

BAYTOWN146



5814 N HWY 146, BAYTOWN, TX 77523

GROUNDBREAKING **JULY 2024**
DELIVERY **JULY 2025**

- **749,520 SF** TWO CROSS-DOCK BUILDINGS
- BUILDING 1 **321,440 SF**
- BUILDING 2 **428,080 SF**



IMMEDIATE ACCESS TO **HIGHWAY 146, GRAND PARKWAY 99, INTERSTATE 10 AND HIGHWAY 225**

JUDD HARRISON
+1 832 266 5114
JUDD.HARRISON@KBCADVISORS.COM

JOHN FERRUZZO
+1 713 501 7999
JOHN.FERRUZZO@KBCADVISORS.COM

VELOCIS

KBCADVISORS



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

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.



PROPERTY ADVANTAGES

MOVE-IN READY SPEC OFFICES

TOTAL BUILDING SF: **749,520**

SITE ACREAGE: **49.4 ACRES**

DIVISIBLE TO **100,000 SF**



VELOCIS

KBCADVISORS

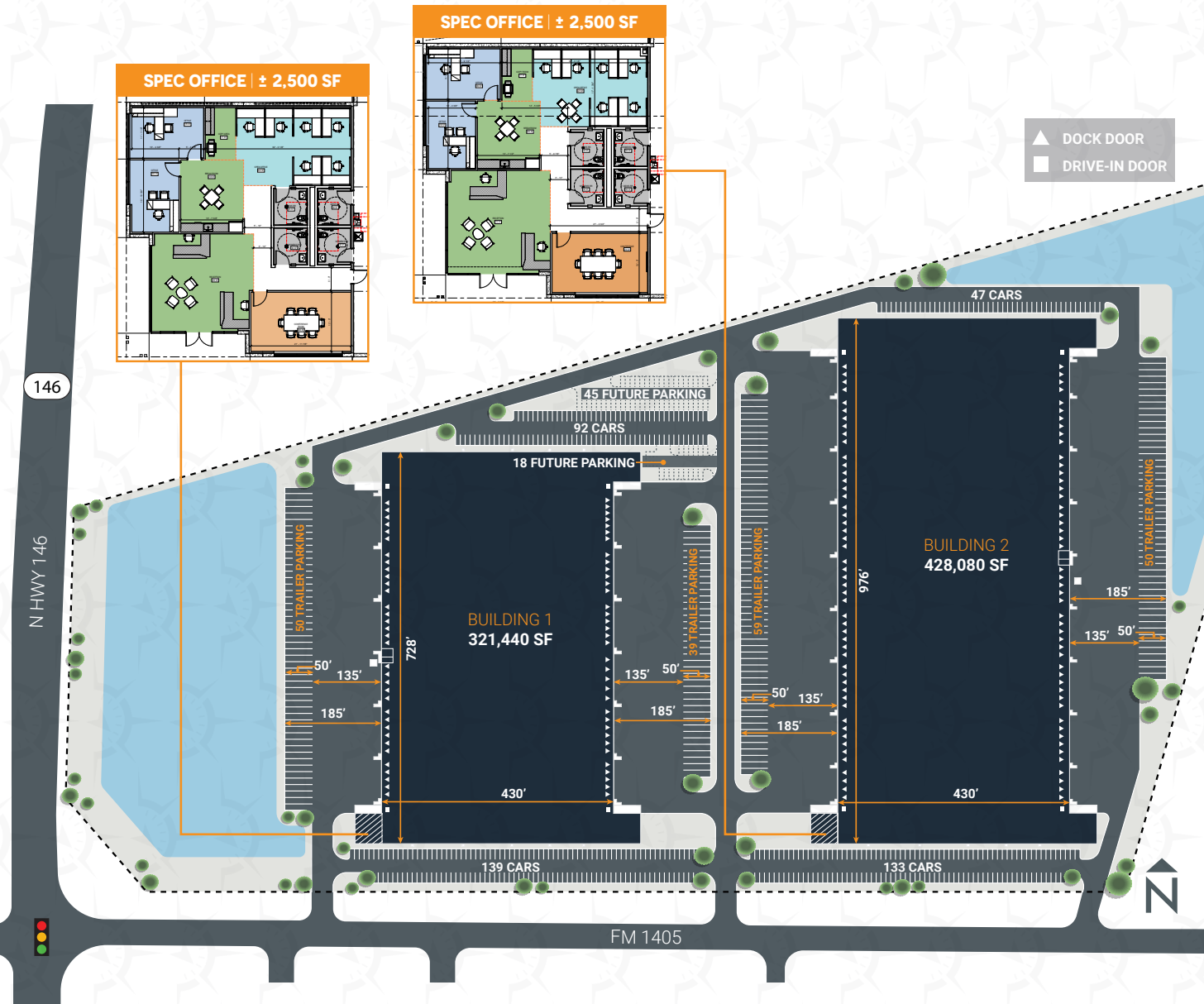
➤ BUILDING 1 |||||

Square Footage: **321,440 SF**
 Building Dimensions: **728'X430'**
 Column Dimensions: **51.8'X56'**
WITH 60' SPEED BAY
 Ramp Doors: **4**
 Dock Doors: **69**
 Car Parking: **224 SPACES**
(EXPANDABLE TO 287 SPACES)
 Trailer Parking: **87 SPACES**
 Clear Height: **36'**
 Truck Court: **185'**
 Slab Thickness: **7"**
 Power: **3,500 AMPS**

➤ BUILDING 2 |||||

Square Footage: **428,080 SF**
 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**

SITE SPECIFICATIONS |||||



IMMEDIATE ACCESS



BAYTOWN146

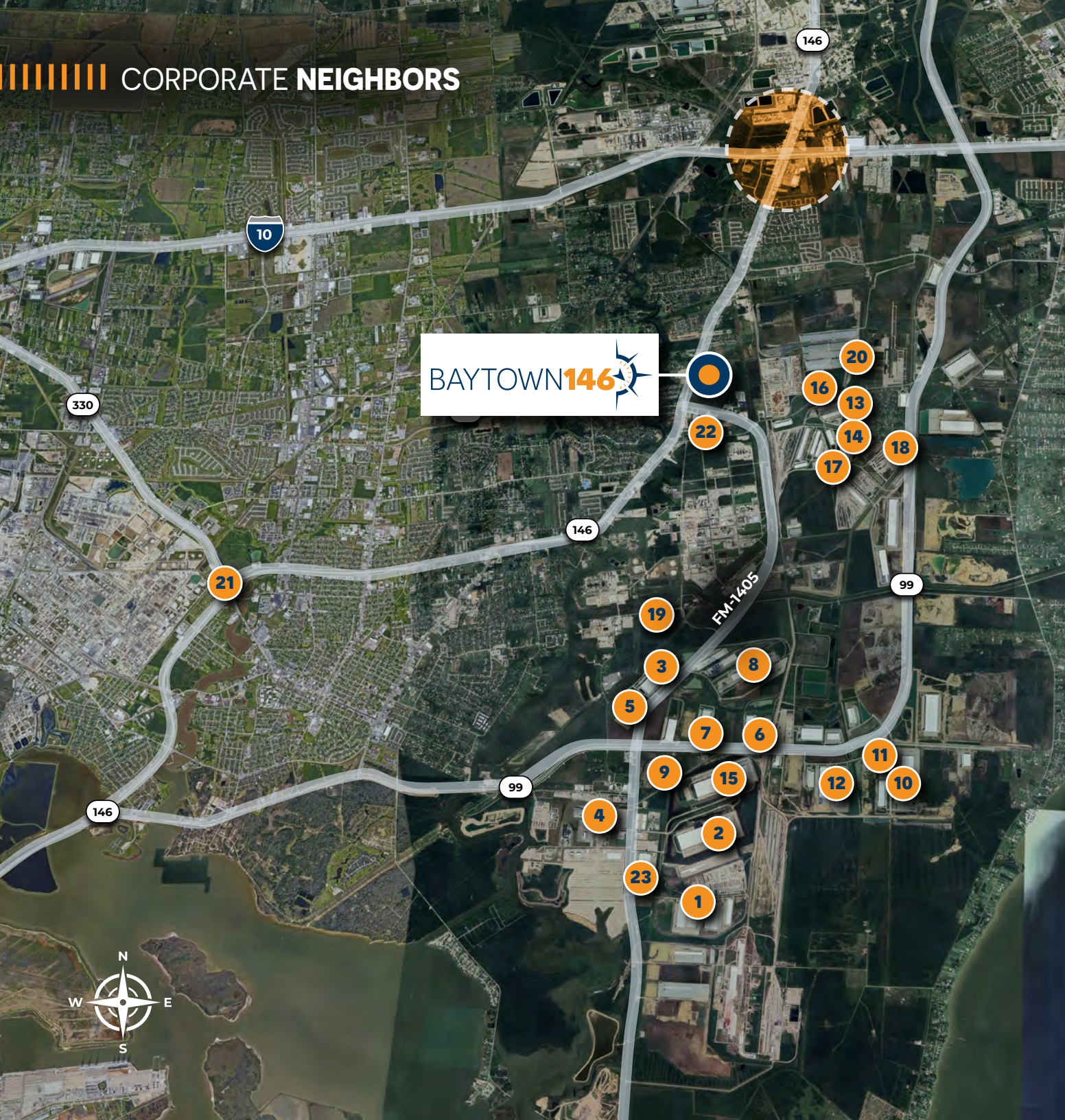
HIGHWAY 99 | **2.5 MILES**
I-10 VIA EXIT 797 | **3.4 MILES**
I-10 VIA EXIT 798 | **4 MILES**
HIGHWAY 225 | **9 MILES**



