

Cedar Crossing Distribution Center

For Sale or Lease



Up to 129,527 SF Available

WILL SUBDIVIDE

3710 Cedar Boulevard | Baytown, TX 77520

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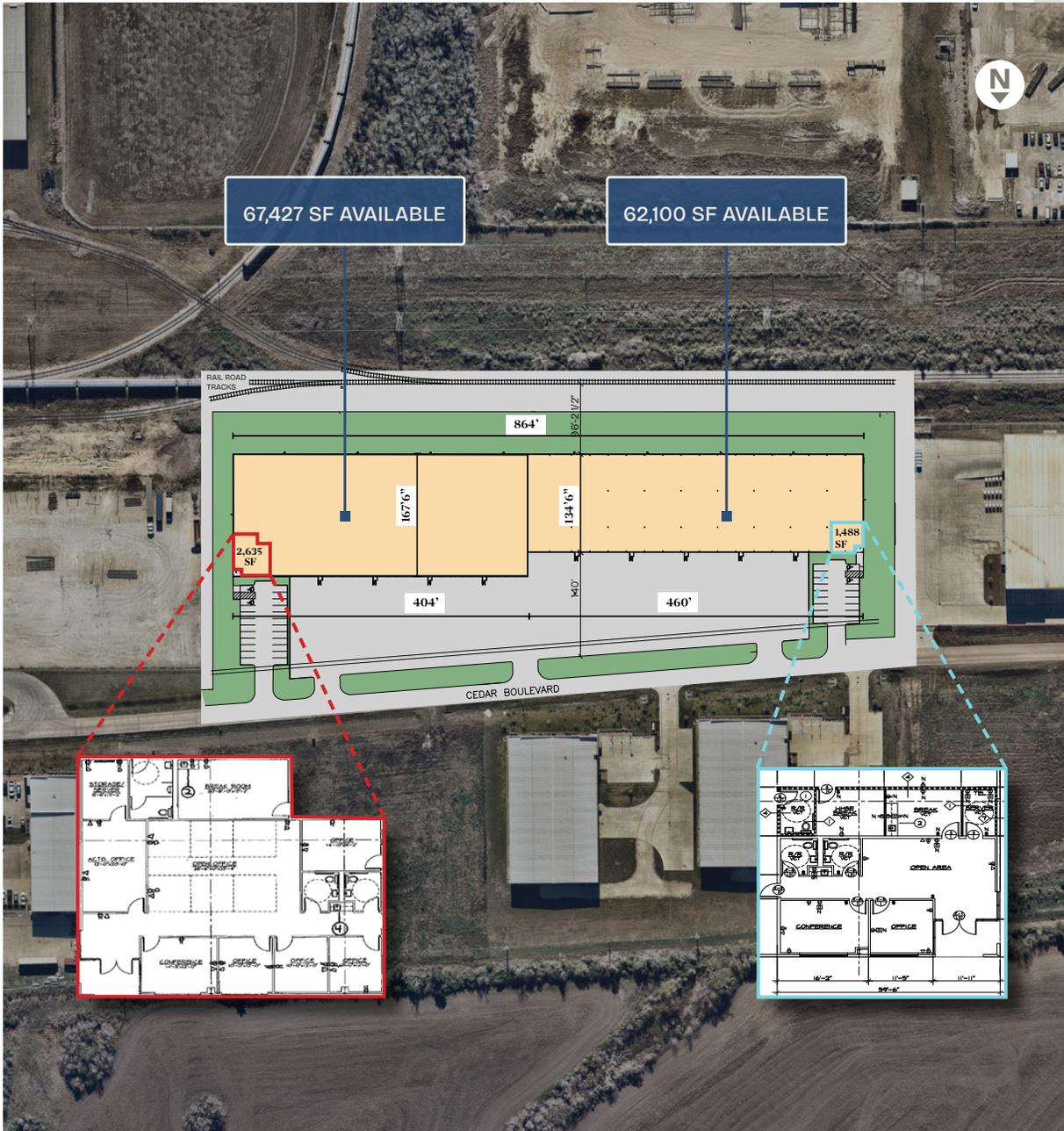
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Project overview



Building specifications

TOTAL SIZE:
129,527 SF ON 7.36 AC (DIVISIBLE)

EAST END:
67,427 SF
±2,635 SF OFFICE
ESFR SPRINKLER SYSTEM

WEST END:
62,100 SF
±1,488 SF OFFICE
FOAM SPRINKLER SYSTEM - CAN BE CONVERTED TO ESFR

OFFICE AREA:
2 OFFICE AREAS TOTALING 4,123 SF

CLEAR HEIGHT:
22'

CONFIGURATION:
FRONT-LOAD

LOADING:
THIRTY-TWO (32) DOCK-HIGH DOORS,
ONE (1) OVERSIZED DRIVE-IN RAMP

COLUMN SPACING:
50' X 50'

