



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](mailto:JUDD.HARRISON@KBCADVISORS.COM)

**JOHN FERRUZZO**  
+1 713 501 7999  
[JOHN.FERRUZZO@KBCADVISORS.COM](mailto: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

**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.

**FULLY SERVED** BY CITY OF BAYTOWN PUBLIC UTILITIES

**LEED CERTIFIED** WITH CLASS AA DESIGN AND CONSTRUCTION MATERIALS

CAR PARKS: **402** / TRAILER PARKS: **200**





## PROPERTY ADVANTAGES

MOVE-IN READY SPEC OFFICES

TOTAL BUILDING SF: **749,520**

SITE ACREAGE: **49.4 ACRES**

DIVISIBLE TO **100,000 SF**



## 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**

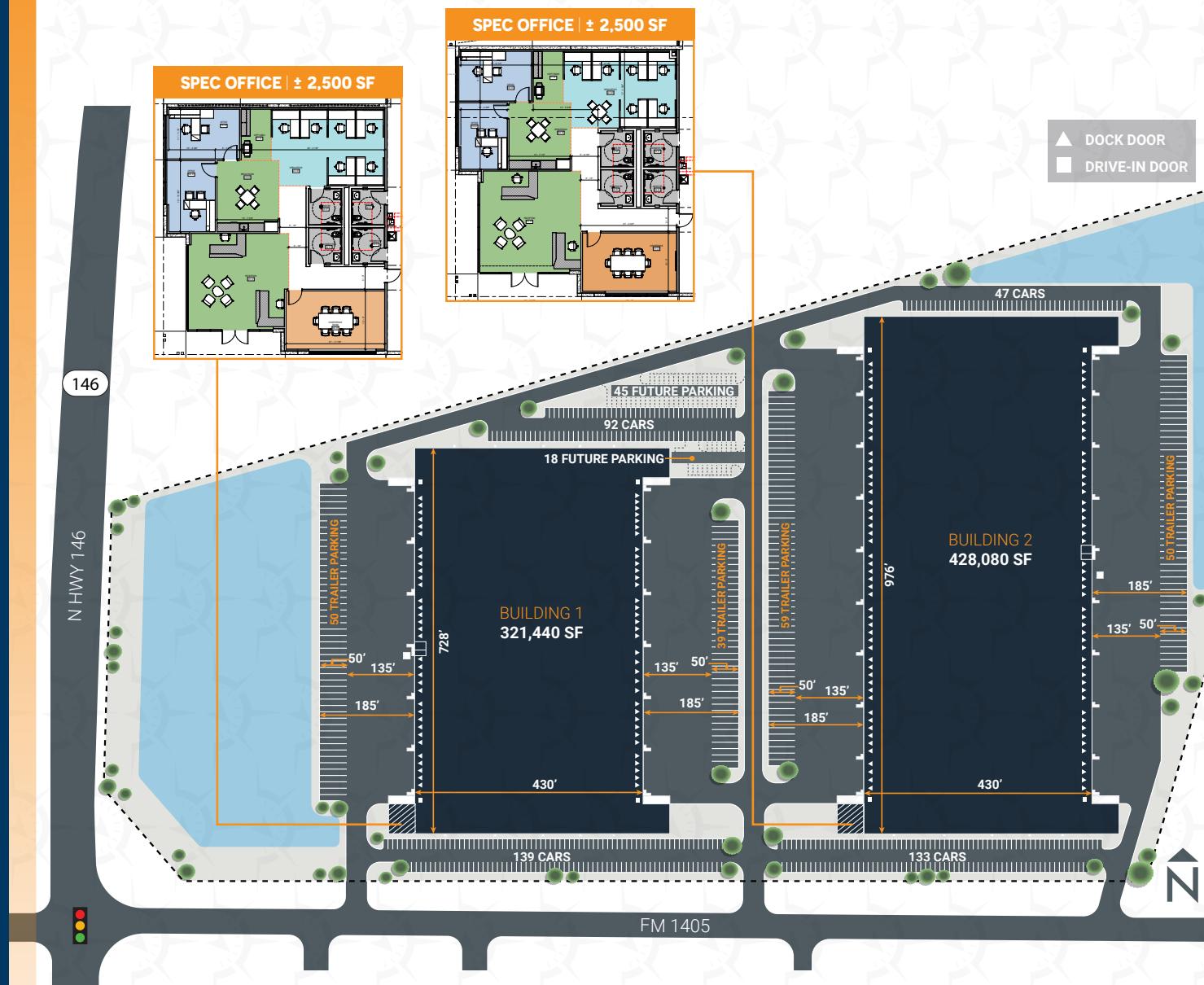
Clear Height: **36'**

Truck Court: **185'**

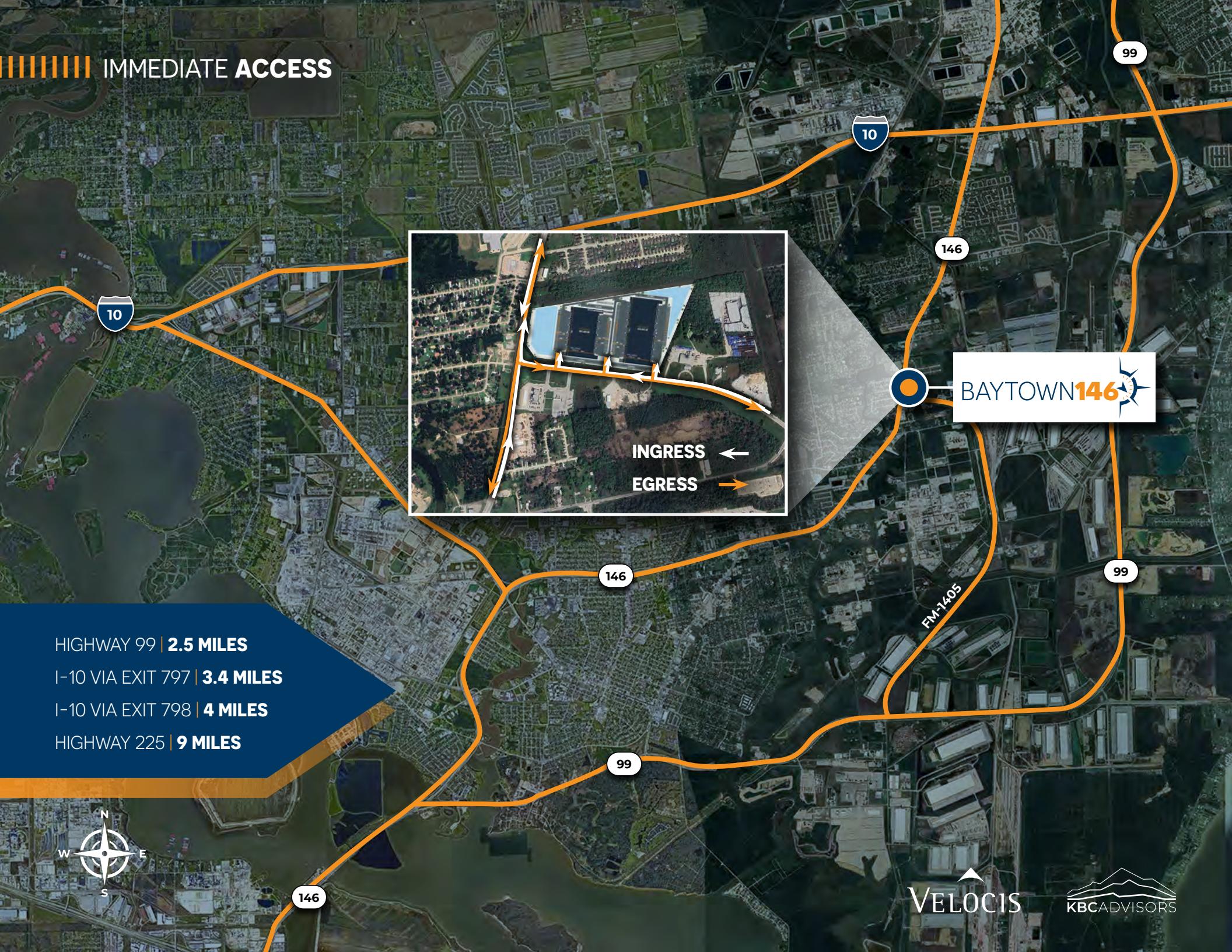
Slab Thickness: **7"**

