

# PORT 10 LOGISTICS CENTER

Port10LogisticsCenter.com

**Building 4**  
East Freeway  
Baytown, TX 77521



**±452,267 SF AVAILABLE - BUILDING 4**

**PAD SITE READY & RAIL SERVED**

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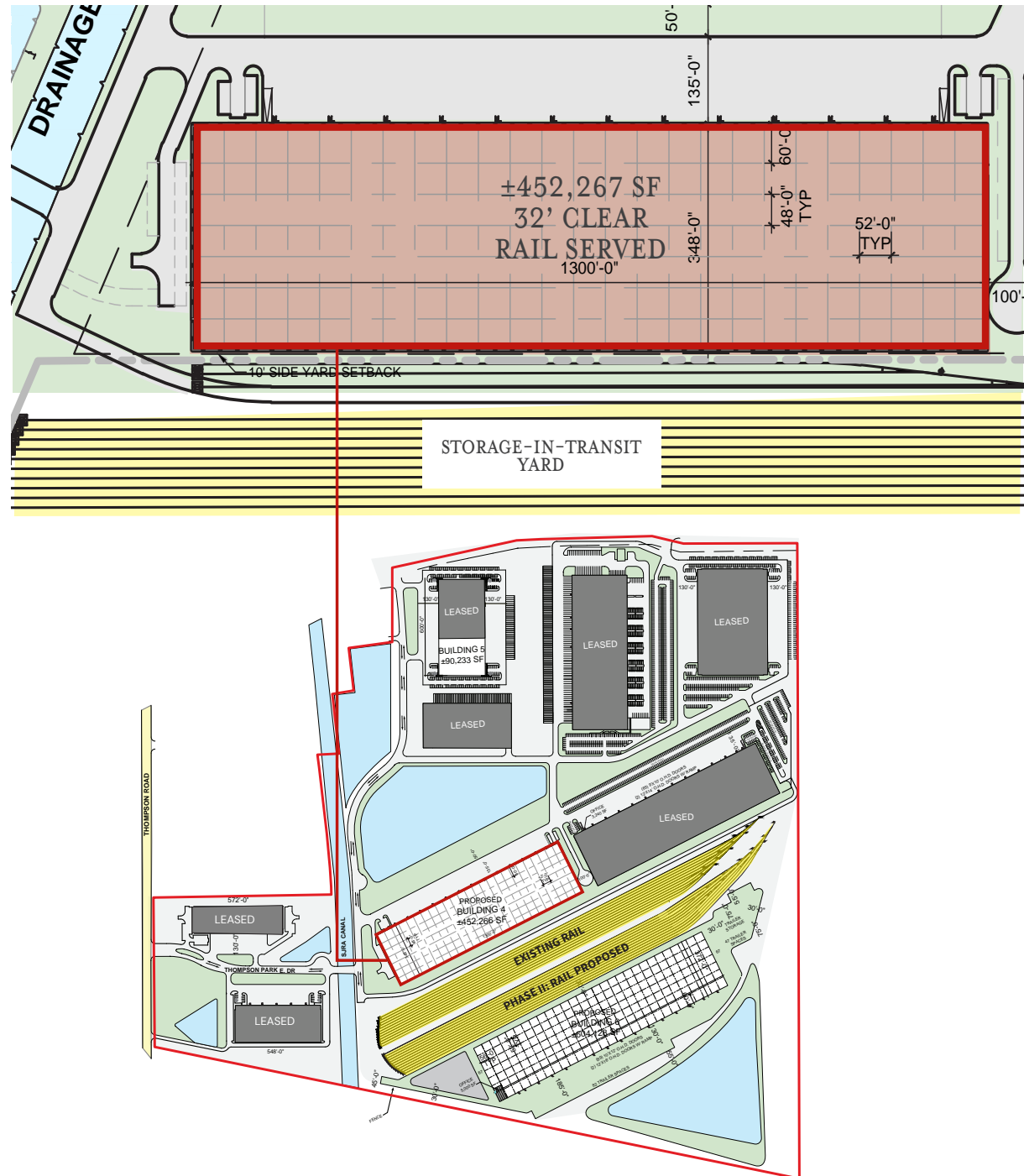
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# BUILDING 4 FEATURES & SPECS

