



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

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**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

### 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

Overhead Doors:

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

### BUILDING 2

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

### BAY 2

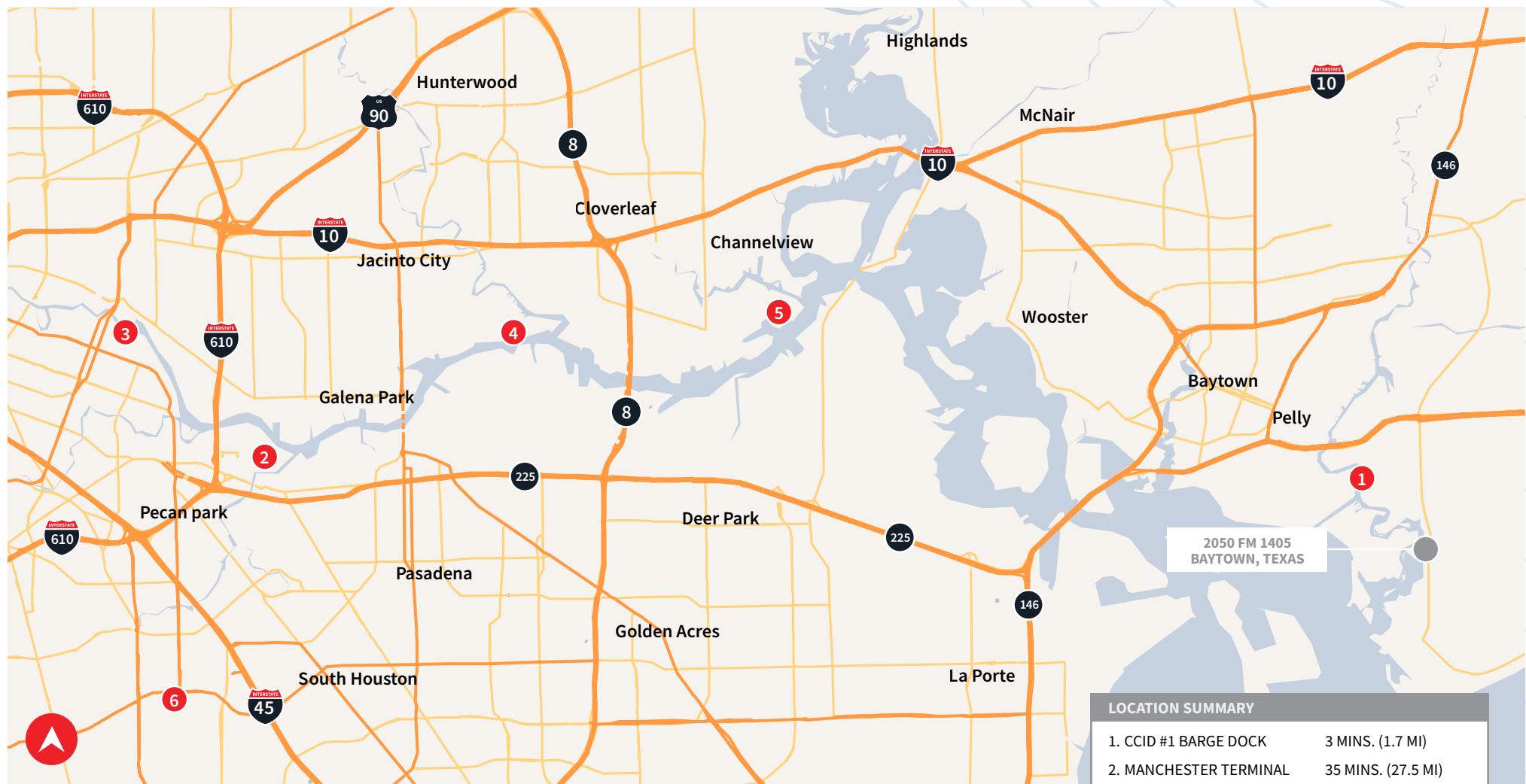
Dimensions: 81'3" w x 325'9" h  
Overhead Bridge Cranes:  
-Two (2) 60-ton, w/ two (2) 30-ton Hoists, ±34' Hook  
Overhead Doors:  
-Two (2) 70'w x 34'h Grade

### BAY 3

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







#### FOR SALE PRICE OR MORE INFORMATION

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