

CARSONBAY10



UP TO ±440,000 SF FOR LEASE

3722 KILGORE PARKWAY | BAYTOWN, TX

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PHASE I OVERVIEW

BUILDING 1

TOTAL SF AVAILABLE:
±222,976 SF

SPEC OFFICE SIZE:
±3,376 SF

CONFIGURATION:
Cross Dock

CLEAR HEIGHT:
32'

BUILDING DEPTHS:
650' x 350'

POWER:
3Phase/480V/4000 Amps

DOCK DOORS:
60 (9' x 10')

DRIVE-IN RAMPS:
4 (12' x 14')

PARKING SPACES:
145 Spaces

SPRINKLER:
ESFR

TRUCK COURT:
180'

TRAILER PARKING:
55 Spaces

BUILDING 2

TOTAL SF AVAILABLE:
±216,354 SF

SPEC OFFICE SIZE:
±3,376 SF

CONFIGURATION:
Front Load

CLEAR HEIGHT:
32'

BUILDING DEPTHS:
817' X 260'

POWER:
3Phase/480V/4000 Amps

DOCK DOORS:
40 (9' X 10')

DRIVE-IN RAMPS:
4 (12' x 14')

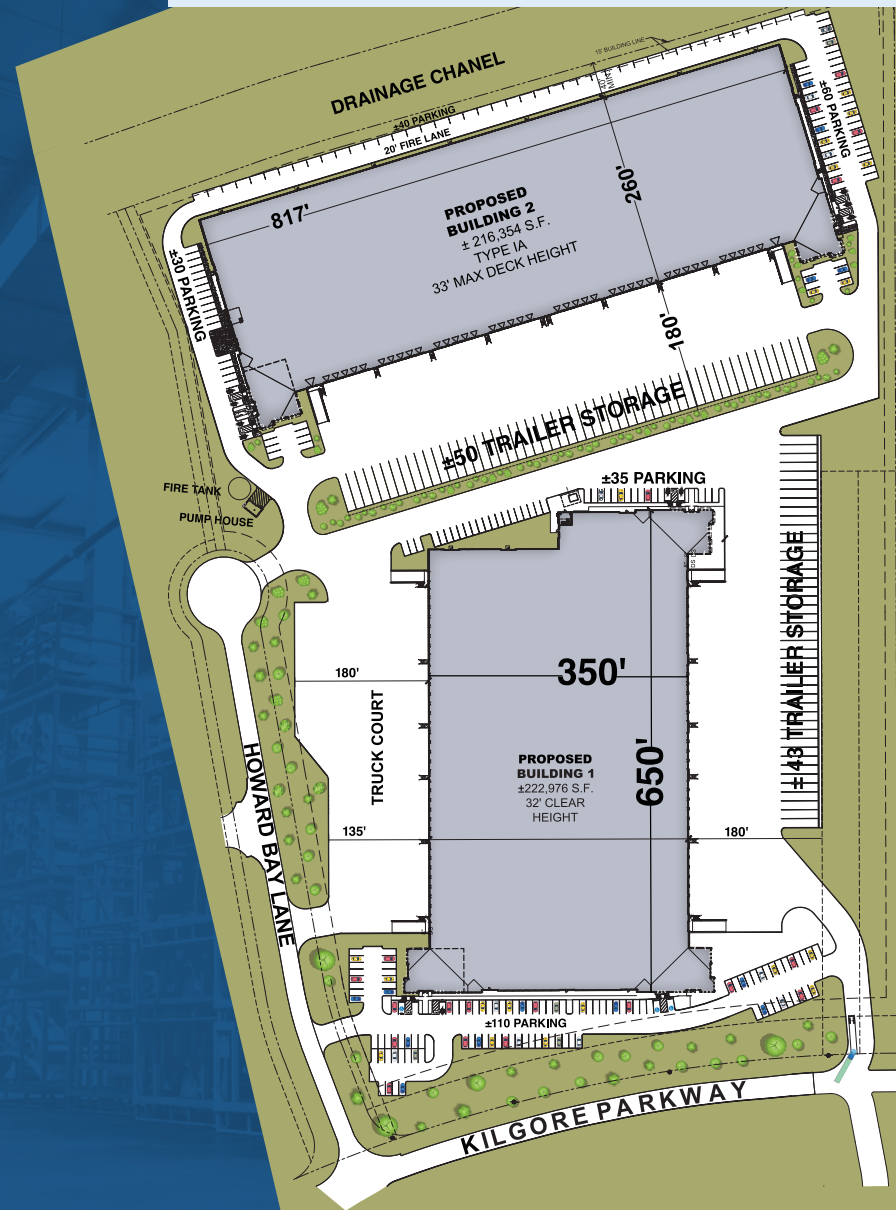
PARKING SPACES:
130 Spaces

SPRINKLER:
ESFR

TRUCK COURT:
180'

