



District on Main

**60,000 Sqft Industrial Park:
1,875 -15,000 Sqft Spaces Available**

**Baytown's Premier Industrial
Leasing Destination**

Flex • Distribution • Light Manufacturing • Warehousing



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District on Main

**Intentionally located.
Thoughtfully designed.
Built for success.**

About the Property

Conveniently located in Baytown, TX, District on Main Industrial Park offers modern and flexible industrial spaces just one mile from the I-10 corridor.

The park features 60,000 square feet across four buildings with suites ranging from 1,875 to 15,000 sq. ft., providing adaptable solutions for businesses of any size. Its prime location ensures seamless access to major transportation routes for effortless connectivity and logistics.

Property Highlights

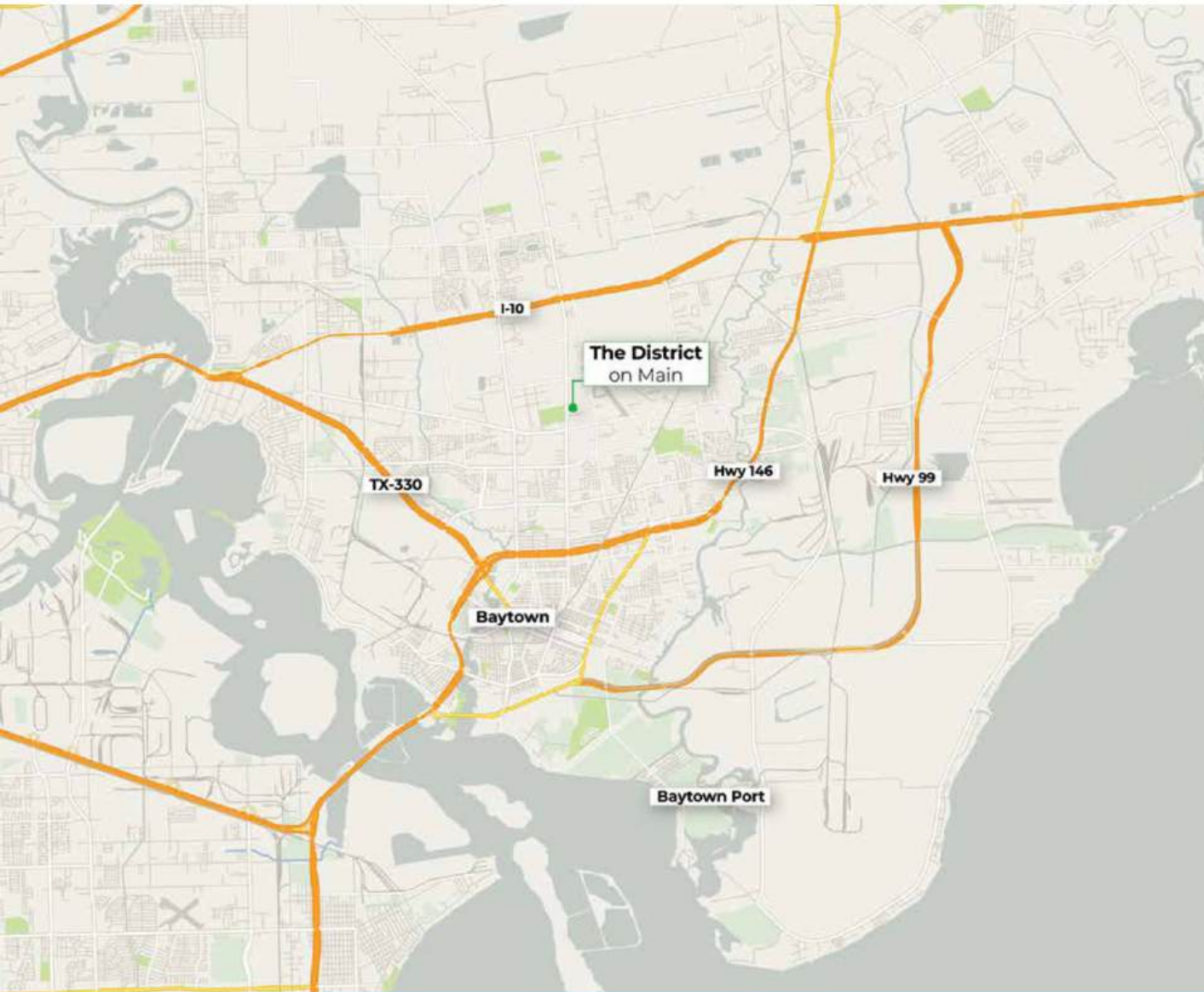
- Class-A flex / industrial construction
- Flexible layouts for warehouse, distribution, or light manufacturing
- Spaces from 1,875 to 15,000 square feet
- Build-to-suit options for custom tenant needs
- Modern, energy-efficient design
- Ample parking and vehicle circulation
- Professional property management for long-term success

Whether you need warehouse, distribution, or light manufacturing space, District on Main adapts to your business needs with efficiency and scalability.



