



**CEDAR PORT INDUSTRIAL PARK**  
**2050 FM 1405 | BAYTOWN, TEXAS 77523**

**JARRET VENGHAUS, SIOR**

*Executive Vice President*

+1 713 888 4035

jarret.venghaus@jll.com

**RYAN FUSELIER**

*Executive Vice President*

+1 713 888 4032

ryan.fuselier@jll.com

**KATIE MADDEN**

*Associate*

+1 713 818 1286

katie.madden@jll.com

**FOR SALE**

Heavy Crane Capacity

Heavy Power

±127,326 SF on ±24 Acres



# PROPERTY *Highlights*



**TOTAL SF:**  
±127,326 SF



**OFFICE:**  
±6,749



**LAND:**  
±24 Acres



**UTILITIES:**  
*Private Well/Septic*



**POWER:**  
*Up to 7MVA*



**FLOOD PLAIN:**  
*Out of the 500-Year*



**CRANES:**  
*(1) 10-Ton | (1) 20-Ton | (5) 60-Ton*



**HOOK HEIGHT:**  
*28' - 34'*



**EAVE HEIGHT:**  
*22' - 56'*

- Dedicated heavy-haul road
- Drive-through buildings
- Heavy stabilization
- Ultra-heavy Concrete Rig-up pads
- Possibly rail served





## TRACT 2 ±8.2 ACRES

Paved and Heavily Stabilized  
Ultra-Heavy Concrete  
Rig-Up Pads  
Heavy Power  
Utilities Available

## TRACT 3 ±4.8 ACRES

±3,750 SF Paint Booth  
(50'w x 75'h) with 31' eave  
±3,750 SF Blast Booth  
(50'w x 75'h) with 31' eave  
±2,400 SF Covered Storage  
(40'w x 60'h) w/ 22' eave  
Paved and Heavily Stabilized  
Ultra-Heavy Concrete  
Rig-Up Pads  
Heavy Power  
Utilities Available

## TRACT 1 ±11 ACRES

### BUILDING 1

±30,109 SF Total  
±6,749 SF Office  
Drive-through Building  
Paved and Heavily Stabilized

### BUILDING 2

±87,317 SF Total  
±3,932 SF Shop Office  
±16,900 SF Warehouse  
Drive-Through Buildings  
Paved and Heavily Stabilized

### BAY 1

Dimensions: 80'w x 292'h  
Overhead Bridge Cranes:  
-One (1) 60-ton, w/ two (2) 30-ton Hoists, ±34' Hook  
-One (1) 10-ton, w/ two (2) 5-ton Hoists, ±29' Hook  
-One (1) 20-ton, w/ two (2) 10-ton Hoists, ±28' Hook

### BAY 2

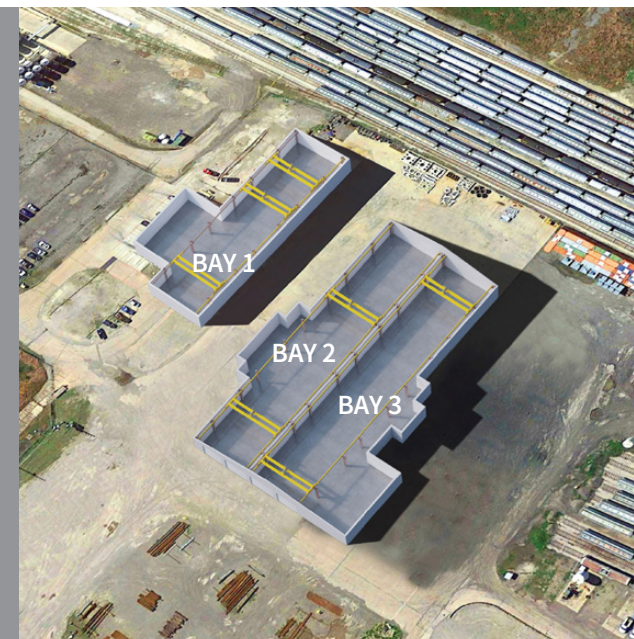
Dimensions: 81'3"w x 325'9"h  
Overhead Bridge Cranes:  
-Two (2) 60-ton, w/ two (2) 30-ton Hoists, ±34' Hook  
Overhead Doors:  
-Two (2) 70'w x 34'h Grade

### Overhead Doors:

-One (1) 20'w x 20'h Grade  
-Two (2) 30'w x 25'h Grade

### BAY3

Dimensions: 81'3"w x 325'9"h  
Overhead Bridge Cranes:  
-Two (2) 60-ton, w/ two (2) 30-ton Hoists, ±34' Hook  
Overhead Doors:  
-Two (2) 70'w x 34'h Grade