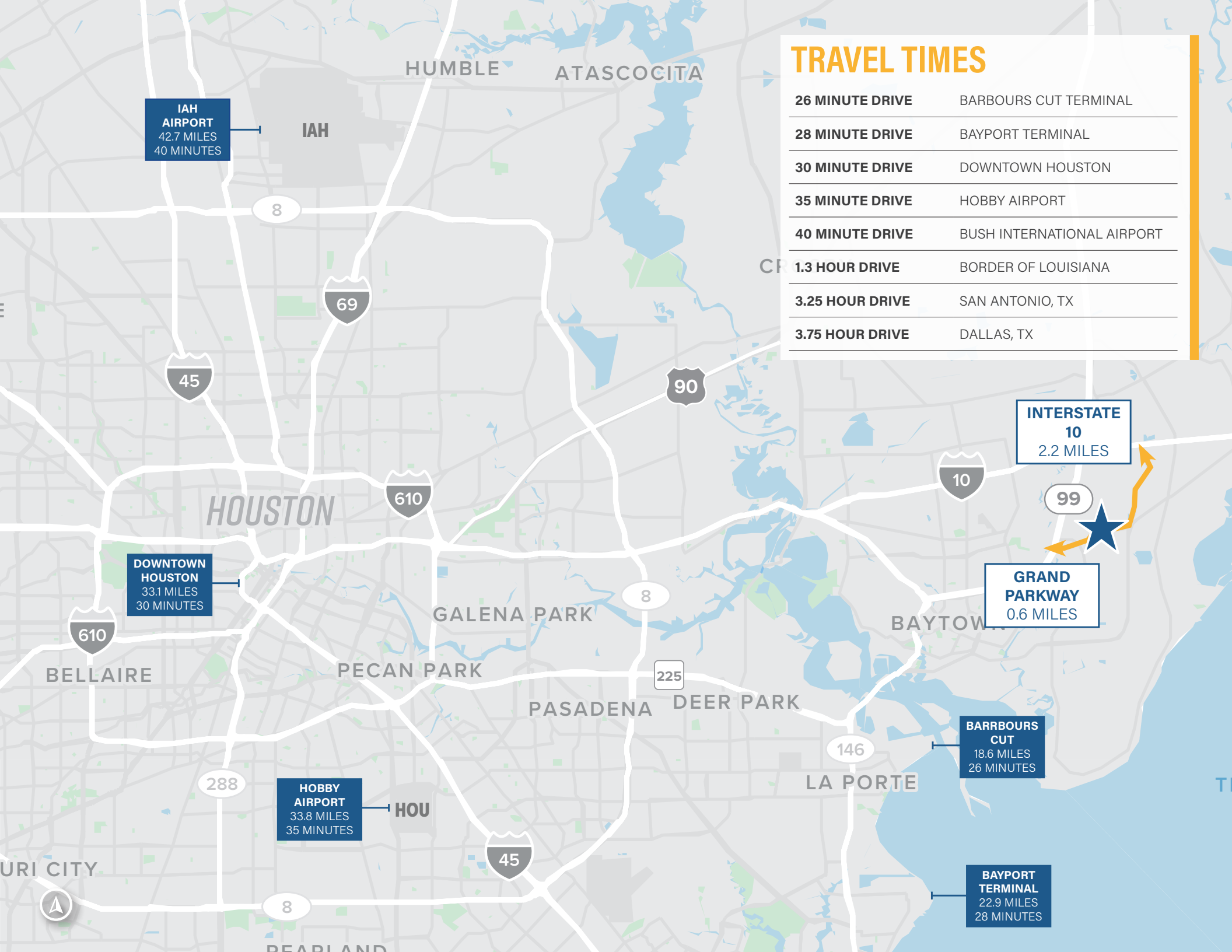
TRAILER PARKING:
50 Spaces

PHASE I SITE PLAN



Strategically positioned in a well established industrial corridor, **Carson Bay10** offers a prime location approximately 30 miles east of downtown Houston. This positioning provides direct access to the Grand Parkway and close proximity to I-10, enabling seamless connectivity to Houston's Ship Channel, Port of Houston, and major petrochemical facilities. The area benefits from a robust energy sector workforce and established infrastructure supporting the region's extensive petrochemical and logistics operations, making it an ideal location for industrial and distribution activities serving the greater Houston market.





TRAVEL TIMES

26 MINUTE DRIVE	BARBOURS CUT TERMINAL
28 MINUTE DRIVE	BAYPORT TERMINAL
30 MINUTE DRIVE	DOWNTOWN HOUSTON
35 MINUTE DRIVE	HOBBY AIRPORT
40 MINUTE DRIVE	BUSH INTERNATIONAL AIRPORT
1.3 HOUR DRIVE	BORDER OF LOUISIANA
3.25 HOUR DRIVE	SAN ANTONIO, TX
3.75 HOUR DRIVE	DALLAS, TX

IAH AIRPORT
42.7 MILES
40 MINUTES

DOWNTOWN HOUSTON
33.1 MILES
30 MINUTES

HOBBY AIRPORT
33.8 MILES
35 MINUTES

INTERSTATE 10
2.2 MILES

GRAND PARKWAY
0.6 MILES

BARBOURS CUT
18.6 MILES
26 MINUTES

BAYPORT TERMINAL
22.9 MILES
28 MINUTES

CARSONBAY10



Site
Work



Pad
Ready



Walls in
Place



Under
Roof



Ready for
Occupancy

For more information, contact the leasing team:

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