

FOR LEASE

10101 BAY AREA BLVD.

PASADENA, TX 77507



±142,498 TOTAL SF AVAILABLE

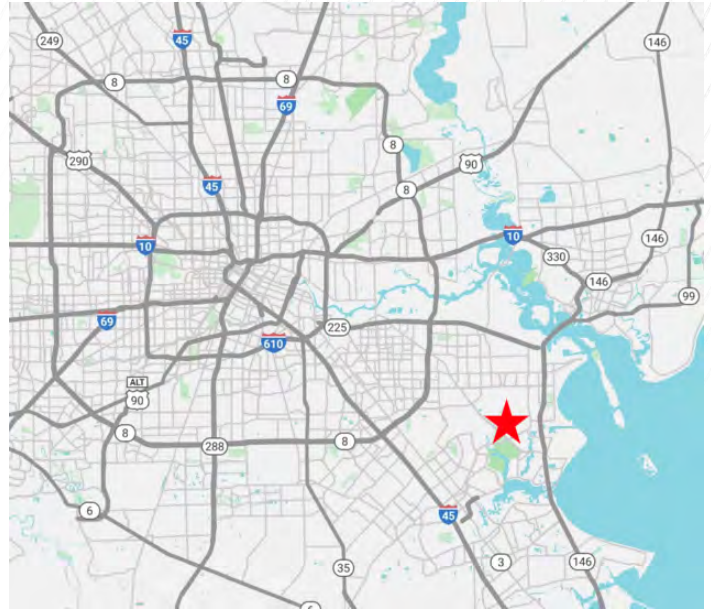


**CUSHMAN &
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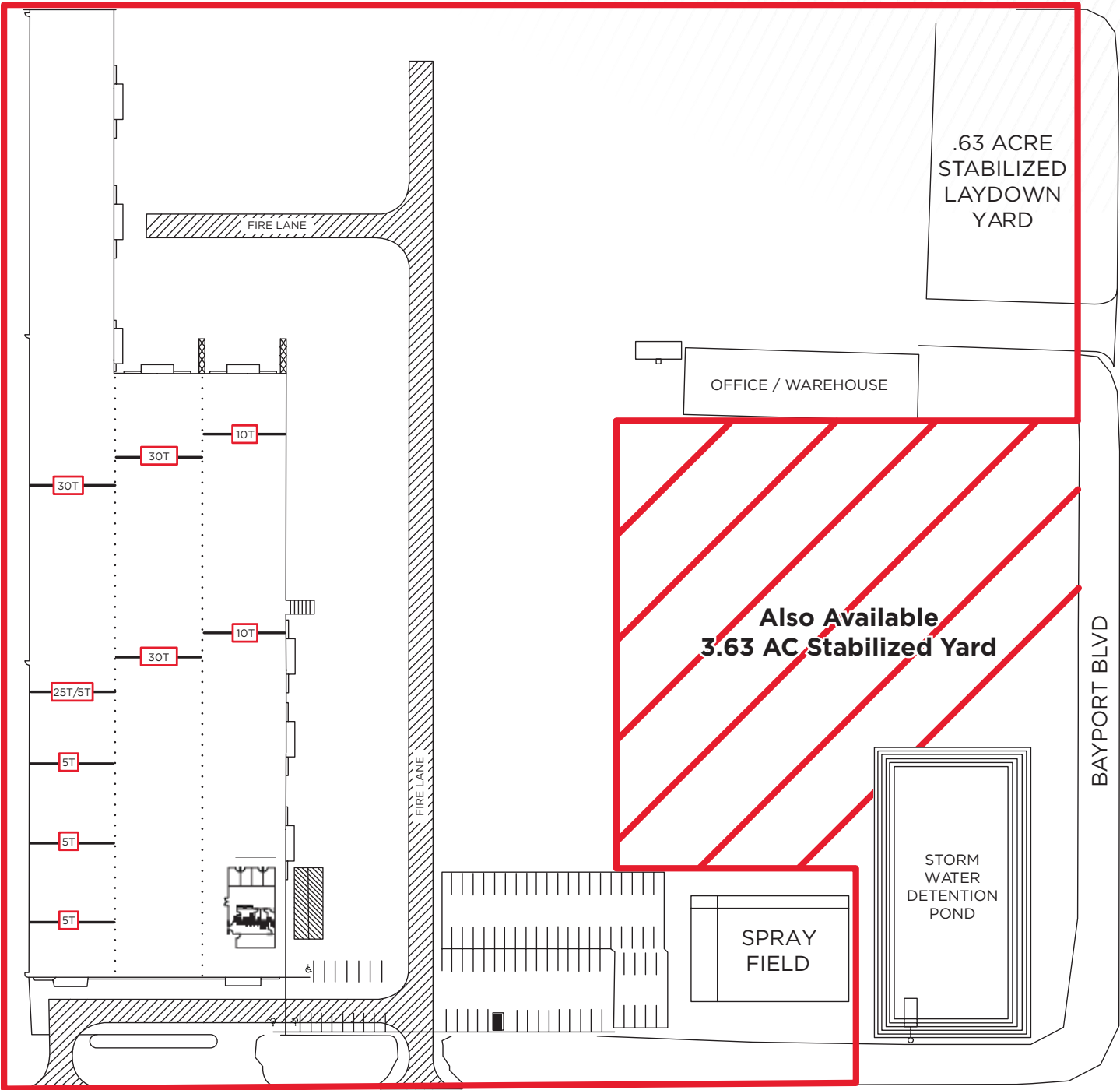
BUILDING HIGHLIGHTS

