

201 BELTWAY GREEN

PASADENA, TEXAS

Houston Ship Channel

BASF Pasadena

FRONTIER LOGISTICS

BELTWAY 8

8

201 BELTWAY GREEN

PEMEX Deer Park

HWY 225

225

FOR LEASE

- AVAILABLE JUNE 2025
- 30,170 SF FREESTANDING MANUFACTURING BUILDING
- FULLY AIR-CONDITIONED, SPRINKLERED & INSULATED
- 20-TON CRANE READY
- 800 AMP POWER
- ROOM FOR EXPANSION OF THE BUILDING, OUTDOOR STORAGE, OR DOCK WELLS

CBRE



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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HEADQUARTERS QUALITY INDUSTRIAL SINGLE TENANT BUILDING FOR LEASE



PROPERTY HIGHLIGHTS

Total Size
±30,170 SF TILT WALL BUILDING

Warehouse
±16,000 SF

Production Area
±11,000 SF

Office & Training Area
±3,170 SF

Acres
±4.36

Loading
GRADE LEVEL

Clear Height
28'

Crane
20-TON CRANE READY

Additional Information
**EXPANSION ROOM/OUTSIDE STORAGE/
POTENTIAL FOR DOCK WELL**

Fully
**AIR-CONDITIONED, SPRINKLERED
& INSULATED**

DRIVE TIME MAP



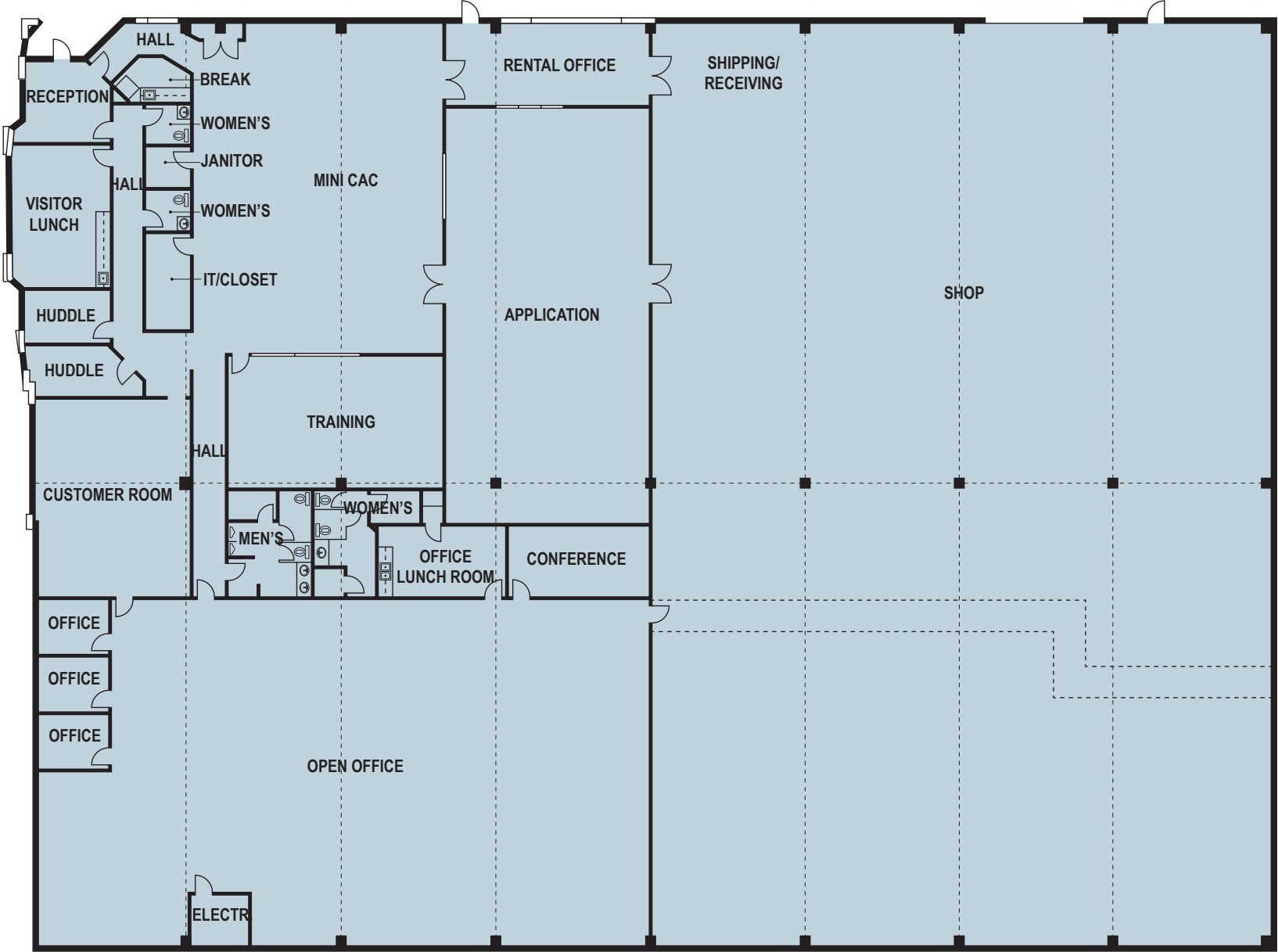
KEY ROUTES

- 201 Beltway Green
- Route
- Destination
- Port of Houston Locations

		Miles	Minutes
1	I-10	9	10
2	BARBOURS CUT	11	20
3	HOBBY AIRPORT	14	20
4	BAYPORT TERMINAL	17	20
5	HWY 288 AT I-610	26	25
6	BUSH INCNTL AIRPORT	30	35