District on Main

Strategic Location



District on Main Industrial Park is centrally located in Baytown, TX—just one mile from the I-10 corridor. This prime spot offers quick access to major transportation routes, making logistics and commuting simple. With 60,000 sq. ft. across four buildings and suites from 3,750 to 15,000 sq. ft., the park provides flexible, modern space for growing businesses.

Regional Access:

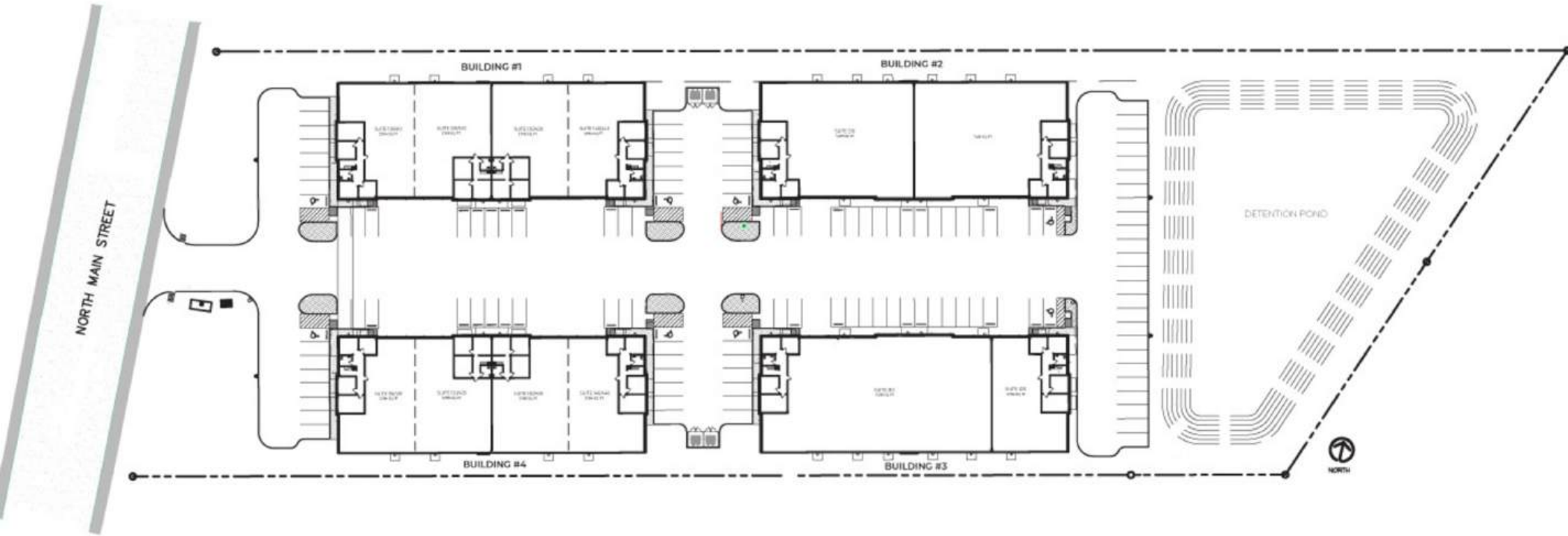
- 1 mile from I-10 with strong regional access.
- 60,000 sq. ft. across four buildings.
- Suites from 1,875–15,000 sq. ft.
- Easy logistics and transportation access.

Nearby Landmarks:

Near Baytown Nature Center and Buc-ee's, with quick access to Downtown Baytown and Garth Road.



