

±450,873 SF AVAILABLE - RAIL SERVED
UP TO ±1,600 RAIL CAR STORAGE CAPACITY



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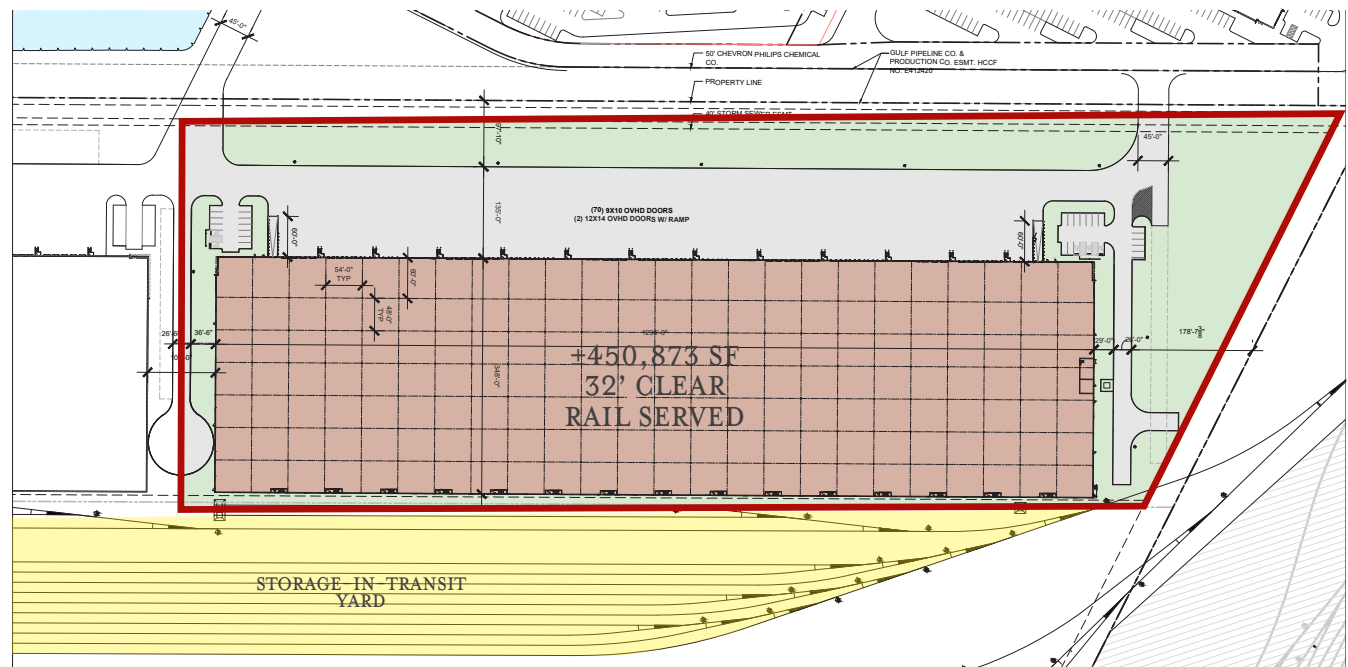
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BUILDING 3 FEATURES & SPECS

- Total Building Area: ±450,873 SF
- Office Area: ±2,400 SF
- Rail Served Building (Union Pacific)
- Front Load Configuration
- 70 Dock Doors (9' x 10')
- 2 Drive-in Ramps (12' x 14')
- 93 Trailer Parks
- 109 Employee Spaces
- 60' Speed Bays
- 48' x 54' Bays (typ)
- 32' Clear Height
- ESFR Sprinklers
- Foreign Trade Zone #84
- Favorable OPEX through Baytown Tax Abatement
- **Please Contact Broker for Pricing**





