

FOR LEASE

# 10101 BAY AREA BLVD.

PASADENA, TX 77507



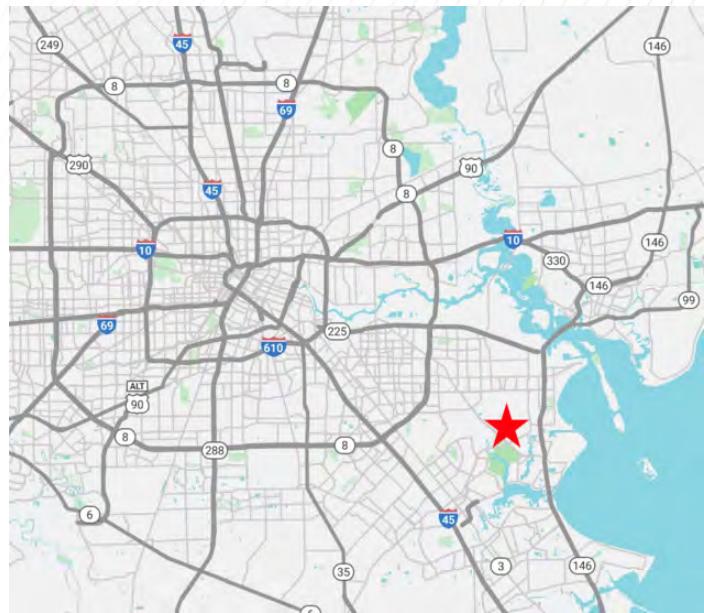
**±142,498 TOTAL SF AVAILABLE**

 CUSHMAN &  