- **Total SF: ±142,498 SF on 18.7108 Acres**
- **Fabrication Warehouse: ±132,719 SF**
- **Office / Warehouse: 10,779 SF**
- (3) 30-Ton Cranes / 31' to 33'9" hook
- (1) 25-Ton Crane with 5-Ton AUX / 33'9" Hook
- (2) 10-Ton Cranes
- (3) 5-Ton Cranes / 24' hook
- 45' Eave Height
- 70' Bay Spacing
- Structural capacity for 65-Ton Crane if needed
- (9) Grade Level Doors
- 6.63 Acres of Concrete & 4.42 Acres Stabilized Yards
- Heavy Power: 3000 Amps/480V/3-Phase
- Property located in the Bayport Industrial Complex
- Modular Office
- Water, Argon, Compressed Air, 75/25 (Argon/O2 connections on every column in the main fabrication building)
- Big Ass Fan™
- Lease Rate: Call Broker

LOCATION MAP



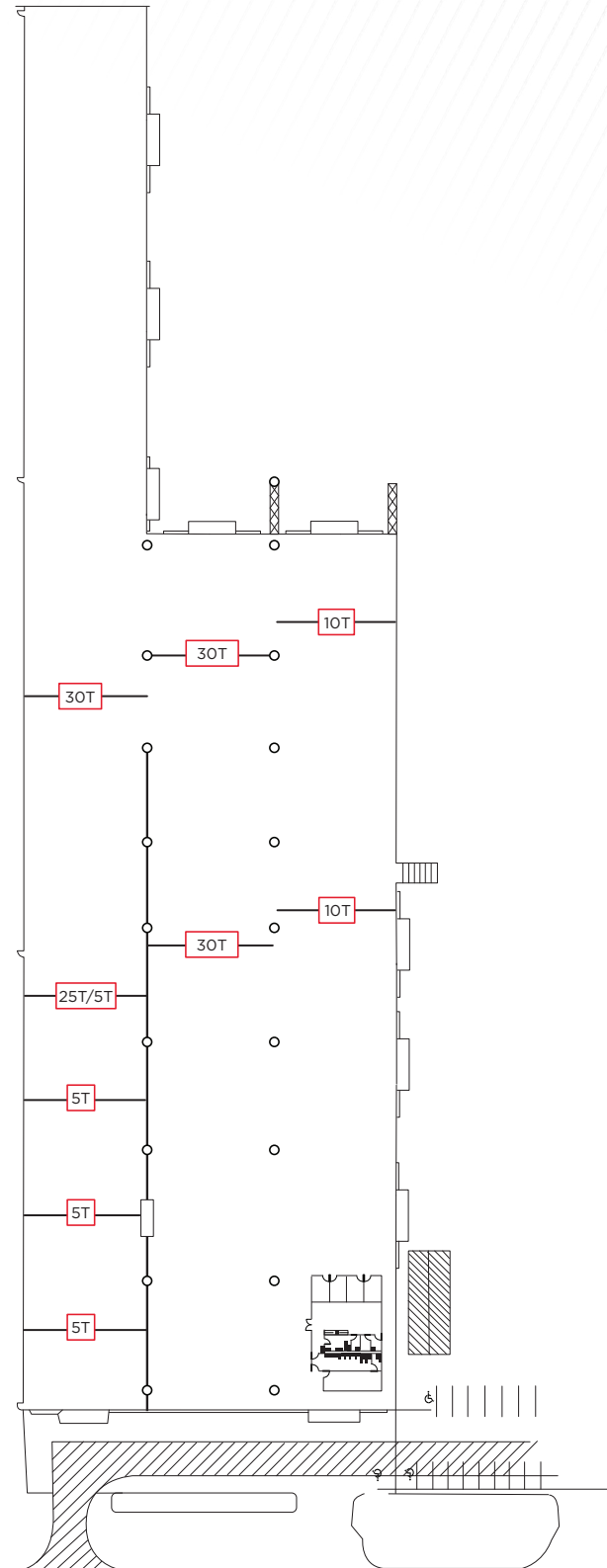
SITE PLAN



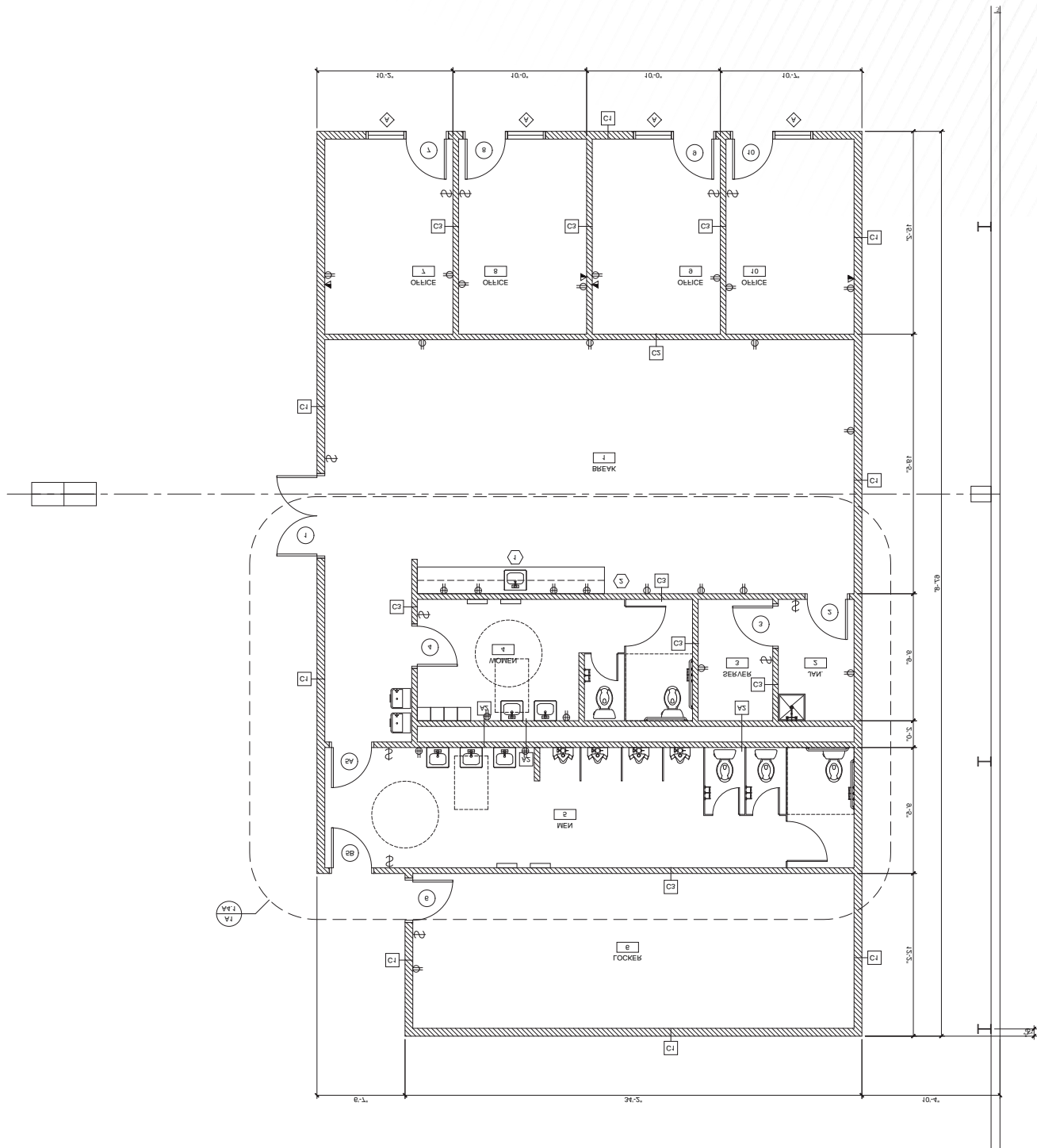
BAY AREA BLVD

SITE PLAN

FABRICATION WAREHOUSE: ±132,719 SF



FABRICATION OFFICE



PROPERTY PHOTOS

BAY W/ FAB OFFICE (10T) CRANES



MIDDLE AND FAB OFFICE BAY



MIDDLE BAY



30T CRANES



