

FOR LEASE OR SALE

BAYTOWN146



9100 FM 1405, BAYTOWN, TX 77523

➤ BUILDING 2: **428,080 SF**

**B1:
LEASED**

**B2: 428,080 SF
AVAILABLE**

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

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VELOCIS

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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

MULTIPLE TOLL-FREE INGRESS AND EGRESS ROUTES TO THE SITE

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.



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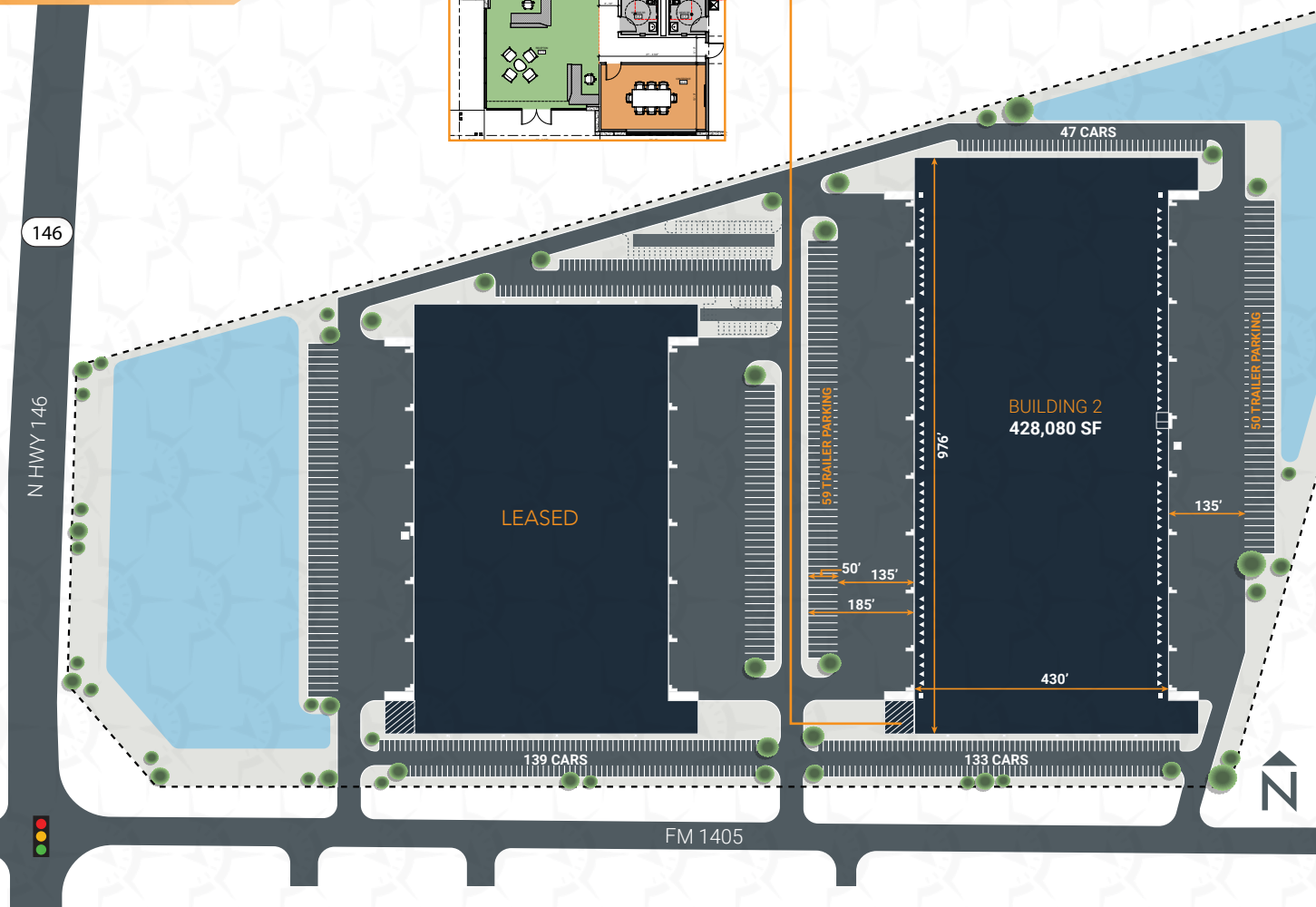
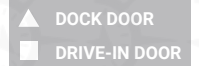
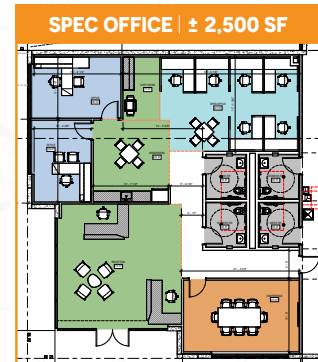
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SITE SPECIFICATIONS