WAKEFIELD

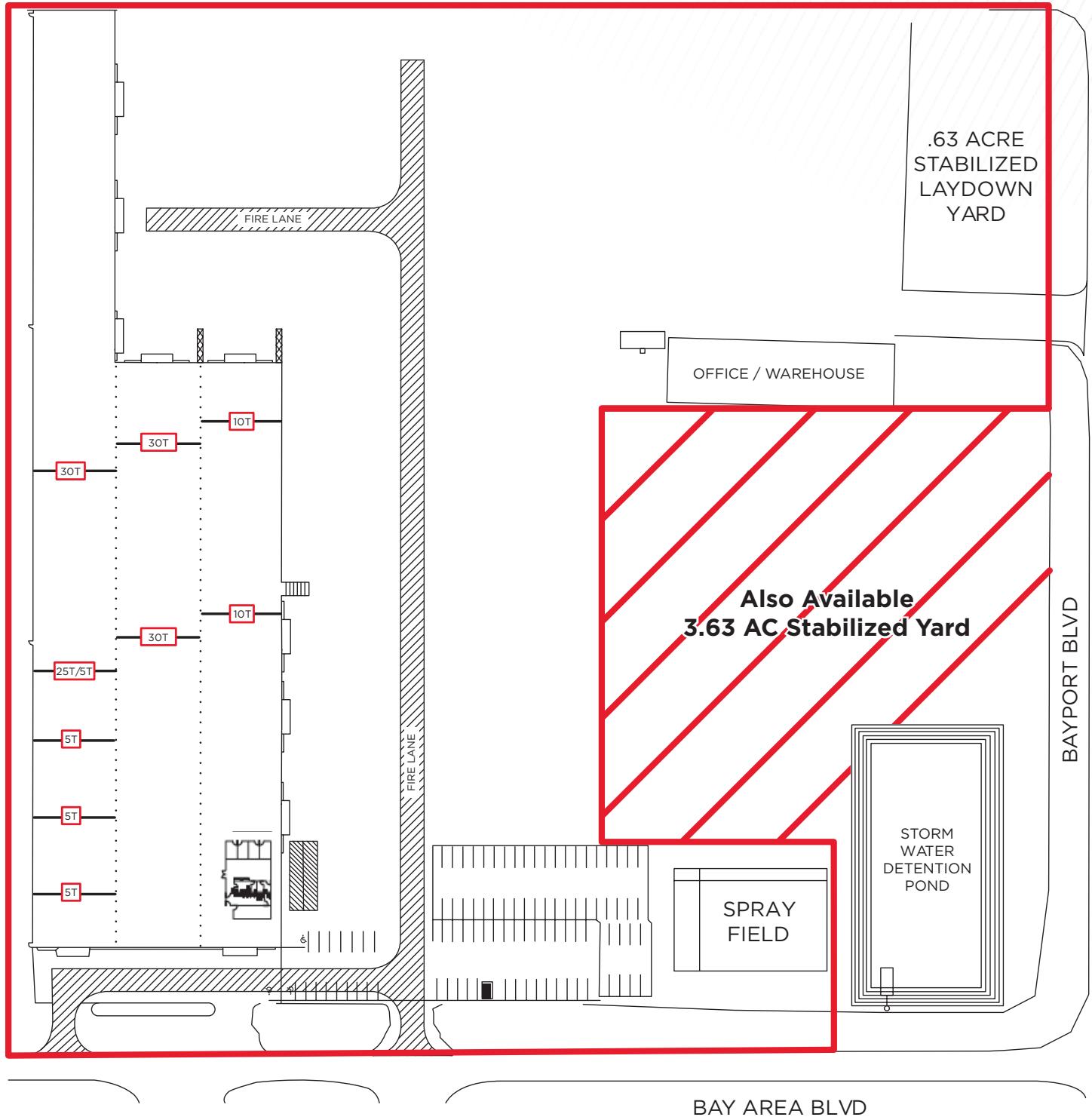
# BUILDING HIGHLIGHTS

- **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