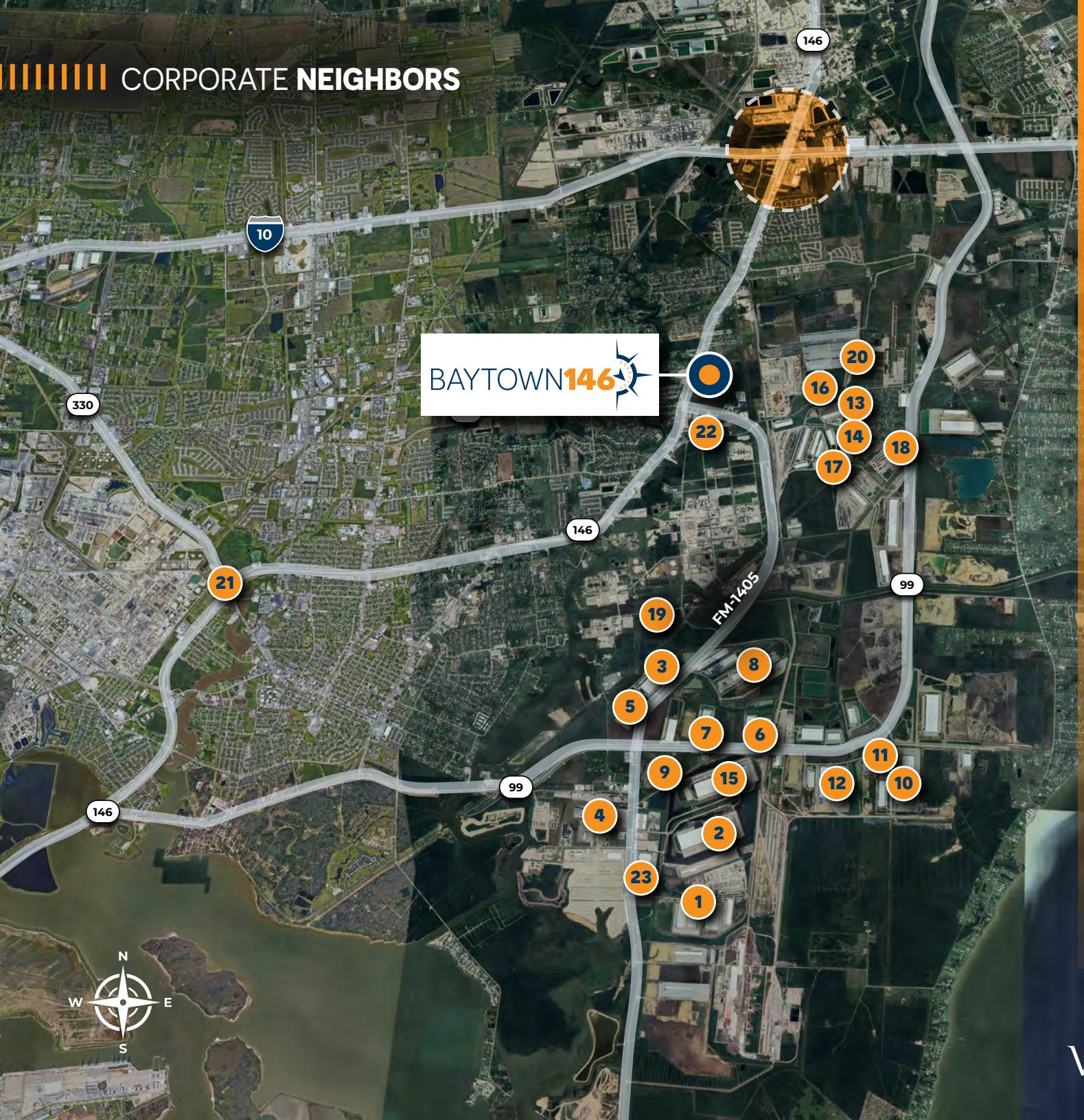
Power: **4,000 AMPS**

## SITE SPECIFICATIONS



# ||||| IMMEDIATE ACCESS

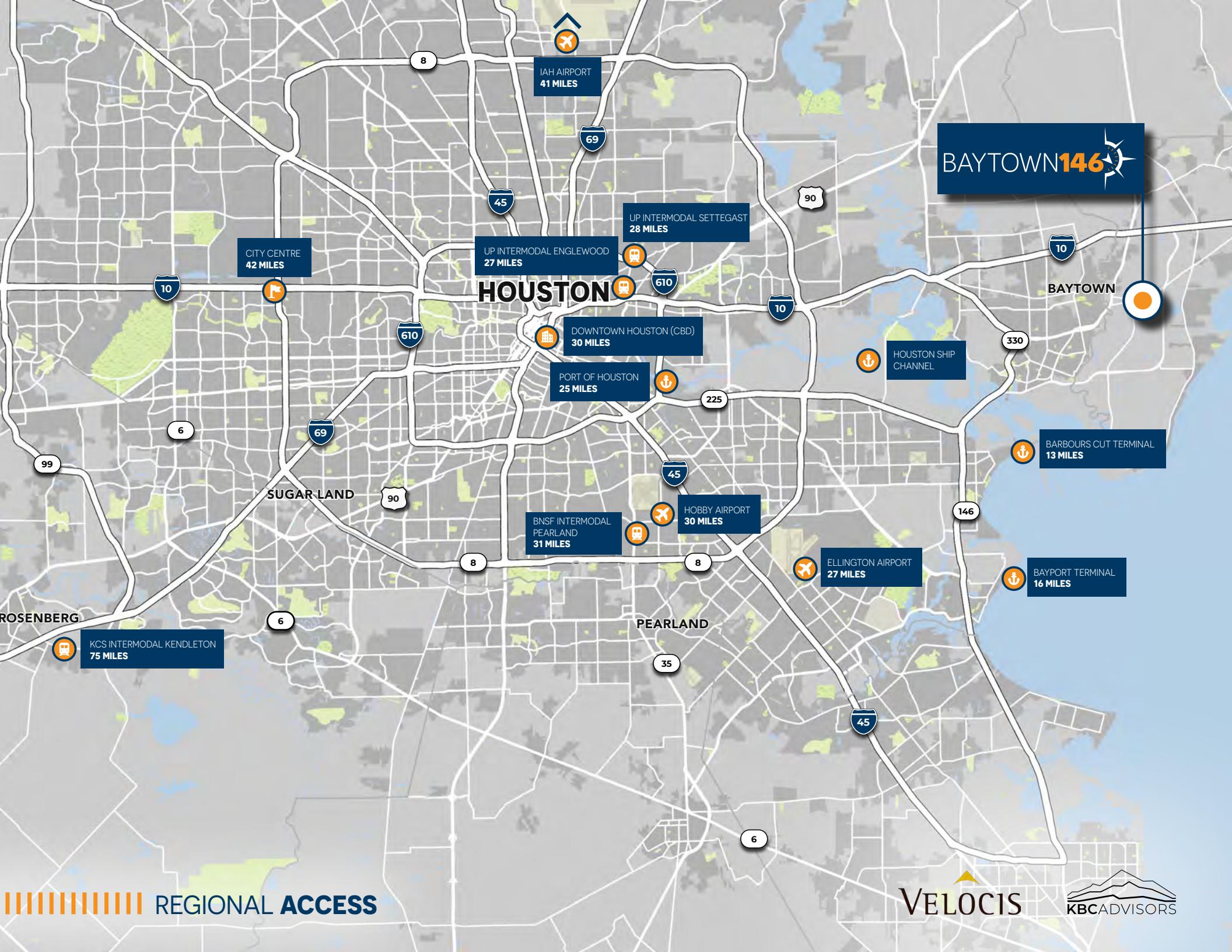




CORPORATION	DISTANCE FROM BAYTOWN 146
1 IKEA	6.2 MILES
2 Walmart	5.9 MILES
3 Walmart	3.5 MILES
4 Gulfstream	5.7 MILES
5 The Home Depot	3.9 MILES
6 CLARK	6.4 MILES
7 PBP	6 MILES
8 Ravojo	3.7 MILES
9 niagara	4.7 MILES
10 FLOOR & DECOR	7.6 MILES
11 Walmart	7.3 MILES
12 Plastic Express	7.5 MILES
13 ExxonMobil	2.4 MILES
14 GEODIS	2.2 MILES
15 Walmart	7 MILES
16 Plantgistics	1.6 MILES
17 DELTA	2.5 MILES
18 FLEXSTEEL <sup>®</sup> Live Your Lifestyle	2.7 MILES
19 Hexion Responsible Chemistry	3.6 MILES
20 KION NITIE	1.6 MILES
21 ExxonMobil	6.8 MILES
22 covestro	1.1 MILES
23 sam's club	5.6 MILES

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# |||||| THREE-DAY DISTRIBUTION REACH