FAB OFFICE



CRANE LOADING



OFFICE/WAREHOUSE



OFFICE/WAREHOUSE



PROPERTY PHOTOS

OFFICE/WAREHOUSE



OFFICE/WAREHOUSE



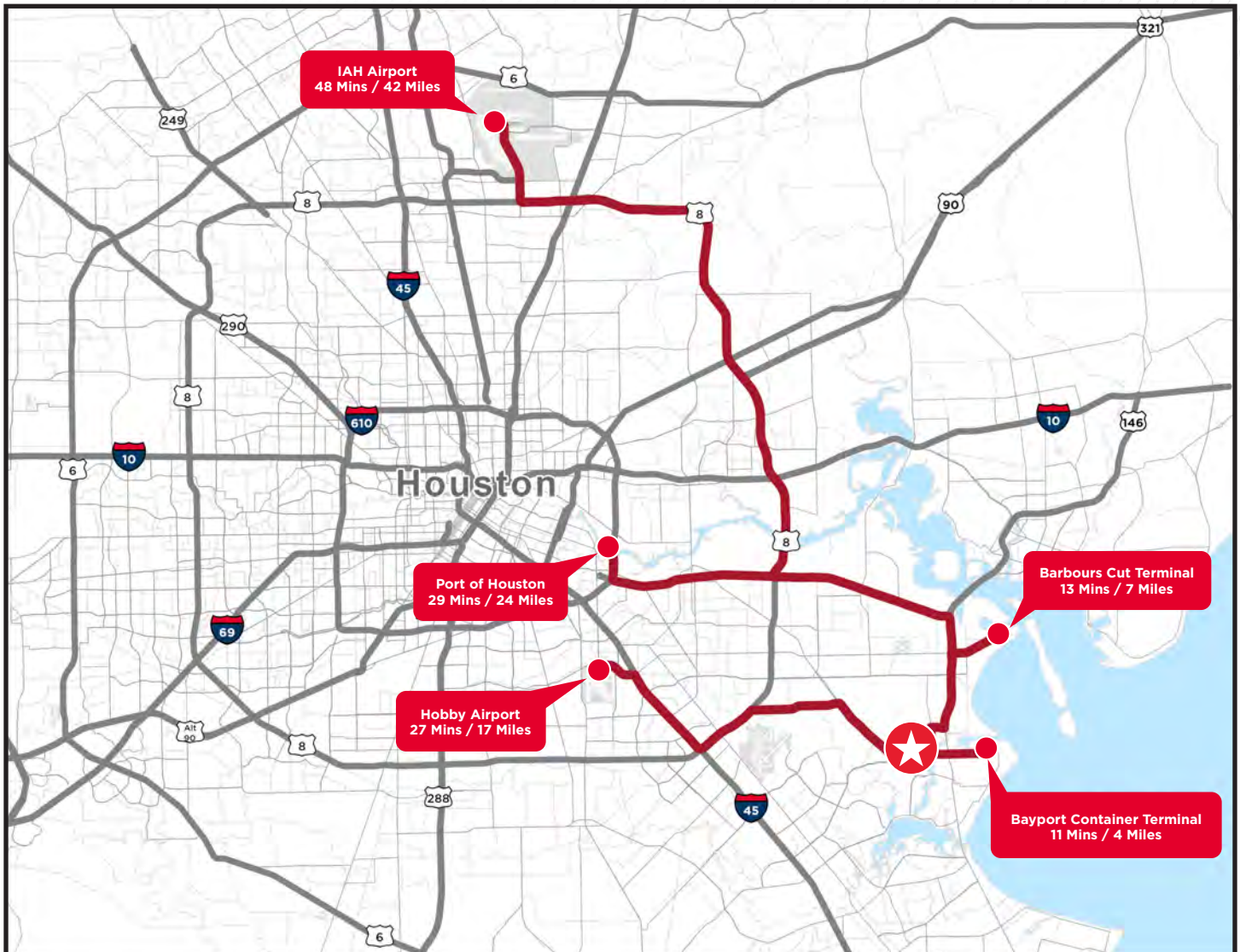
STABILIZED YARD



STABILIZED YARD



DRIVE TIME



11 MINS / 4 MILES

BAYPORT CONTAINER TERMINAL

27 MINS / 17 MILES

HOBBY AIRPORT

13 MINS / 7 MILES

BARBOURS CUT TERMINAL