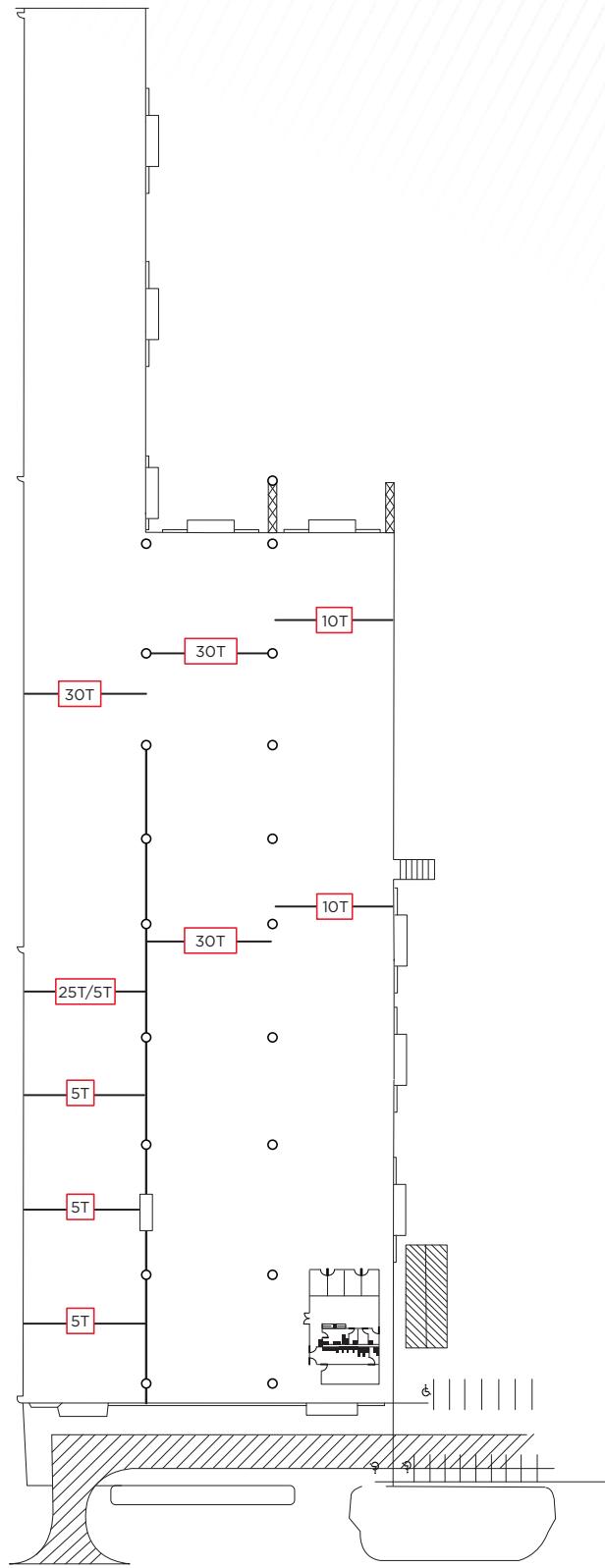
# SITE PLAN



BAY AREA BLVD

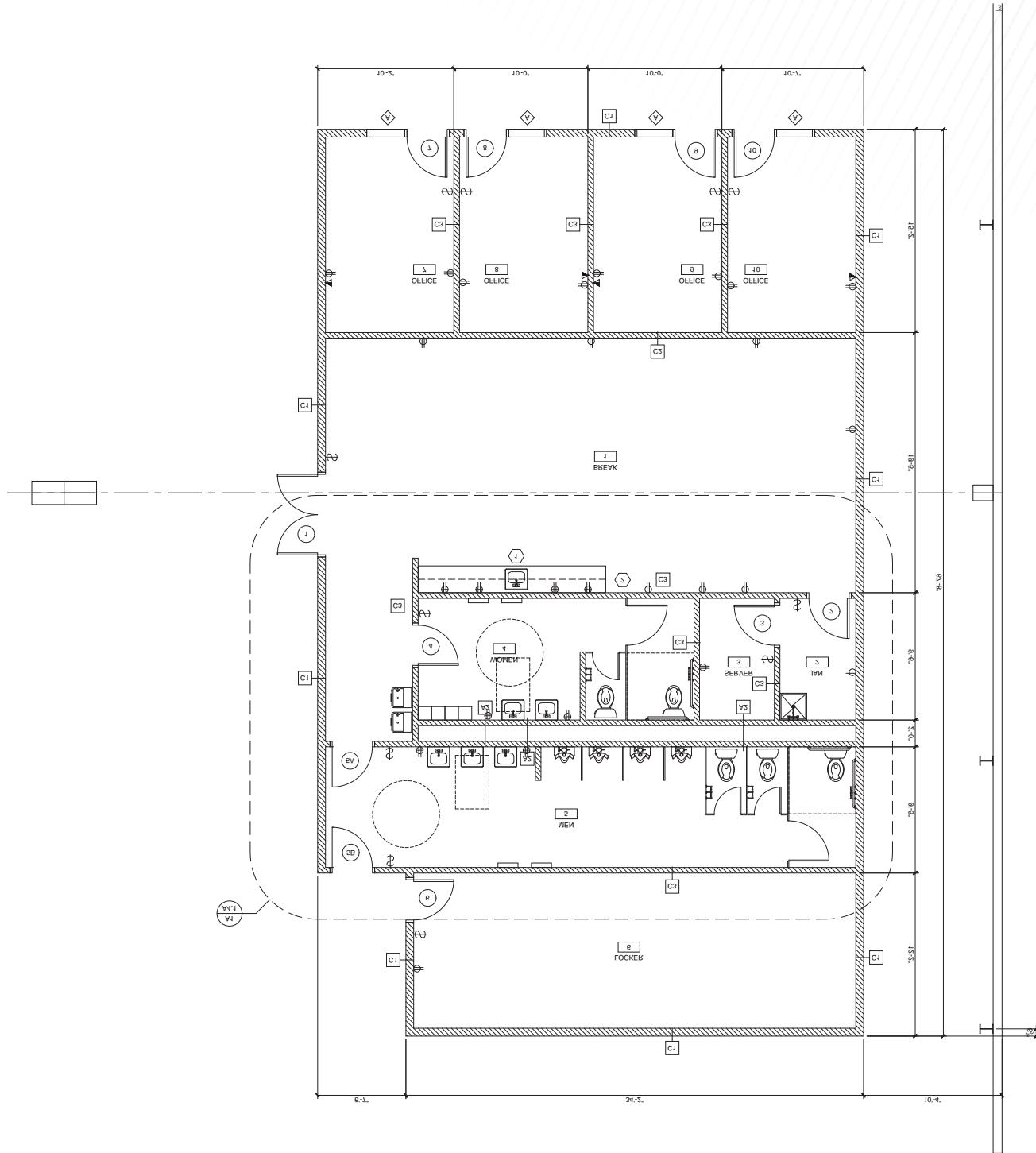