- MOVE-IN READY SPEC OFFICES
- DIVISIBLE TO 100,000 SF OR MORE

➤ BUILDING 2

Square Footage: **428,080 SF**
 Site Acreage: **25.3 ACRES**
 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**



IMMEDIATE ACCESS



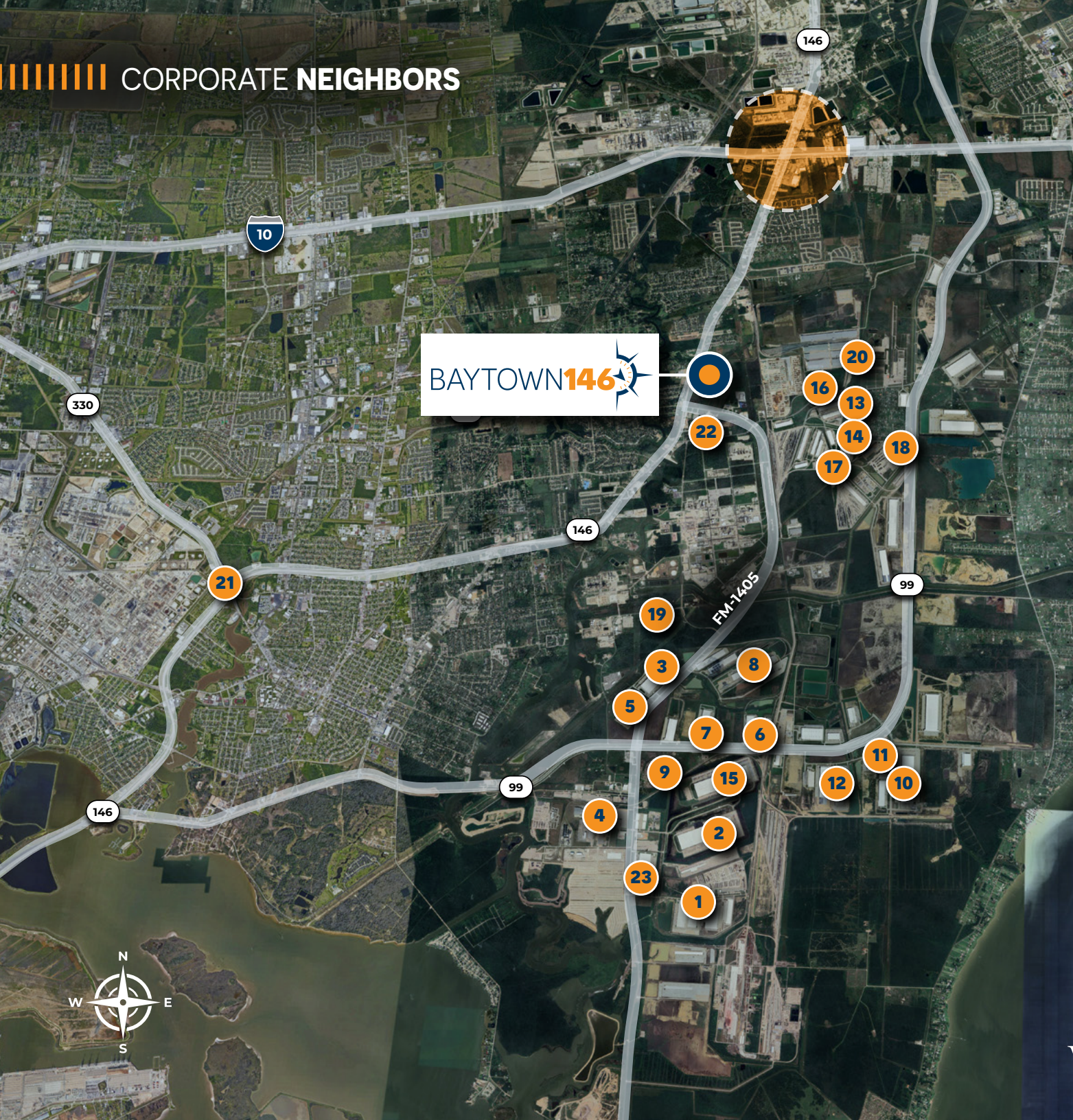
HIGHWAY 99 | **2.5 MILES**
I-10 VIA EXIT 797 | **3.4 MILES**
I-10 VIA EXIT 798 | **4 MILES**
HIGHWAY 225 | **9 MILES**
— **TOLL-FREE ROUTE**