VELOCIS

KBCADVISORS

CORPORATE NEIGHBORS

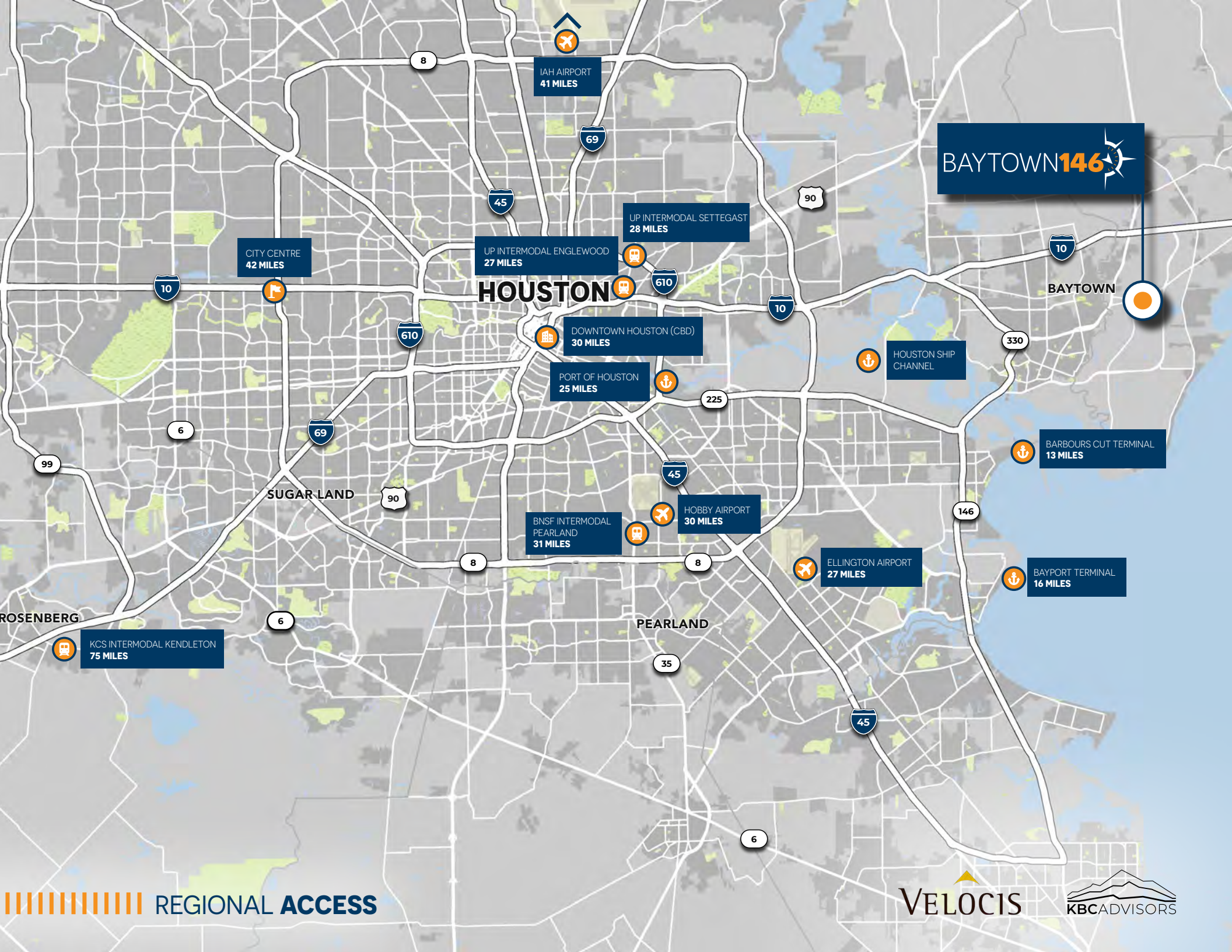


BAYTOWN146

	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	PBP	6 MILES
8	Havago	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	FLEX STEEL Live Your Lifestyle	2.7 MILES
19	HEXION Responsible Chemistry	3.6 MILES
20	KITCHEN NATIE	1.6 MILES
21	ExxonMobil	6.8 MILES
22	COVENTRY	1.1 MILES
23	sam's club	5.6 MILES