- Total Building Area:  $\pm 452,267$  SF
- Office Area: BTS
- Rail Served Building (Union Pacific)
- Front Load Configuration
- ESFR Sprinklers
- 32' Clear Height
- 60' Speed Bays
- 48' x 54' Bays (typ.)
- 348' Building Depth
- SIT Yard Operator: Watco
- Phase I: 420 Rail-car Storage Capacity
- Phase II: 1,200 Rail-car Storage Capacity
- Foreign Trade Zone #84
- On-site Truck and Trailer Storage
- Please contact brokers for pricing





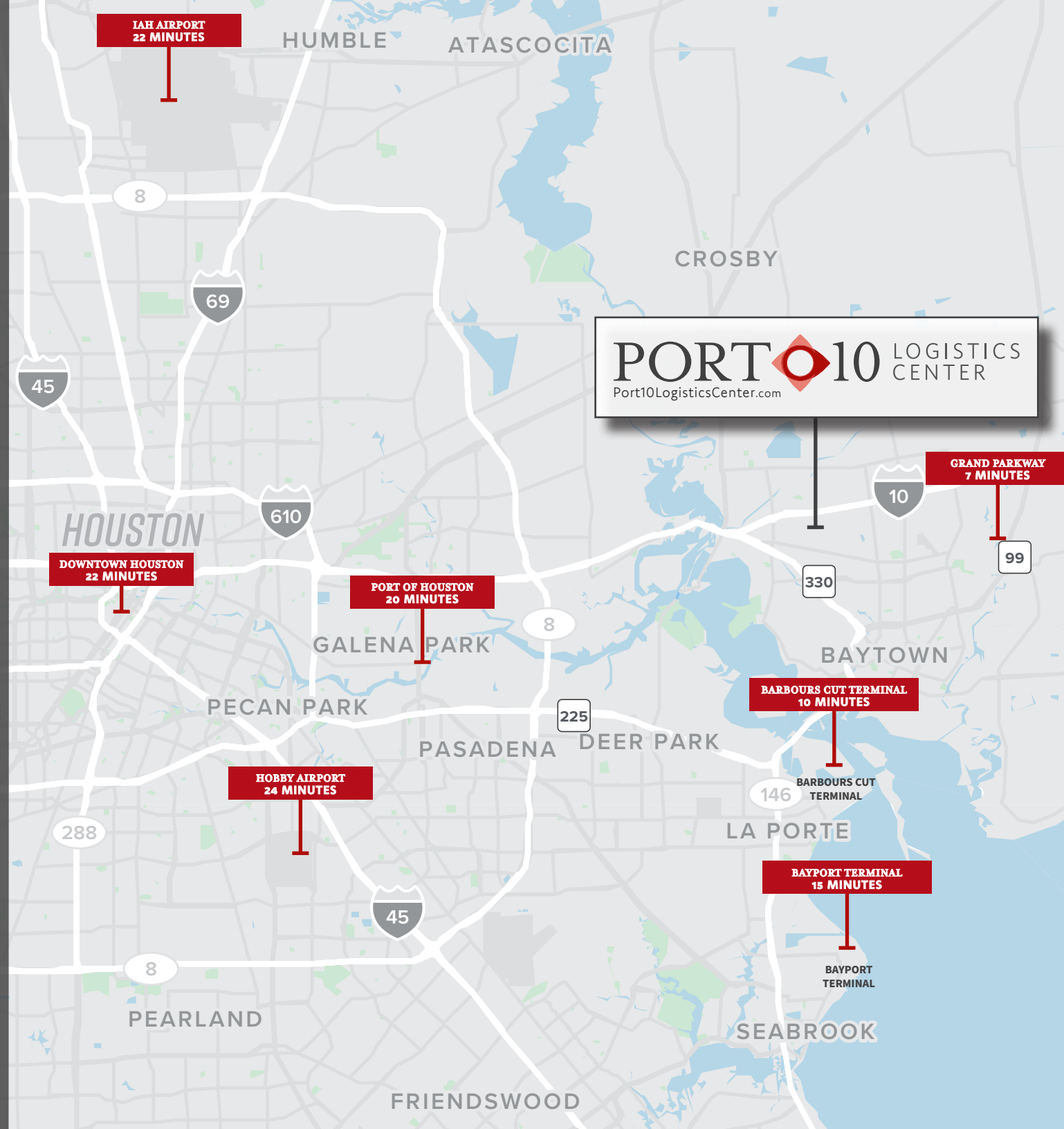
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# LOCATION

- 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 Coody Yard.
- 3 Major Texas cities, Austin, San Antonio, and Dallas, within a 4 hour drive.



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## FOR LEASING INQUIRIES, PLEASE CONTACT:

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