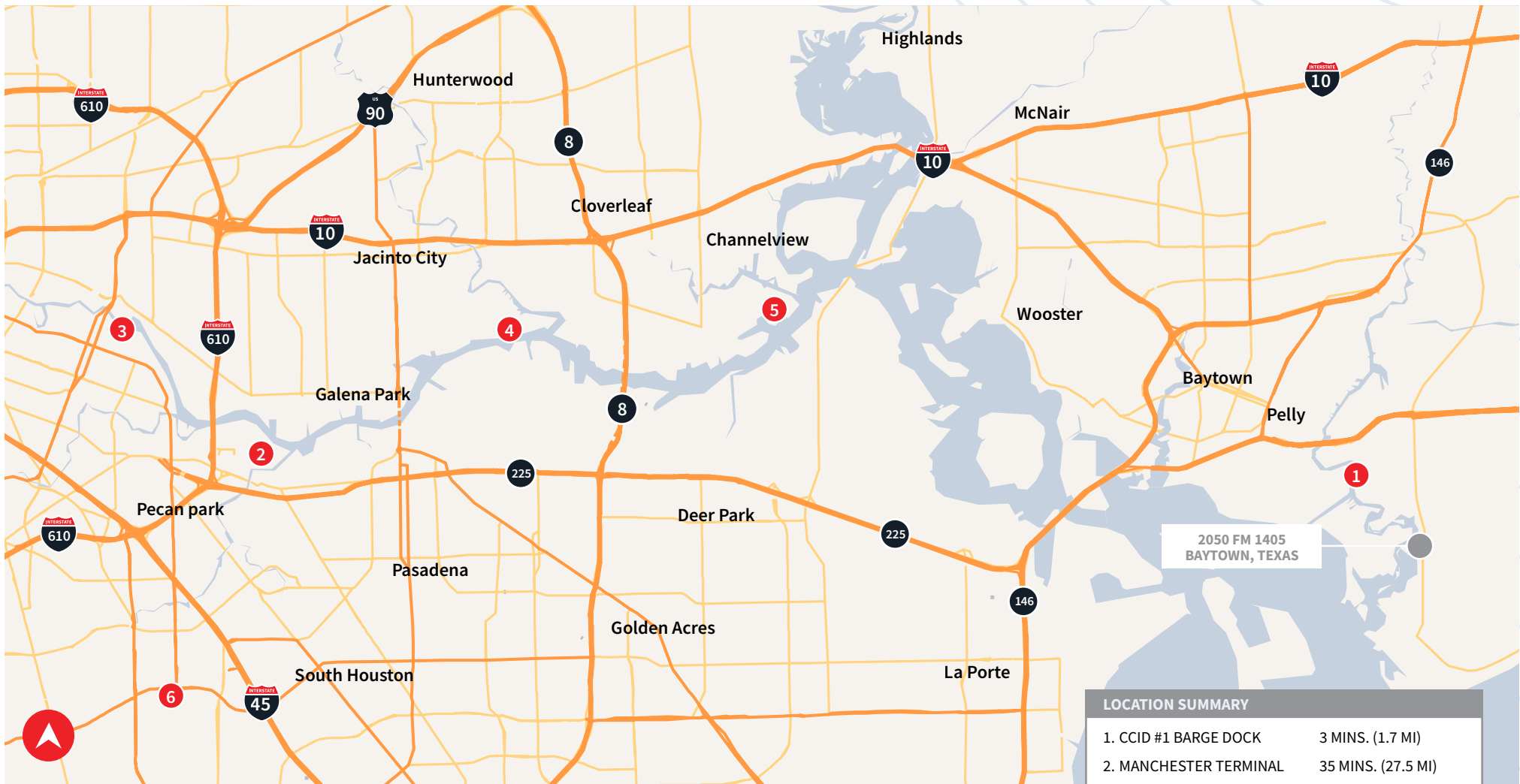






2050 FM 1405  
BAYTOWN, TEXAS





#### LOCATION SUMMARY

1. CCID #1 BARGE DOCK	3 MINS. (1.7 MI)
2. MANCHESTER TERMINAL	35 MINS. (27.5 MI)
3. POH TURNING BASIN	37 MINS. (29.4 MI)
4. GREENS PORT	35 MINS. (25.4 MI)
5. JACINTO PORT 16655	32 MINS. (24.6 MI)
6. HOBBY AIRPORT	39 MINS. (32.6 MI)

#### FOR SALE PRICE OR MORE INFORMATION

JARRET VENGHAUS, SIOR

*Executive Vice President*

+1 713 888 4035

jarret.venghaus@jll.com

RYAN FUSELIER

*Executive Vice President*

+1 713 888 4032

ryan.fuselier@jll.com

KATIE MADDEN

*Associate*

+1 713 818 1286

katie.madden@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