CURRENT FLOOR PLAN

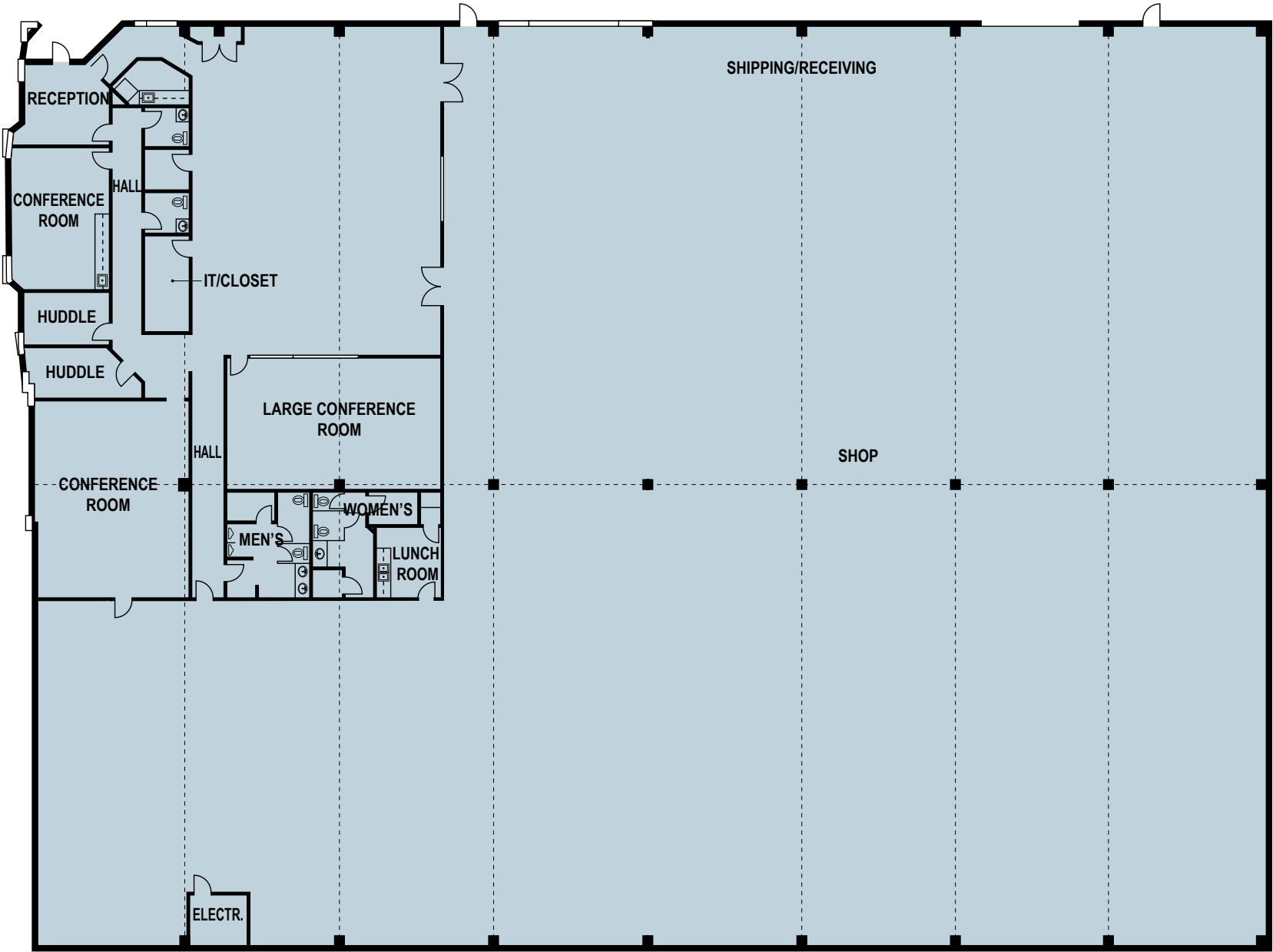
OWNER WILL MODIFY IF NECESSARY



BUILDING IS CLIMATE CONTROLLED & FULLY INSULATED

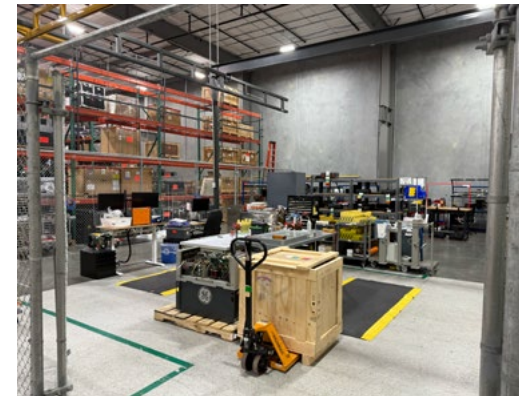
POTENTIAL FLOOR PLAN

OWNER WILL MODIFY IF NECESSARY



BUILDING IS CLIMATE CONTROLLED & FULLY INSULATED

INTERIOR VIEW



NEIGHBORING CORPORATIONS

201 BELTWAY GREEN

HWY 225

PASADENA FWY FRONTAGE RD

BELTWAY 8

BELTWAY GREEN BLVD

BOGGY BAYOU

Monument Chevrolet

VALLEN

FLOWERVE

Bayway

ICT
INTERNATIONAL
COOLING TOWER

UPS
INDUSTRIAL
SERVICES

FLOWERVE

Brown & Root

PCI

PFT

T&T
GROUP

TAURUS

WIKAL

FARRELL FAMILY
AIR DUCTS

UPS

HB
Hastik-Baymont, Inc.

COVESTRO / RYDER
STORES WAREHOUSE

Victory

Exponential
POWER

Automated
Logic



AREA OVERVIEW



AREA OVERVIEW

Houston Ship Channel

Container Port

LYONDELLBASELL

PEMEX

225

225

TEXAS INDEPENDENCE HWY

201 BELTWAY
GREEN



201 BELTWAY
GREEN PASADENA,
TEXAS

FOR LEASE



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