# SITE PLAN

**FABRICATION WAREHOUSE: ±132,719 SF**



# SITE PLAN

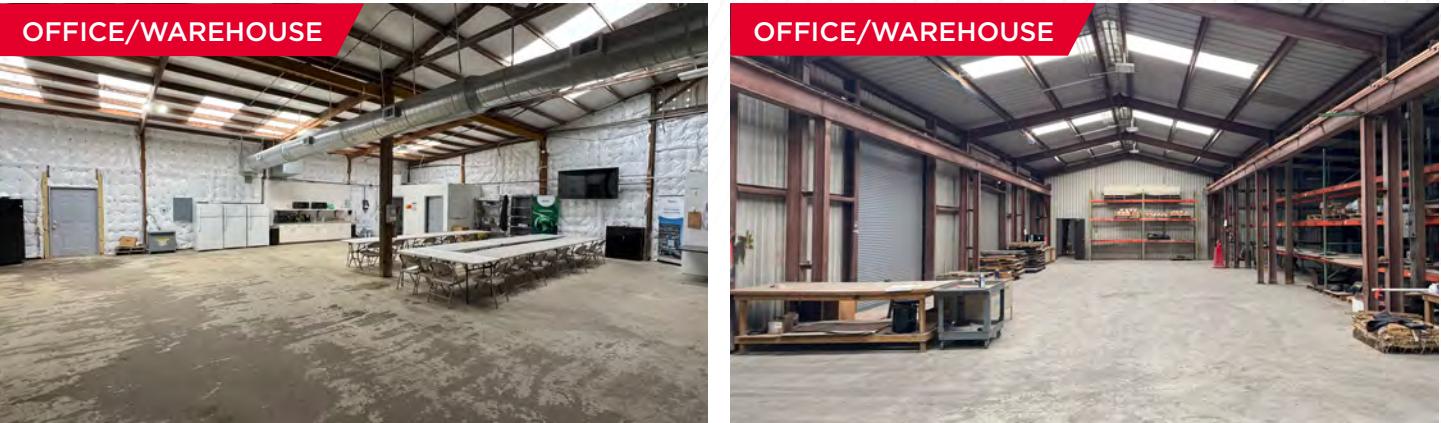