BUILDING DEPTH:
135' TO 168'

ELECTRICAL SUPPLY:
3 PHASE | 480/277 VOLTS | 2,500 AMPS

TRUCK COURT:
FENCED/SECURED

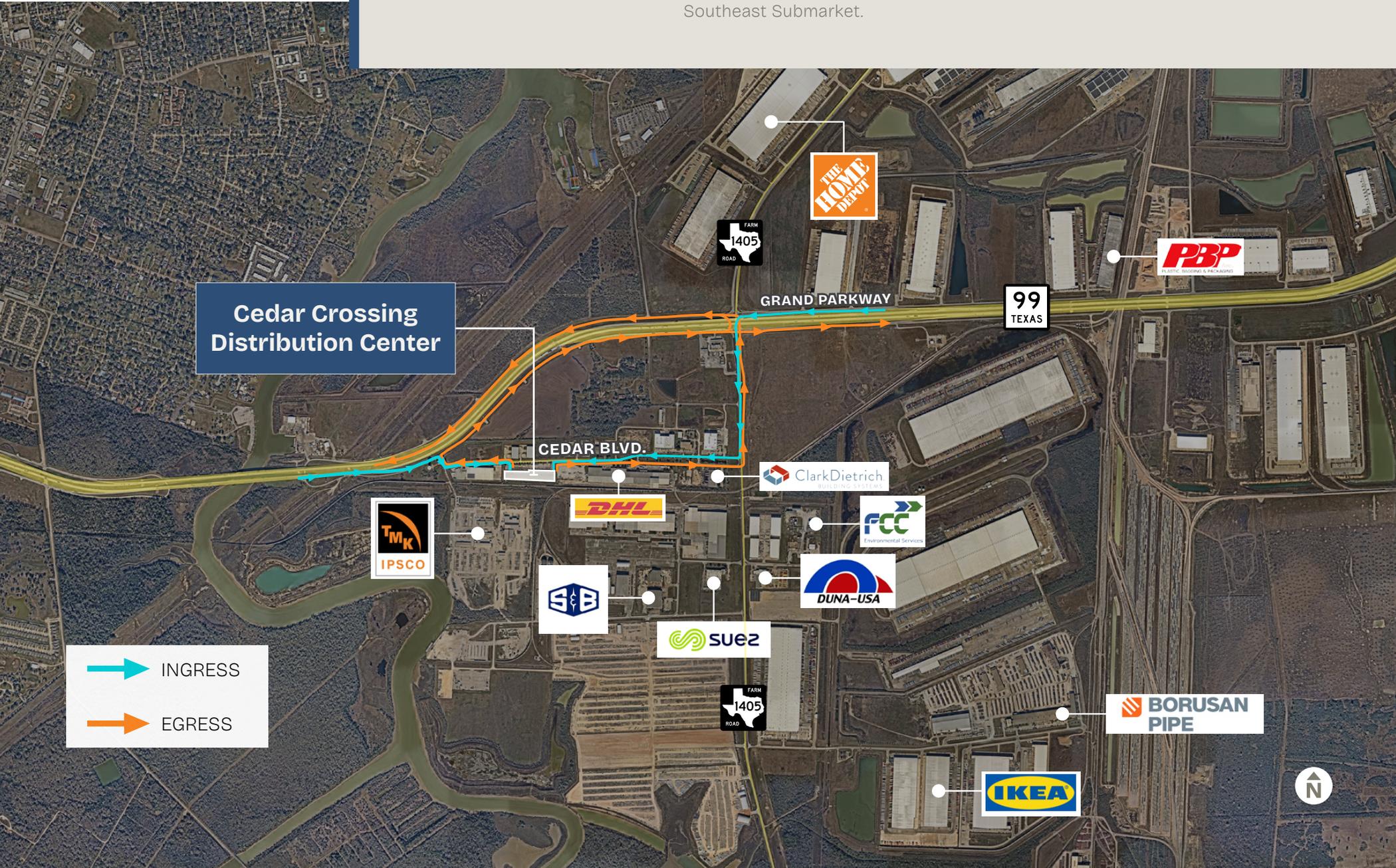
PARKING:
40 EMPLOYEE SPACES

LEASE RATE:
PLEASE CONTACT BROKER FOR PRICING

Access

Strategic Southeast Houston Location with direct access to the Grand Parkway

- The Site offers excellent connectivity to Port Houston Container Terminals (Barbours Cut & Bayport) via the Grand Parkway to HWY 146
- Premier ingress and egress circulation from both the Grand Parkway Service Road & the signalized intersection at FM 1405
- Via the Grand Parkway, the Property has direct connectivity to Interstate 10 for coast-to-coast transportation.
- The petrochemical hub of the United States is situated in Houston's Southeast Submarket.



