

FOR LEASE OR SALE

BAYTOWN146



9100 FM 1405, BAYTOWN, TX 77523

➤ BUILDING 2: **428,080 SF**

**B1:
LEASED**

**B2: 428,080 SF
AVAILABLE**



LEED SILVER CERTIFIED

IMMEDIATE ACCESS TO **HIGHWAY 146, GRAND PARKWAY 99, AND HIGHWAY 225**

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VELOCIS

KBCADVISORS

PROPERTY ADVANTAGES

DIRECT FRONTAGE ON HIGHWAY 146 AND 13 MILES FROM BARBOURS CUT CONTAINER TERMINAL, 16 MILES FROM BAYPORT CONTAINER TERMINAL

FULLY SERVED BY CITY OF BAYTOWN PUBLIC UTILITIES

LEED CERTIFIED WITH CLASS AA DESIGN AND CONSTRUCTION MATERIALS

MULTIPLE TOLL-FREE INGRESS AND EGRESS ROUTES TO THE SITE

CAR PARKS: 402 / TRAILER PARKS: 200

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.

LEASED

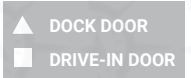
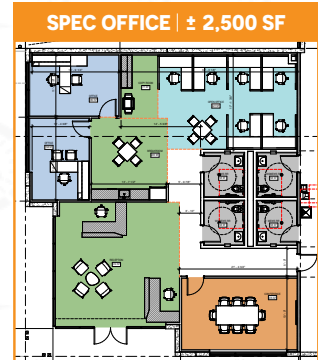
AVAILABLE
428,080 SF

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SITE SPECIFICATIONS

- MOVE-IN READY SPEC OFFICES
- DIVISIBLE TO 100,000 SF OR MORE

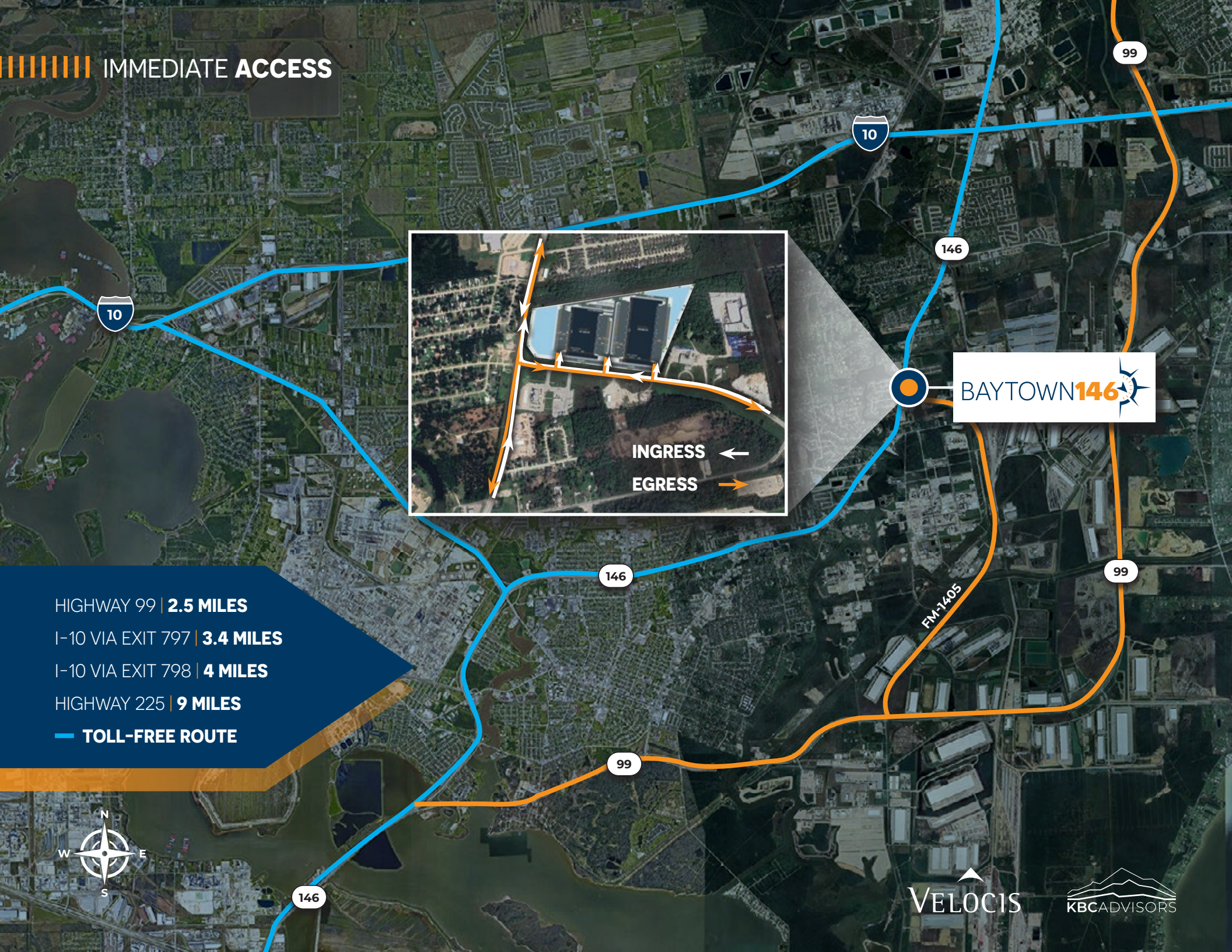


➤ BUILDING 2

- Square Footage: **428,080 SF**
- Site Acreage: **25.3 ACRES**
- 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**