VELOCIS

KBCADVISORS



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

BARBOURS CUT TERMINAL
13 MILES

BNSF INTERMODAL PEARLAND
31 MILES

HOBBY AIRPORT
30 MILES

ELLINGTON AIRPORT
27 MILES

BAYPORT TERMINAL
16 MILES

KCS INTERMODAL KENDLETON
75 MILES

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

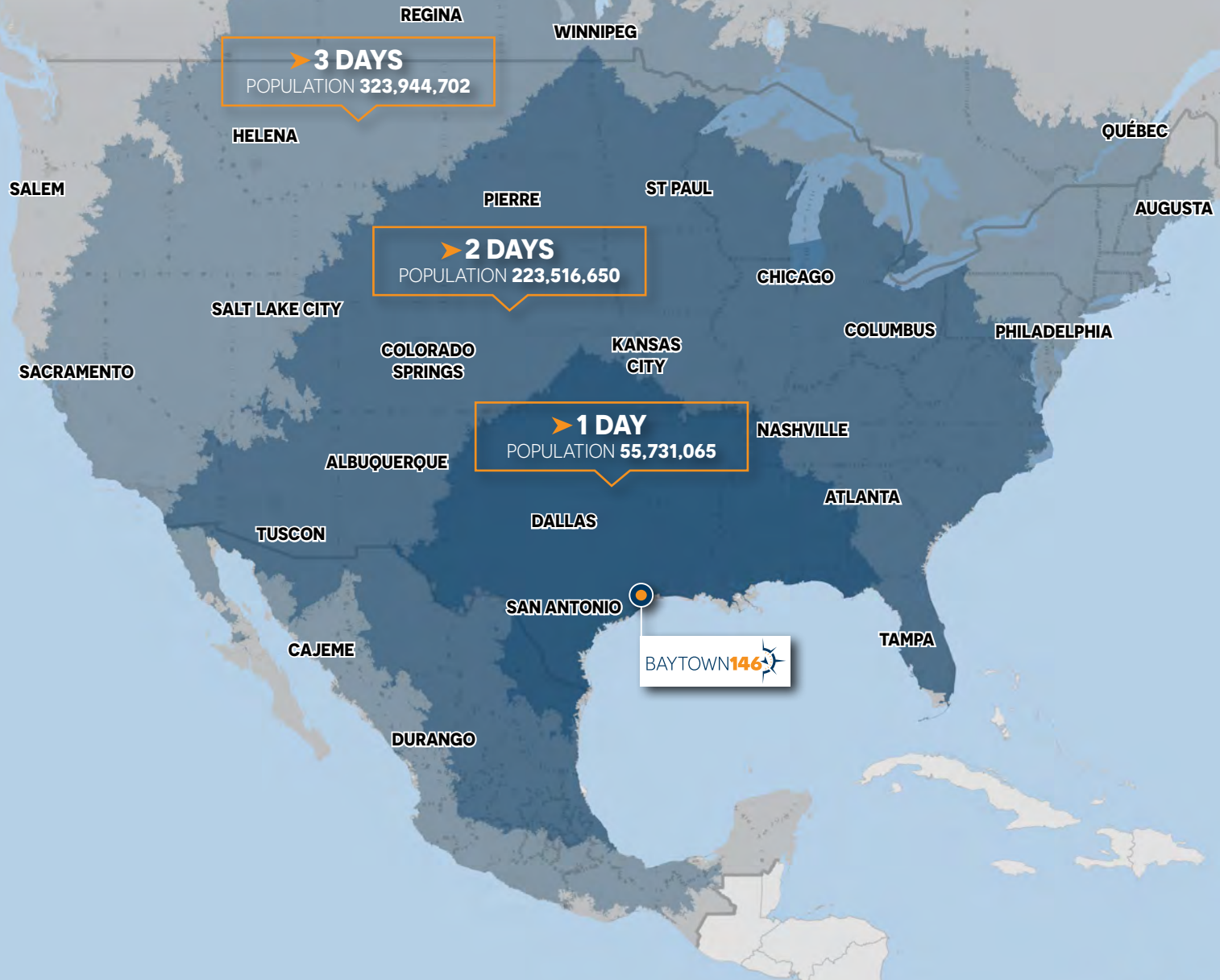
FORKLIFT DRIVERS



\$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



BAYTOWN146



JUDD HARRISON

+1 832 266 5114

JUDD.HARRISON@KBCADVISORS.COM

JOHN FERRUZZO

+1 713 501 7999

JOHN.FERRUZZO@KBCADVISORS.COM



© 2024 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



[KBCADVISORS.COM](https://www.kbcadvisors.com)