BUILDING 3
 READY FOR OCCUPANCY
 ±450,873 SF - RAIL SERVED

WATCO
 STORAGE-IN-TRANSIT YARD
 TOTAL CAPACITY: ±1,600
 PHASE I: ±420

BUILDING 4
 PROPOSED

BUILDING 7
 100% LEASED

BUILDING 8
 100% LEASED

BUILDING 2
 100% LEASED

BUILDING 5
 ±179,225 SF

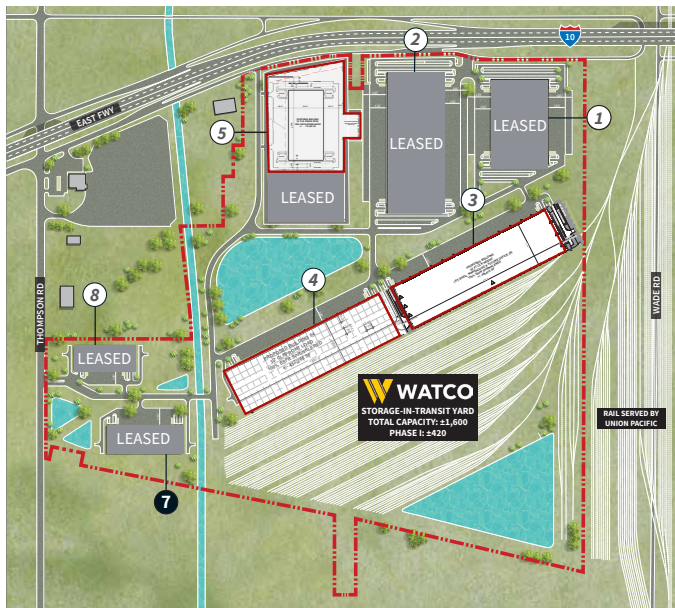
BUILDING 1
 100% LEASED



THOMPSON RD

PORT 10 RAIL – SIT YARD

- Rail line provided by Union Pacific (Coady Yard)
- Storage-in-transit (SIT) Yard operated by Watco
- SIT Yard capacity up to ±1,600 Rail Cars
 - Phase I: 420 Rail Car Storage Capacity (Complete)
 - Phase II: 1,200 Rail Car Storage Capacity
- On-site truck, trailer, container, and rail access
- ±450,873 SF - ±1,000,000 SF Available (Rail Served)



Strategic Southeast Houston Location With Interstate 10 Frontage

- The Property has immediate proximity to the Barbours Cut and Bayport Container terminals situated on a coast to coast transportation corridor.
- The Site offers tenants easy access to Highway 146 via Spur 330 enabling connectivity to Houston Ship Channel and Houston MSA.
- Premier ingress and egress access directly to I-10 frontage road allowing immediate access travel east and west throughout the Houston Metro and region.
- The Southeast Submarket is located in the midst of the petrochemical hub of the United States.
- Direct Rail Access to Union Pacific's main line through the Coady Yard.

IAH
32 MIN

69

CROSBY

PORT 10
LOGISTICS CENTER

HWY 90
14 MIN

90

I-610
18 MIN

I-10
1 MIN

99

Port of Houston
20 MIN

Spur 330
1 MIN

Grand Parkway
14 MIN

Exxon Mobil Refinery
6 MIN

330

610

CBD
22 MIN

10

610

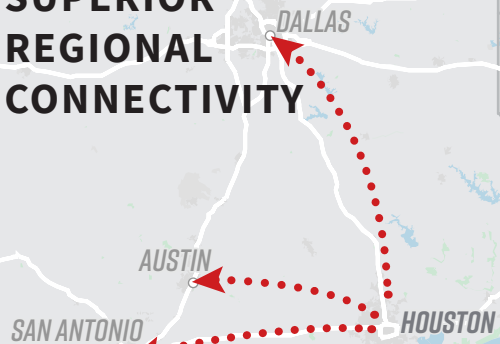
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Beltway 8
10 MIN

Deer Park
18 MIN

Barbours Cut Container
10 MIN

SUPERIOR REGIONAL CONNECTIVITY



Metro	Distance	Travel Time	Population
ATX	183 mi	2.9 hrs	2.30MM
SA	218 mi	3.2 hrs	2.55MM
DAL	259 mi	3.7 hrs	7.75MM

CAN-PARK

PASADENA DEER

LA PORTE

Hobby Airport
24 MIN

Clear Lake
26 MIN

45

Bayport Container
15 MIN



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