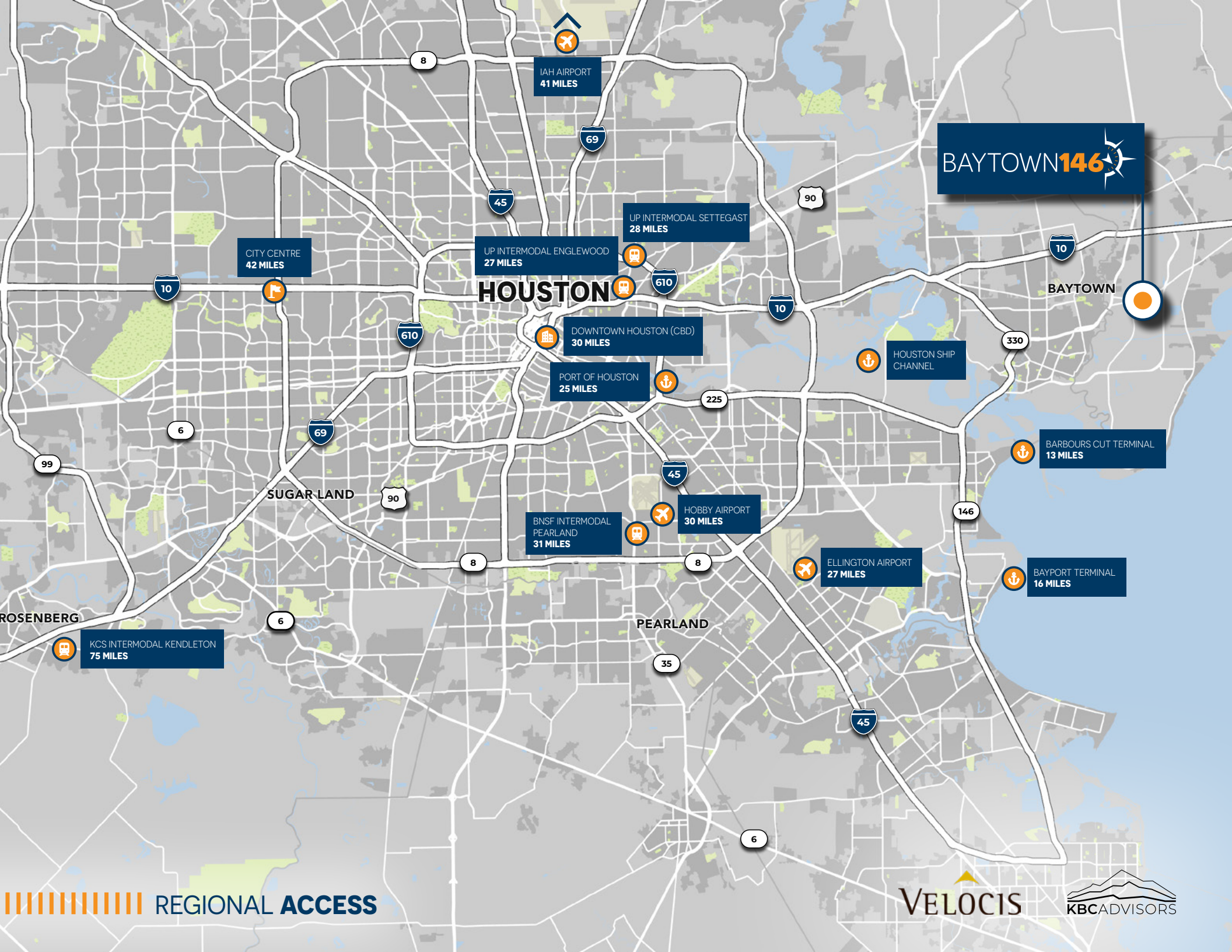
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CORPORATE NEIGHBORS



	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	HOME DEPOT	3.9 MILES
6	CLARK	6.4 MILES
7	RBP	6 MILES
8	Pawco	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>Low Price America</small>	2.7 MILES
19	HEXION <small>Responsible Chemistry</small>	3.6 MILES
20	KITCHEN FITTER	1.6 MILES
21	ExxonMobil	6.8 MILES
22	COVENTRY	1.1 MILES
23	sam's club	5.6 MILES