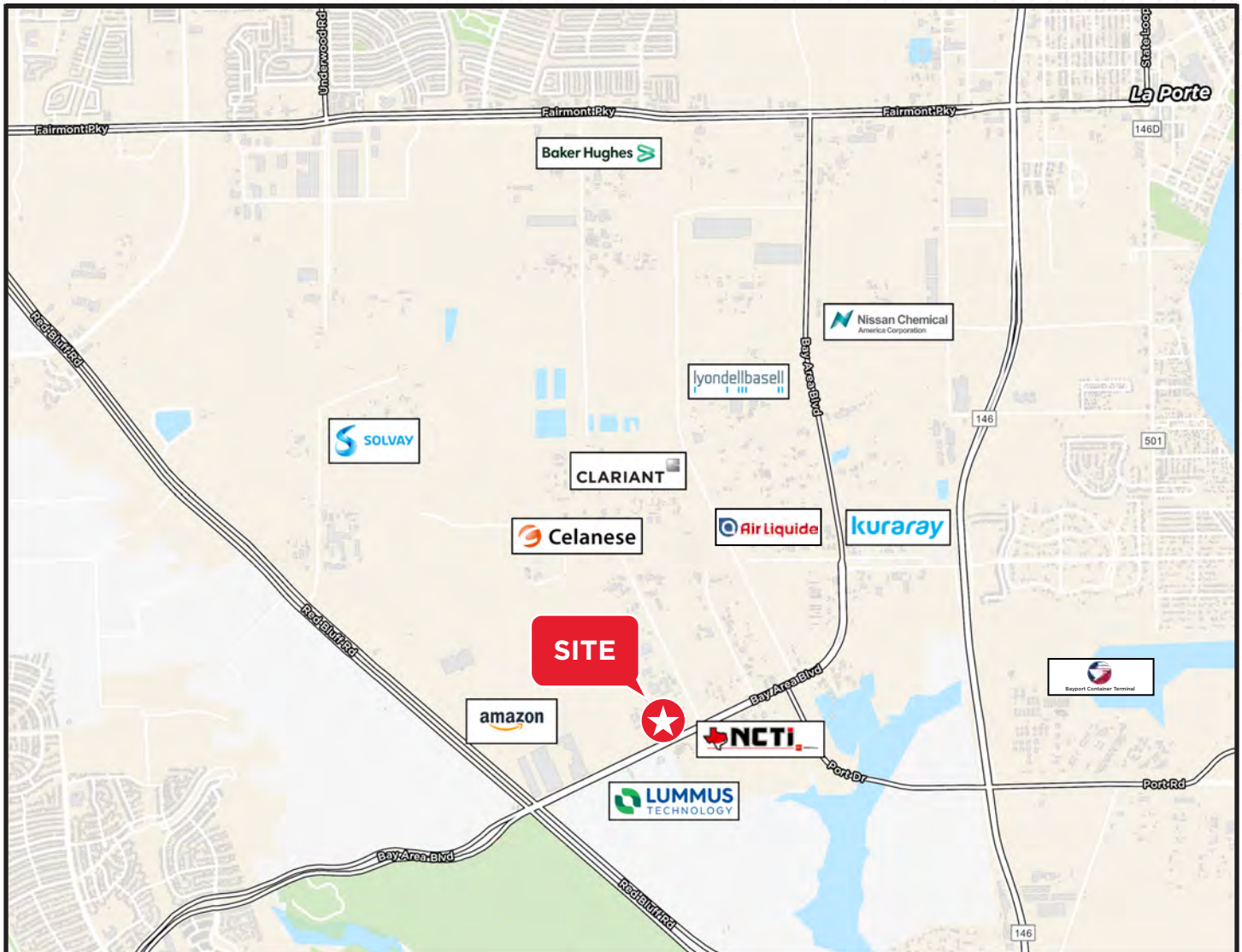
29 MINS / 24 MILES

PORT OF HOUSTON

48 MINS / 42 MILES

IAH AIRPORT

LOCAL OCCUPIERS



NEARBY COMPANIES

Baker Hughes

SOLVAY
asking more from chemistry®

kuraray

LUMMUS
TECHNOLOGY

Nissan Chemical
America Corporation

CLARIANT

amazon

Air Liquide

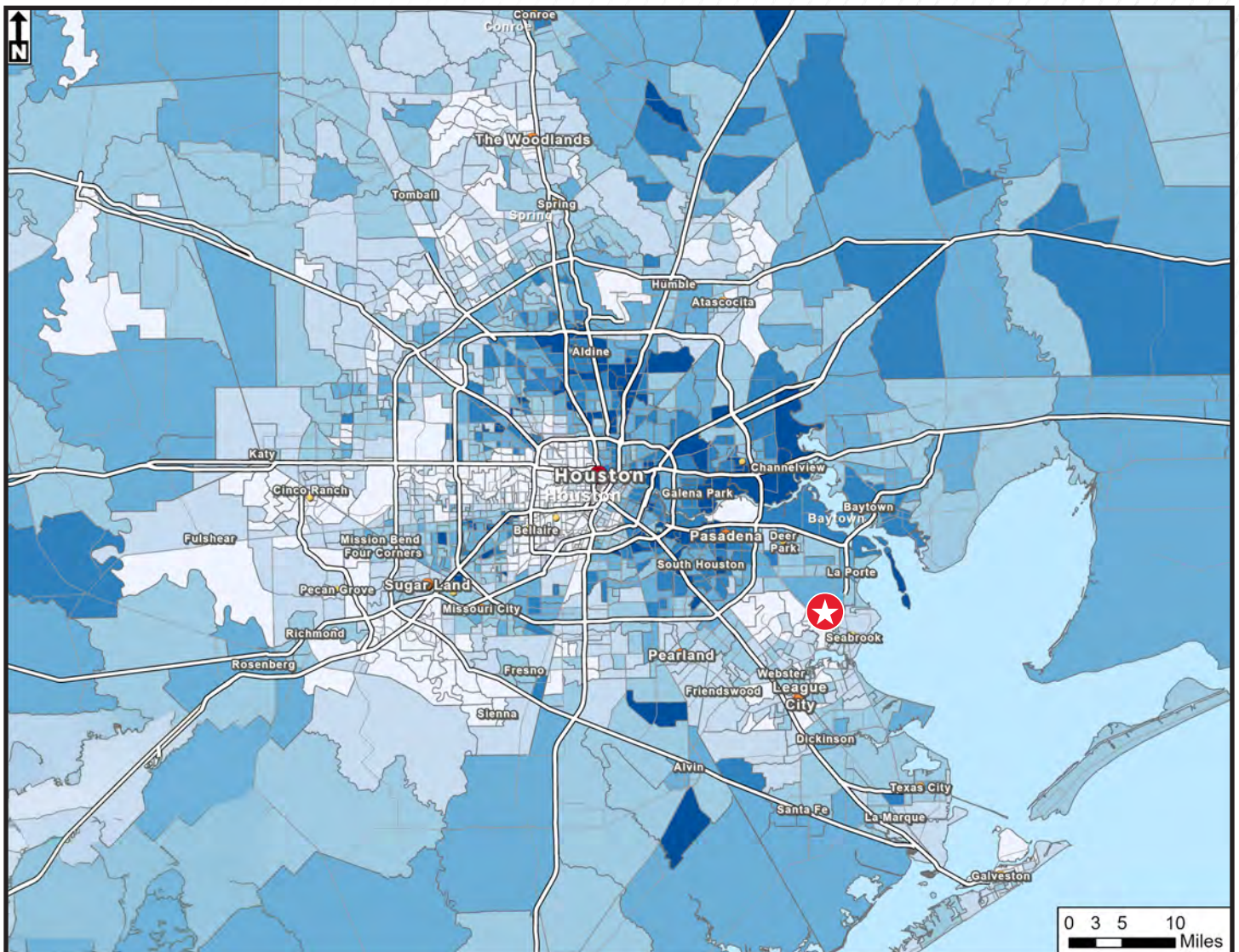