Site Plan



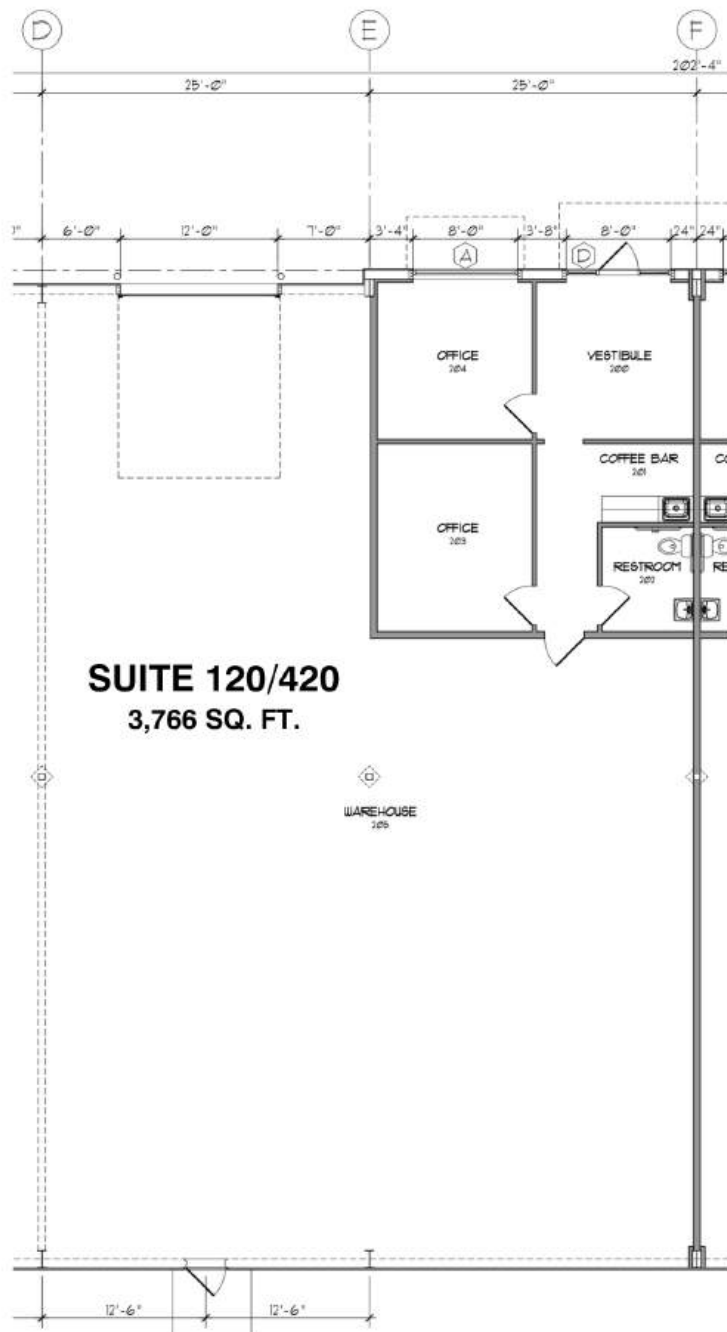
Site Overview

District on Main includes 4 buildings with a variety of unit sizes to fit different operational needs.

Site Features

- Efficient layout for vehicle and truck circulation
- Convenient access via Main St in Baytown
- Ample parking spaces
- Multiple dumpster locations
- Signage availability





Floorplan Page

District on Main offers a range of flexible floorplans designed to fit growing industrial operations. With suites from 1,875 to 15,000 sqft, each space features efficient layouts, modern construction, and easy access for loading, storage, and daily workflow. Whether you need a smaller suite or a larger footprint, our floorplans provide the versatility and functionality your business needs to operate seamlessly.

Examples of Available Spaces:

- 1,875 SF
- 3,766 SF
- 3,784 SF
- 7,500 SF
- 11,283 SF
- 15,000 SF

Experience the ultimate flexibility in Baytown's premier industrial development.



Leasing Information

District on Main Industrial Park in Baytown offers modern industrial suites from 1,875 to 15,000 sq. ft., just one mile from I-10. With 60,000 sq. ft. across four buildings, the park provides flexible space options and easy access for seamless logistics.

Term	Rental Rate	NNN Rate	Space Use	Availability
Negotiable	\$15.00 / SF / YR	\$4.25 / SF / YR	Industrial	End of Q1 2026

Highlights

- Suites from 1,875–15,000 sq. ft. across four modern buildings
- Prime Baytown location just one mile from I-10
- Easy logistics with direct regional access

**Competitive
rates and
flexible
terms for
long-term
stability**



Baytown, Texas is a rapidly growing industrial hub with strong economic momentum, making it an ideal location for businesses seeking efficient operations and long-term growth potential.

Demographic Snapshot (est.):

- Population: roughly 84,500 residents, with a median age of 33.9 years.
- Median household income: about \$61,699 (2023 estimate).
- Average commute time: around 25 minutes, with most residents driving alone to work.
- Homeownership & housing: median property value approx. \$187,900, and homeownership rate near 53%.

Advantages:

- Strategic Gulf Coast location with quick access to I-10 and major industrial corridors
- Strong industrial presence supporting logistics, manufacturing, and energy sectors
- Growing workforce and business base ideal for expanding operations

District On Main

Area Overview





At Dow Real Estate Group, we specialize in delivering exceptional commercial and industrial real estate solutions across the greater Houston area.

Our team is ready to help you explore leasing opportunities at District on Main — from flexible move-in spaces to fully customized build-to-suit options.



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**Contact Our
Leasing Team**

Partner with a team that understands your business goals and provides the expertise to make them a reality.