## FABRICATION OFFICE



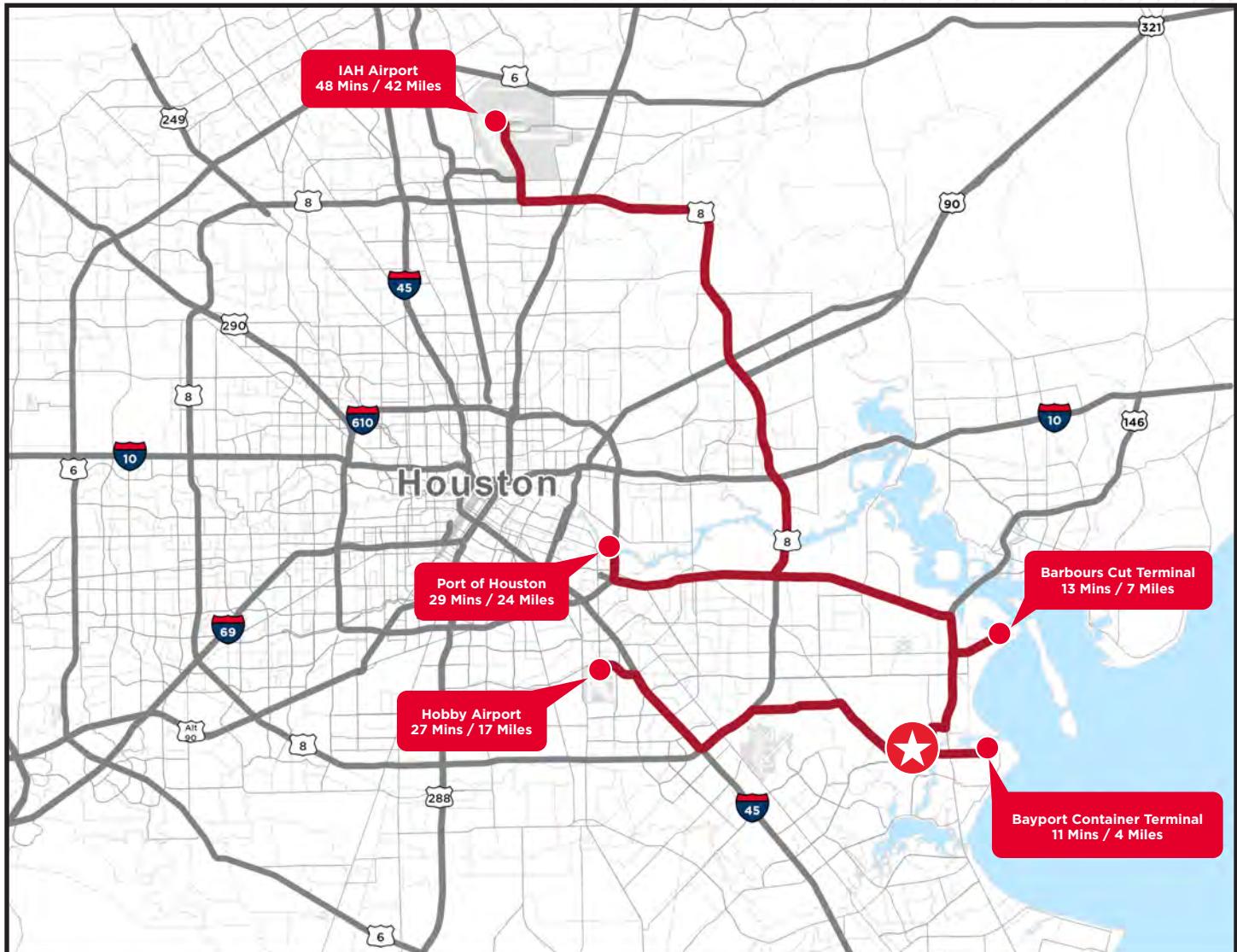
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# DRIVE TIME



