGN AND CONSTRUCTION MATERIALS

CAR PARKS: **402** / TRAILER PARKS: **200**

Baytown 146 is strategically located on Hwy 146 with unmatched versatility to serve the southeast Houston Port industrial market and beyond, with approx **750,000 SF** across two Class AA cross-dock buildings capable of single or multi-tenant occupancy.



PROPERTY **ADVANTAGES**

MOVE-IN READY SPEC OFFICES

TOTAL BUILDING SF: **749,520**

SITE ACREAGE: **49.4 ACRES**

DIVISIBLE TO **100,000 SF**



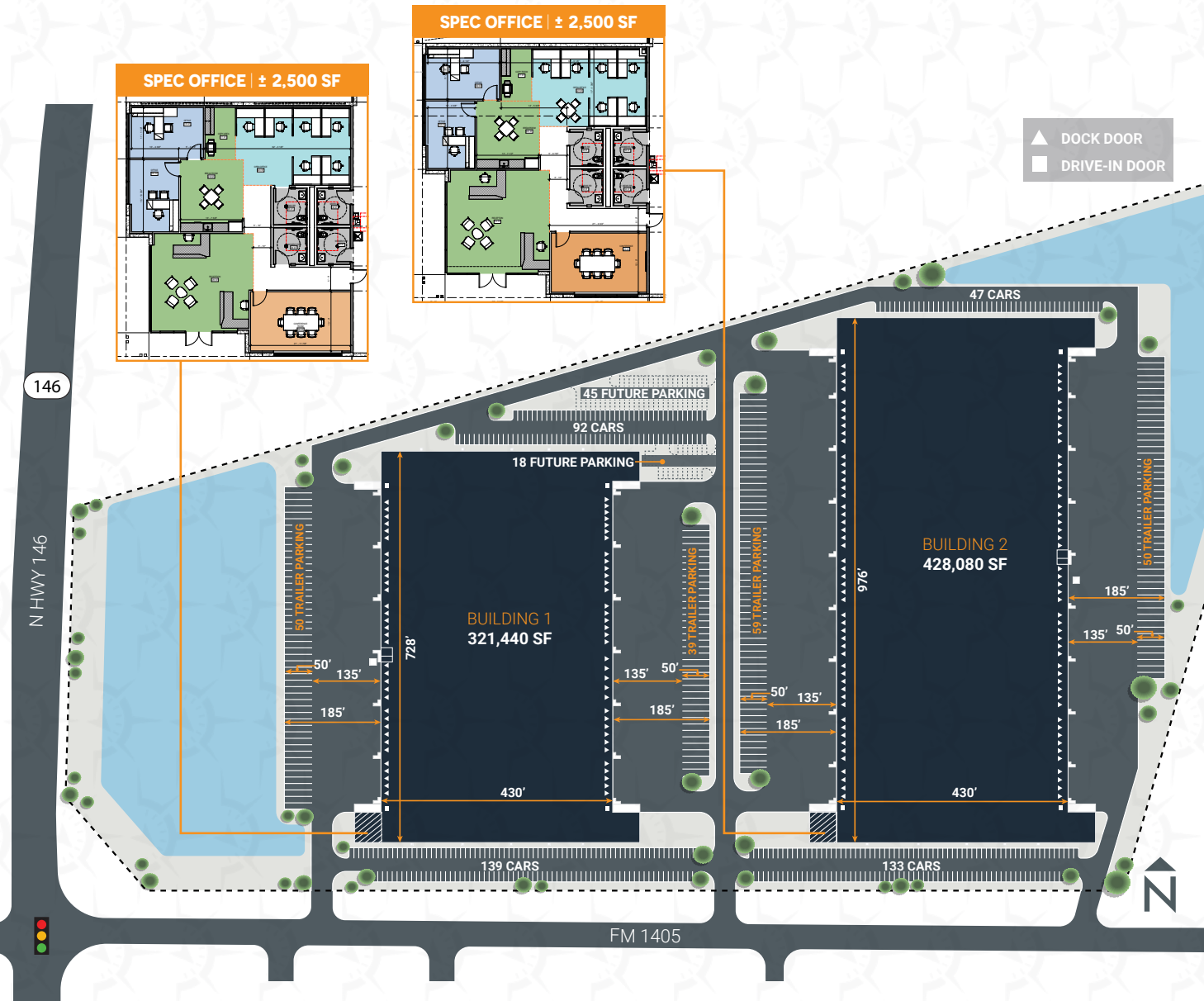
➤ BUILDING 1 ||| ||| |||

- Square Footage: **321,440 SF**
- Building Dimensions: **728'X430'**
- Column Dimensions: **51.8'X56' WITH 60' SPEED BAY**
- Ramp Doors: **4**
- Dock Doors: **69**
- Car Parking: **224 SPACES (EXPANDABLE TO 287 SPACES)**
- Trailer Parking: **87 SPACES**
- Clear Height: **36'**
- Truck Court: **185'**
- Slab Thickness: **7"**
- Power: **3,500 AMPS**