BAYTOWN 146

IAH AIRPORT
41 MILES

CITY CENTRE
42 MILES

UP INTERMODAL ENGLEWOOD
27 MILES

UP INTERMODAL SETTEGAST
28 MILES

DOWNTOWN HOUSTON (CBD)
30 MILES

PORT OF HOUSTON
25 MILES

HOUSTON SHIP CHANNEL

BAYTOWN

BARBOURS CUT TERMINAL
13 MILES

SUGAR LAND

BNSF INTERMODAL PEARLAND
31 MILES

HOBBY AIRPORT
30 MILES

ELLINGTON AIRPORT
27 MILES

BAYPORT TERMINAL
16 MILES

ROSENBERG

KCS INTERMODAL KENDLETON
75 MILES

PEARLAND

REGIONAL ACCESS

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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

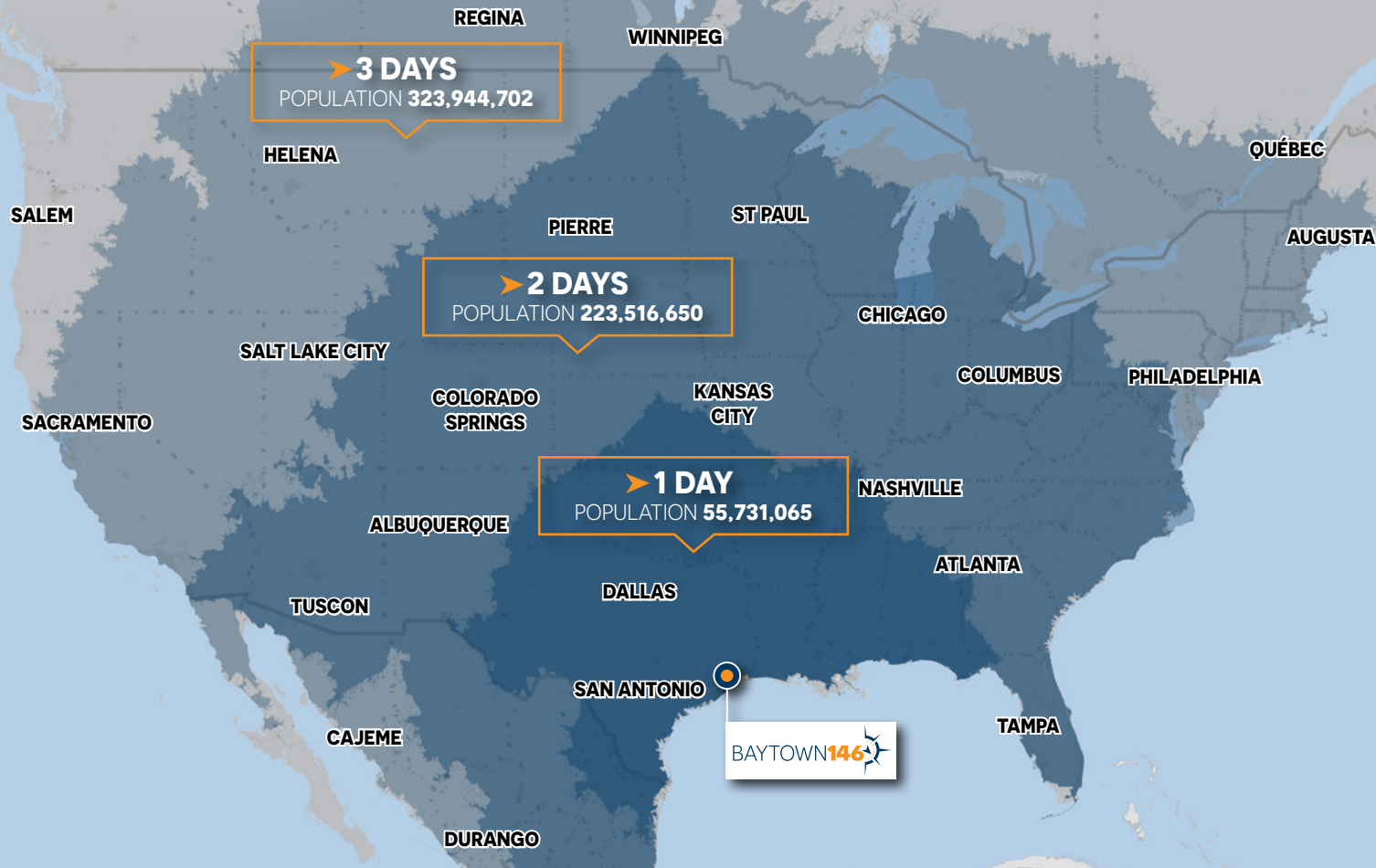
Avg Hourly Earnings

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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