## WAREHOUSE WORKERS



\$16.18  
Avg Hourly Earnings

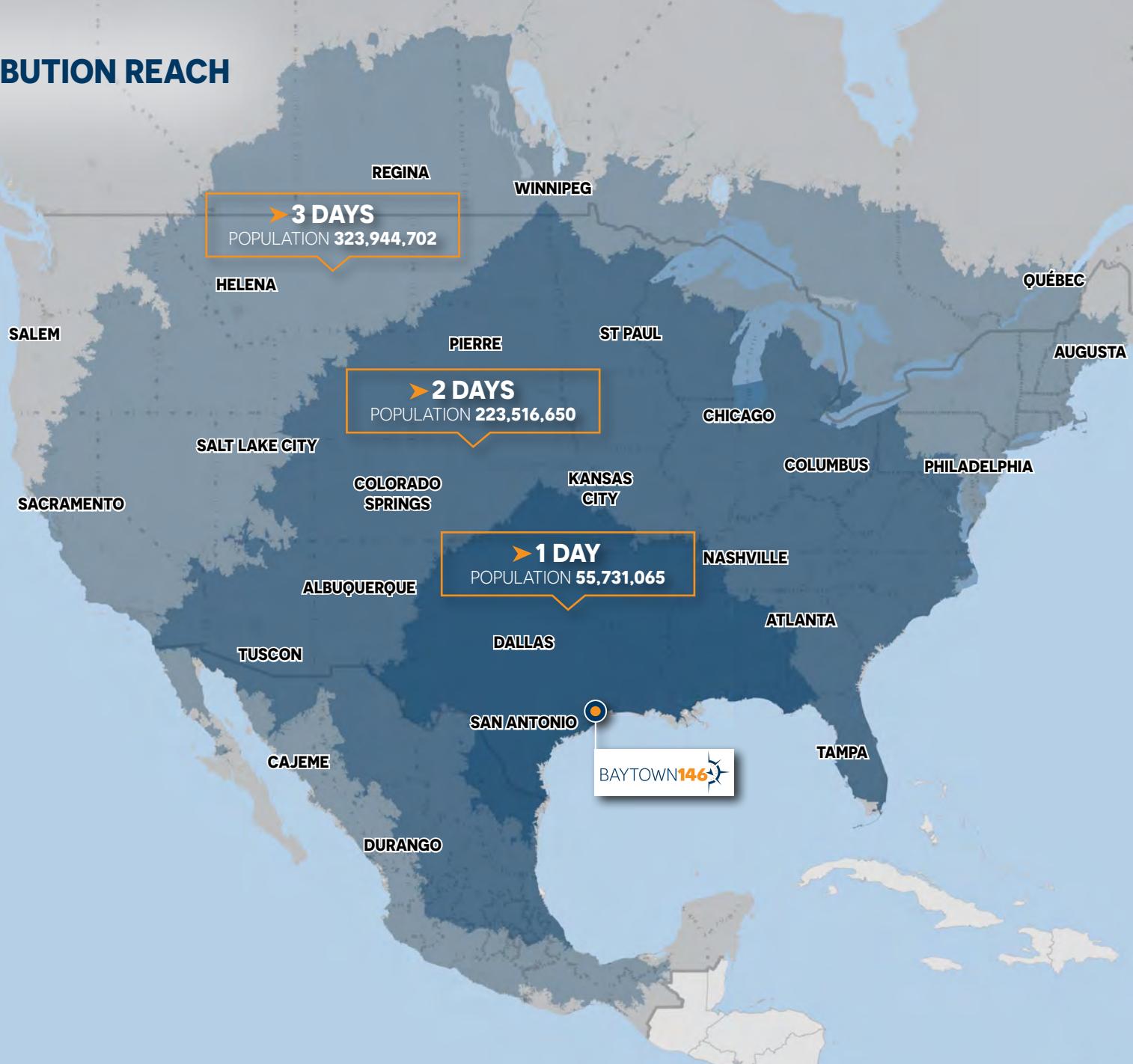
15 MIN	30 MIN	60 MIN	2022 Resident Workers
2,151	9,589	39,674	2022 Resident Workers
46%	9%	8%	Past 5-Year Growth
795	3,336	7,270	Net Commuters

## FORKLIFT DRIVERS



\$18.89  
Avg Hourly Earnings

15 MIN	30 MIN	60 MIN	2022 Resident Workers
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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