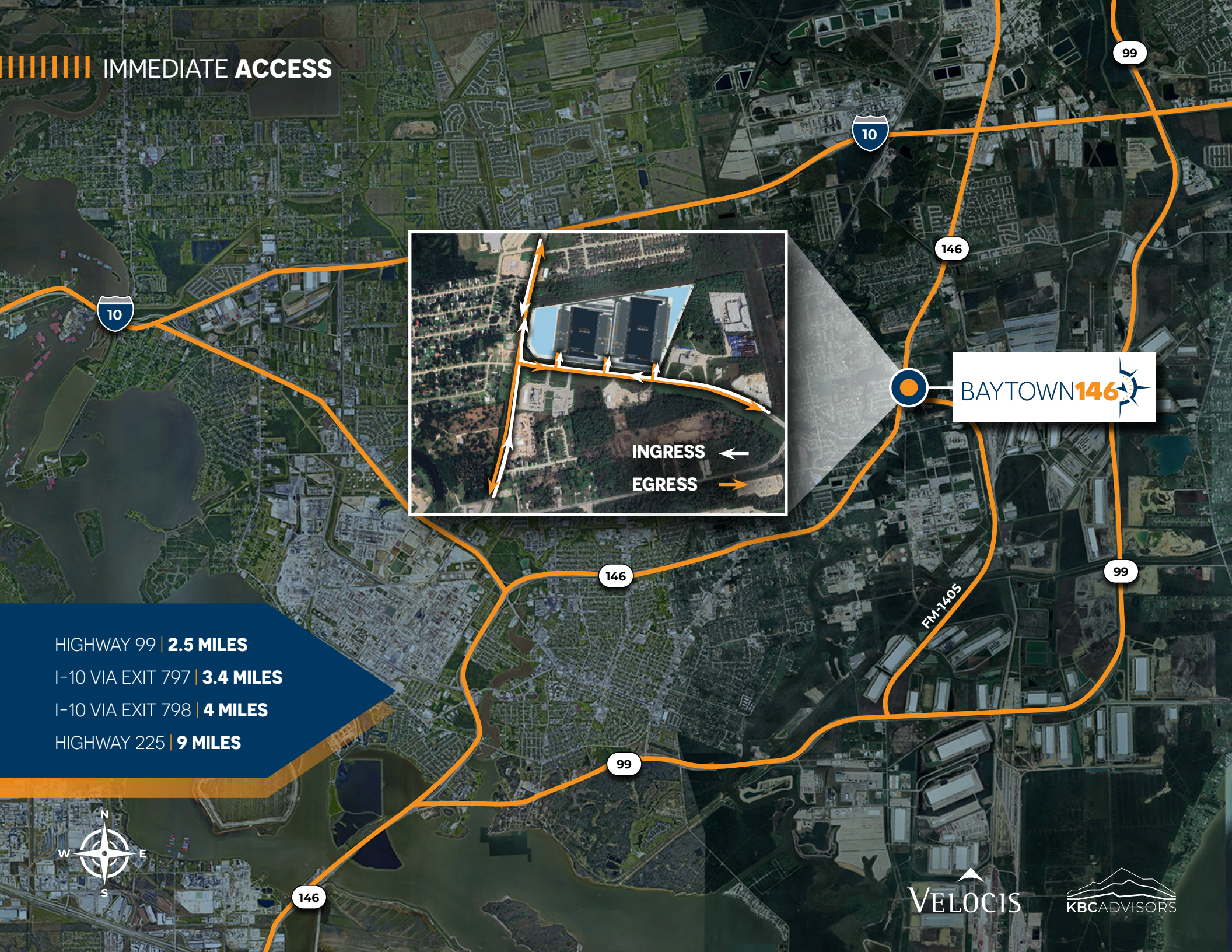
➤ BUILDING 2 ||| ||| |||

- Square Footage: **428,080 SF**
- Building Dimensions: **976'X430'**
- Column Dimensions: **51.8'X56' WITH 60' SPEED BAY**
- Ramp Doors: **4**
- Dock Doors: **99**
- Car Parking: **178 SPACES**
- Trailer Parking: **113 SPACES**
- Clear Height: **36'**
- Truck Court: **185'**
- Slab Thickness: **7"**
- Power: **4,000 AMPS**