**11 MINS / 4 MILES**

**BAYPORT CONTAINER TERMINAL**

**27 MINS / 17 MILES**

**HOBBY AIRPORT**

**13 MINS / 7 MILES**

**BARBOURS CUT TERMINAL**

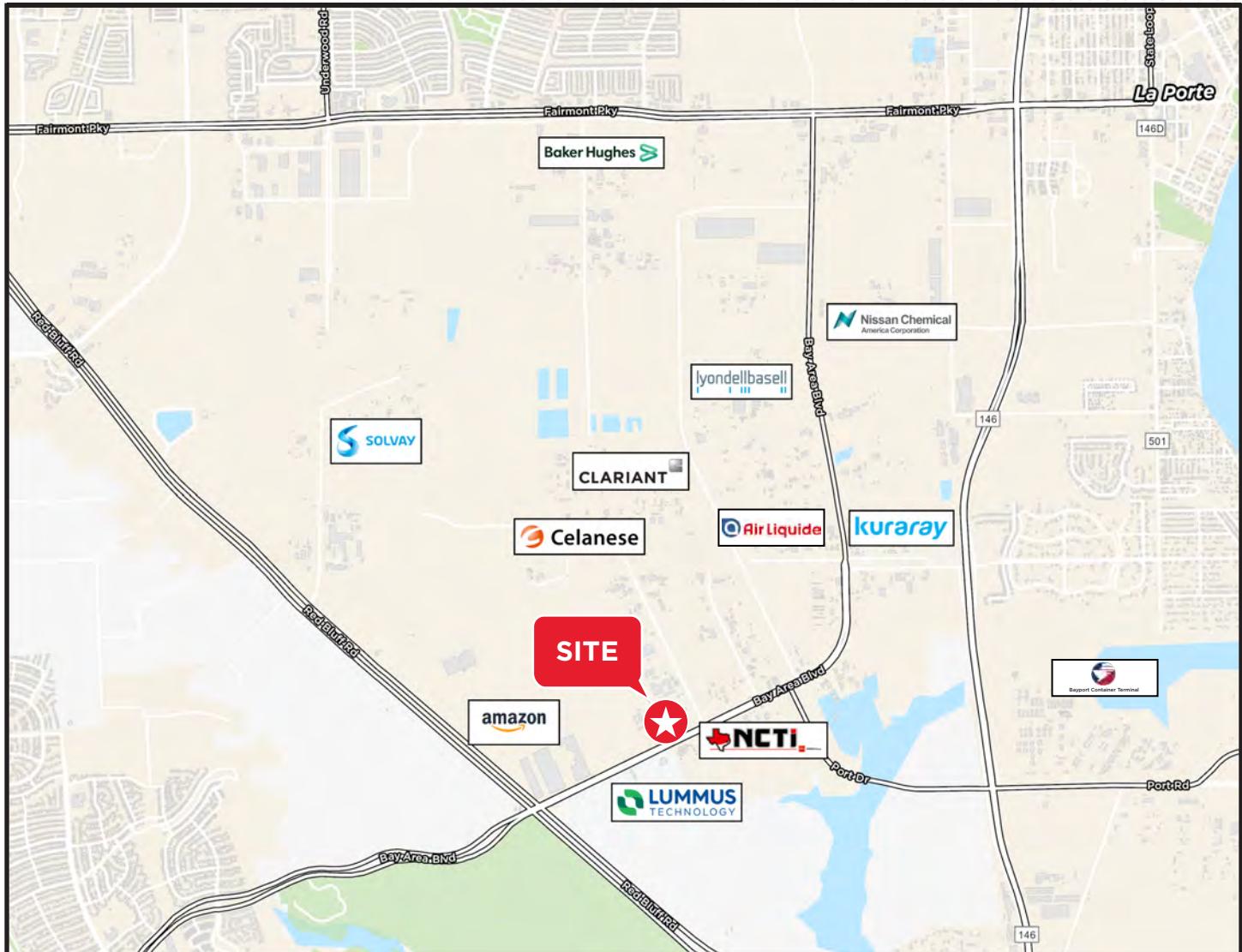
**29 MINS / 24 MILES**

**PORT OF HOUSTON**

**48 MINS / 42 MILES**

**IAH AIRPORT**

# LOCAL OCCUPIERS



## NEARBY COMPANIES

Baker Hughes

Nissan Chemical  
America Corporation

lyondellbasell

**SOLVAY**  
asking more from chemistry®

CLARIANT

Celanese

**kuraray**

amazon

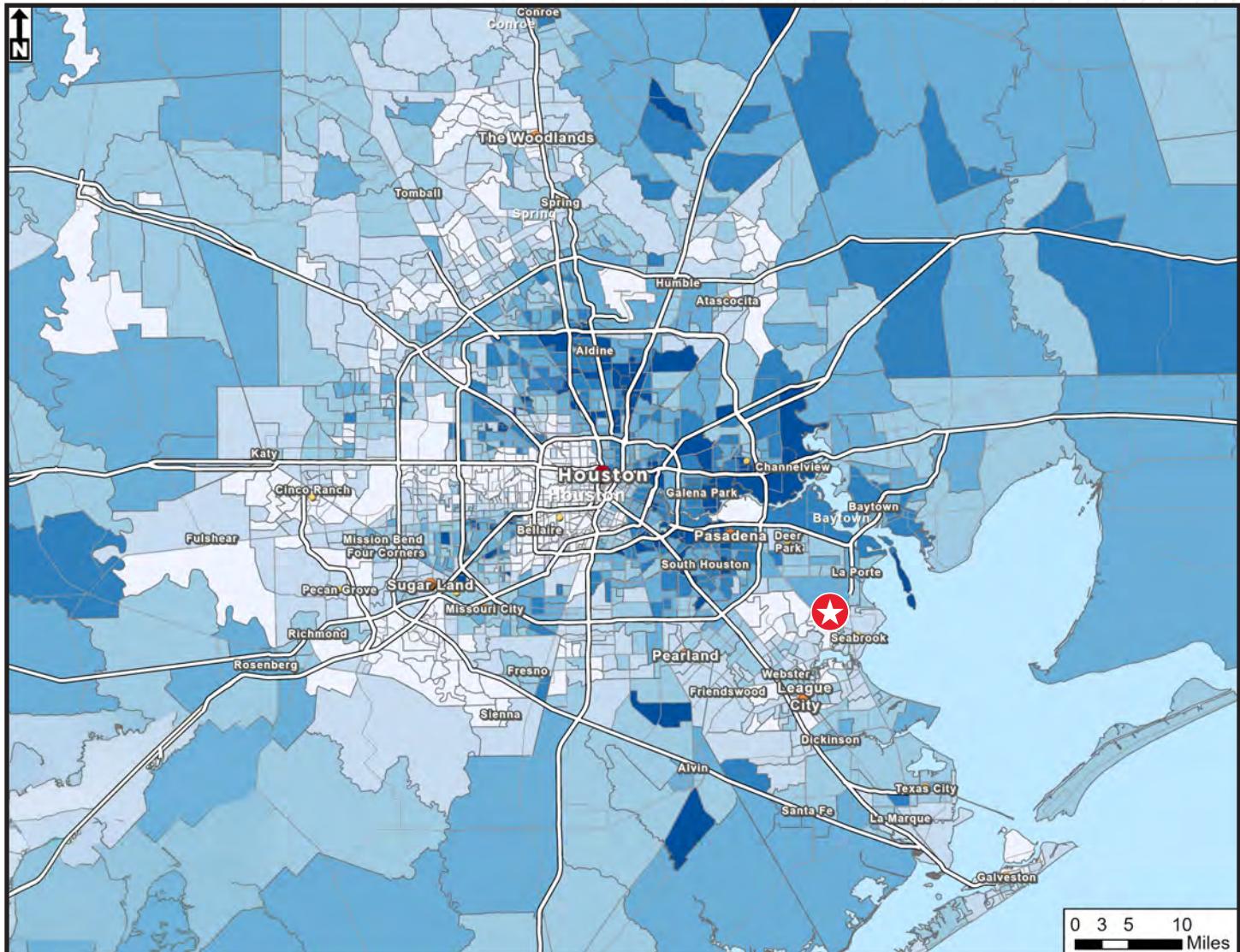
NCTI

**LUMMUS**  
TECHNOLOGY

Air Liquide

Bayport Container Terminal

# LABOR MAP



## PERCENT OF TOTAL POPULATION IN BLUE COLLAR WORKFORCE



LESS THAN 10% AND 20%



BETWEEN 30% AND 40%



BETWEEN 10% AND 20%



BETWEEN 40% AND 50%



BETWEEN 20% AND 30%



GREATER THAN 50%

## FOR MORE INFORMATION, PLEASE CONTACT:

### **B. Kelley Parker III, SIOR**

Vice Chairman

+1 713 963 2896

[kelley.parker@cushwake.com](mailto:kelley.parker@cushwake.com)

### **Coe Parker, SIOR**

Senior Director

+1 713 963 2825

[coe.parker@cushwake.com](mailto:coe.parker@cushwake.com)

### **John F. Littman, SIOR**

Executive Managing Director

+1 713 963 2862

[john.littman@cushwake.com](mailto:john.littman@cushwake.com)

1330 Post Oak Boulevard | Suite 2700 | Houston, TX 77056

Main +1 713 877 1700

Fax +1 713 877 1965

[cushmanwakefield.com](http://cushmanwakefield.com)



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