lyondellbasell

Celanese

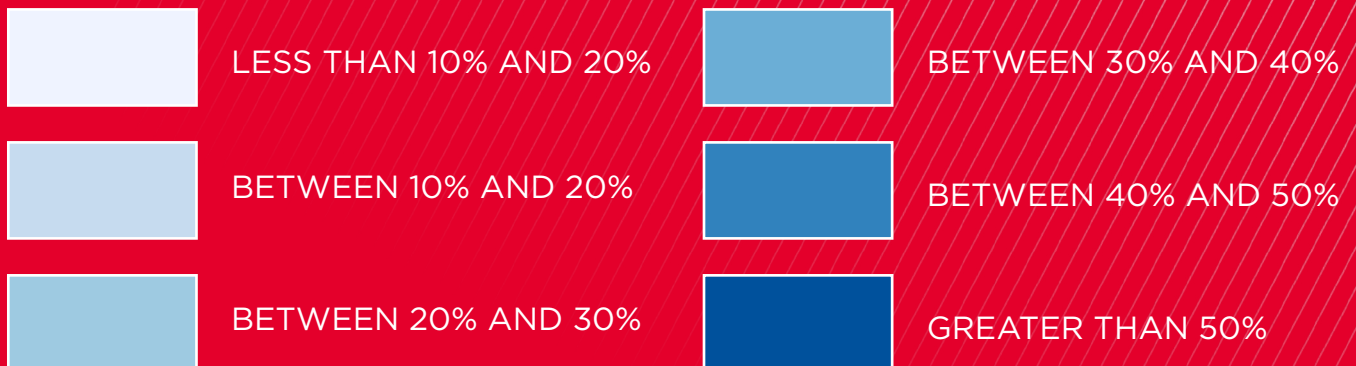
NCTI

Bayport Container Terminal

LABOR MAP



PERCENT OF TOTAL POPULATION IN BLUE COLLAR WORKFORCE



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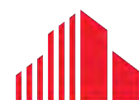
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