SITE SPECIFICATIONS ||| ||| |||



IMMEDIATE ACCESS



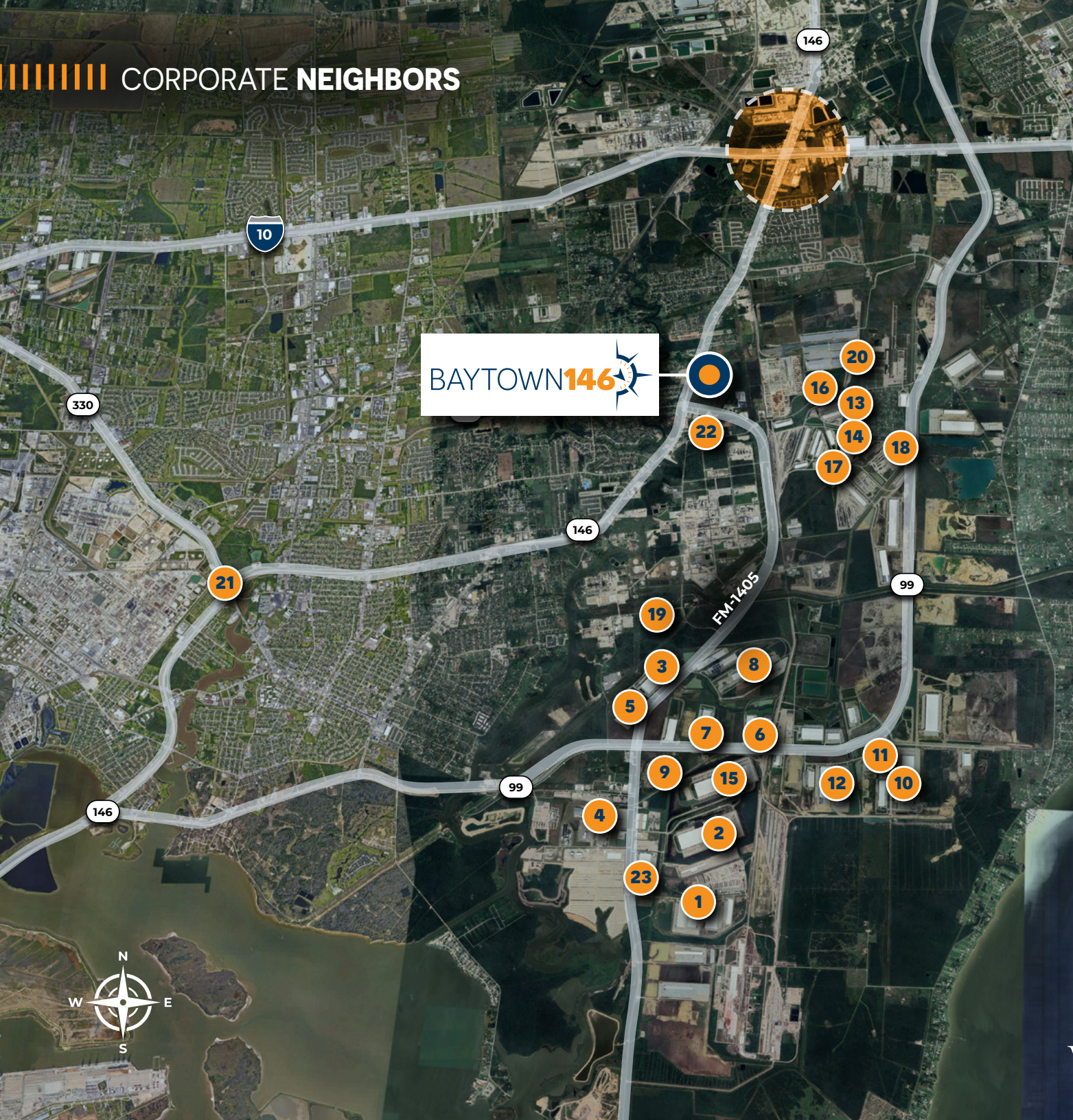
BAYTOWN 146



HIGHWAY 99 | 2.5 MILES
I-10 VIA EXIT 797 | 3.4 MILES
I-10 VIA EXIT 798 | 4 MILES
HIGHWAY 225 | 9 MILES



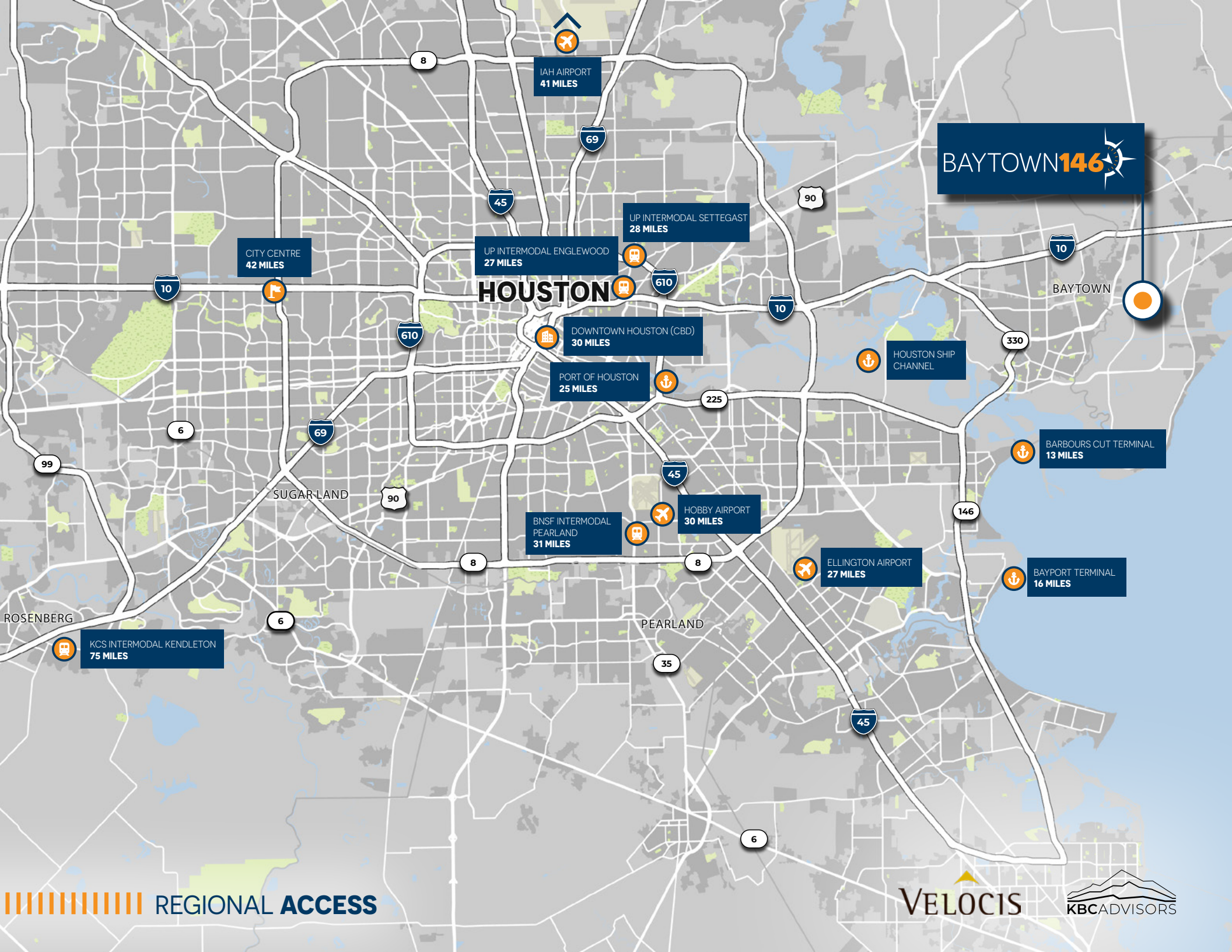
CORPORATE NEIGHBORS



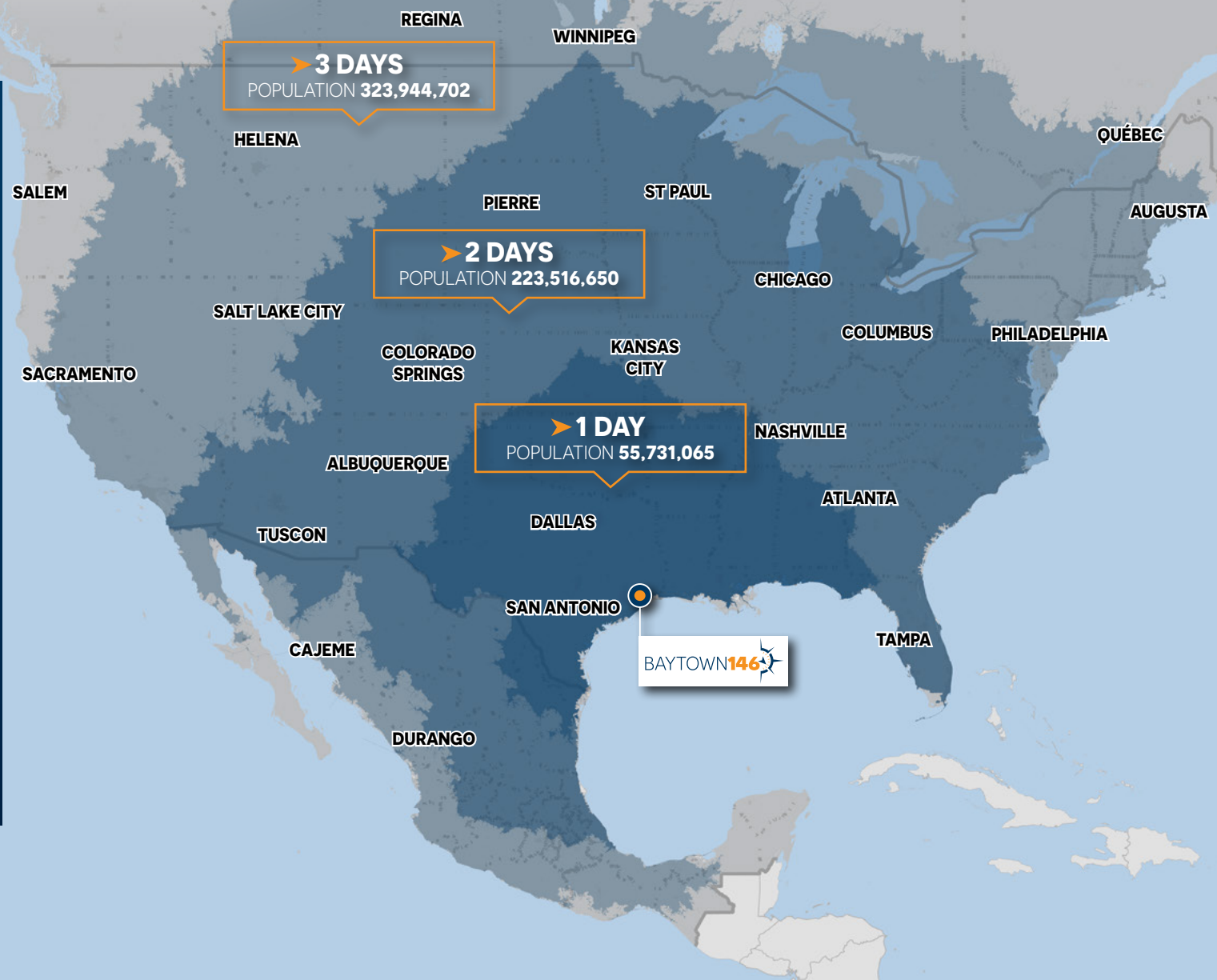
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	CORPORATION	DISTANCE FROM BAYTOWN 146
1	IKEA	6.2 MILES
2	Walmart	5.9 MILES
3	Walmart	3.5 MILES
4	Gulfstream	5.7 MILES