Travel times

| | |
|-----------------|-----------------------|
| 20 MINUTE DRIVE | BARBOURS CUT TERMINAL |
| 25 MINUTE DRIVE | BAYPORT TERMINAL |
| 30 MINUTE DRIVE | IAH AIRPORT |
| 30 MINUTE DRIVE | HOBBY AIRPORT |
| 35 MINUTE DRIVE | DOWNTOWN HOUSTON |
| 35 MINUTE DRIVE | TEXAS MEDICAL CENTER |
| 45 MINUTE DRIVE | HOUSTON GALLERIA |

IAH AIRPORT
28 MILES
30 MINUTES

Cedar Crossing Distribution Center

DOWNTOWN HOUSTON
22 MILES
35 MINUTES

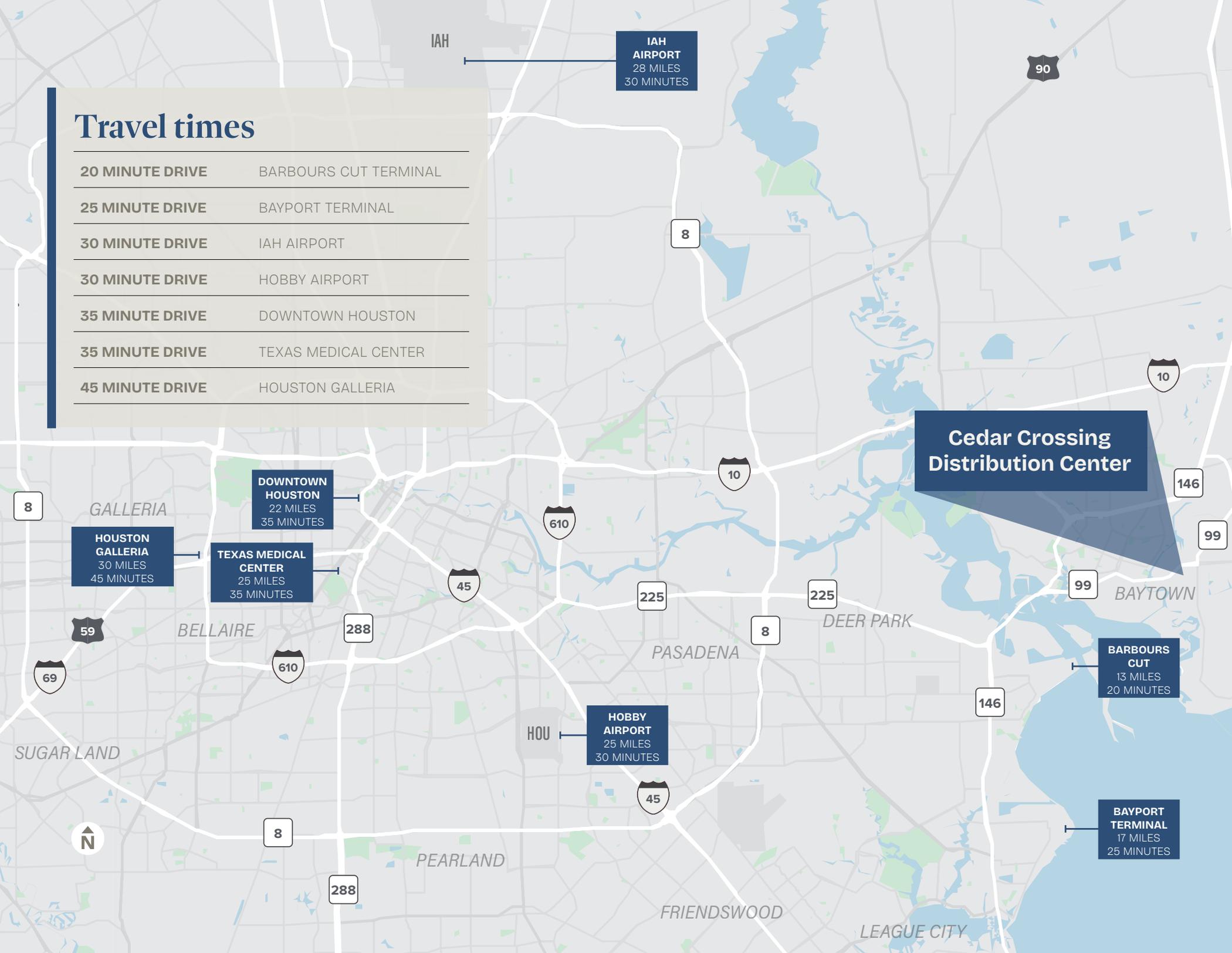
HOUSTON GALLERIA
30 MILES
45 MINUTES

TEXAS MEDICAL CENTER
25 MILES
35 MINUTES

HOBBY AIRPORT
25 MILES
30 MINUTES

BARBOURS CUT
13 MILES
20 MINUTES

BAYPORT TERMINAL
17 MILES
25 MINUTES





**Cedar Crossing
Distribution Center**

CEDAR BLVD.

For more information, contact the Leasing team:

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