5	P&G	3.9 MILES
6	CLARK	6.4 MILES
7	P&P	6 MILES
8	Koway	3.7 MILES
9	niagara	4.7 MILES
10	FLOOR DECOR	7.6 MILES
11	Walmart	7.3 MILES
12	Plastic Express	7.5 MILES
13	ExxonMobil	2.4 MILES
14	GEODIS	2.2 MILES
15	Walmart	7 MILES
16	Plantgistix	1.6 MILES
17	DELTA	2.5 MILES
18	FLEXSTEEL <small>Live Your Lifestyle</small>	2.7 MILES
19	HEXION <small>Responsible Chemistry</small>	3.6 MILES
20	KITCHIN MATTE	1.6 MILES
21	ExxonMobil	6.8 MILES
22	covestro	1.1 MILES
23	sam's club	5.6 MILES

BAYTOWN 146



THREE-DAY DISTRIBUTION REACH



WAREHOUSE WORKERS



\$16.18
Avg Hourly Earnings

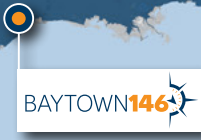
15 MIN	30 MIN	60 MIN	
2,151	9,589	39,674	2022 Resident Workers
46%	9%	8%	Past 5-Year Growth
795	3,336	7,270	Net Commuters

FORKLIFT DRIVERS



\$18.89
Avg Hourly Earnings

15 MIN	30 MIN	60 MIN	
373	1,512	5,624	2022 Resident Workers
31%	15%	13%	Past 5-Year Growth
341	948	1,359	Net Commuters



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