IMMEDIATE ACCESS



BAYTOWN **146**

- HIGHWAY 99 | **2.5 MILES**
- I-10 VIA EXIT 797 | **3.4 MILES**
- I-10 VIA EXIT 798 | **4 MILES**
- HIGHWAY 225 | **9 MILES**
- TOLL-FREE ROUTE**

146

99

FM-1405

10

146

99

99

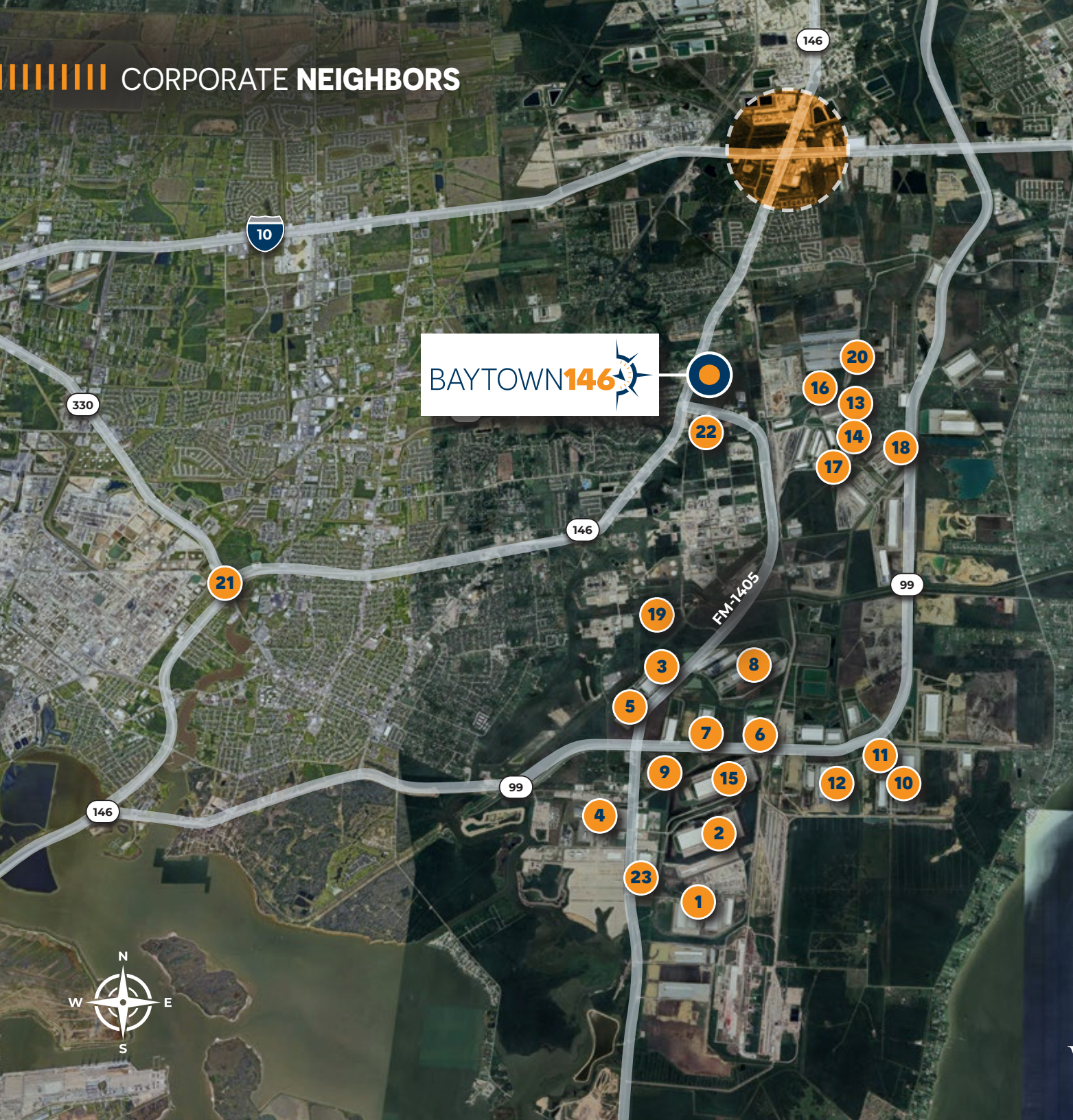
146



VELOCIS

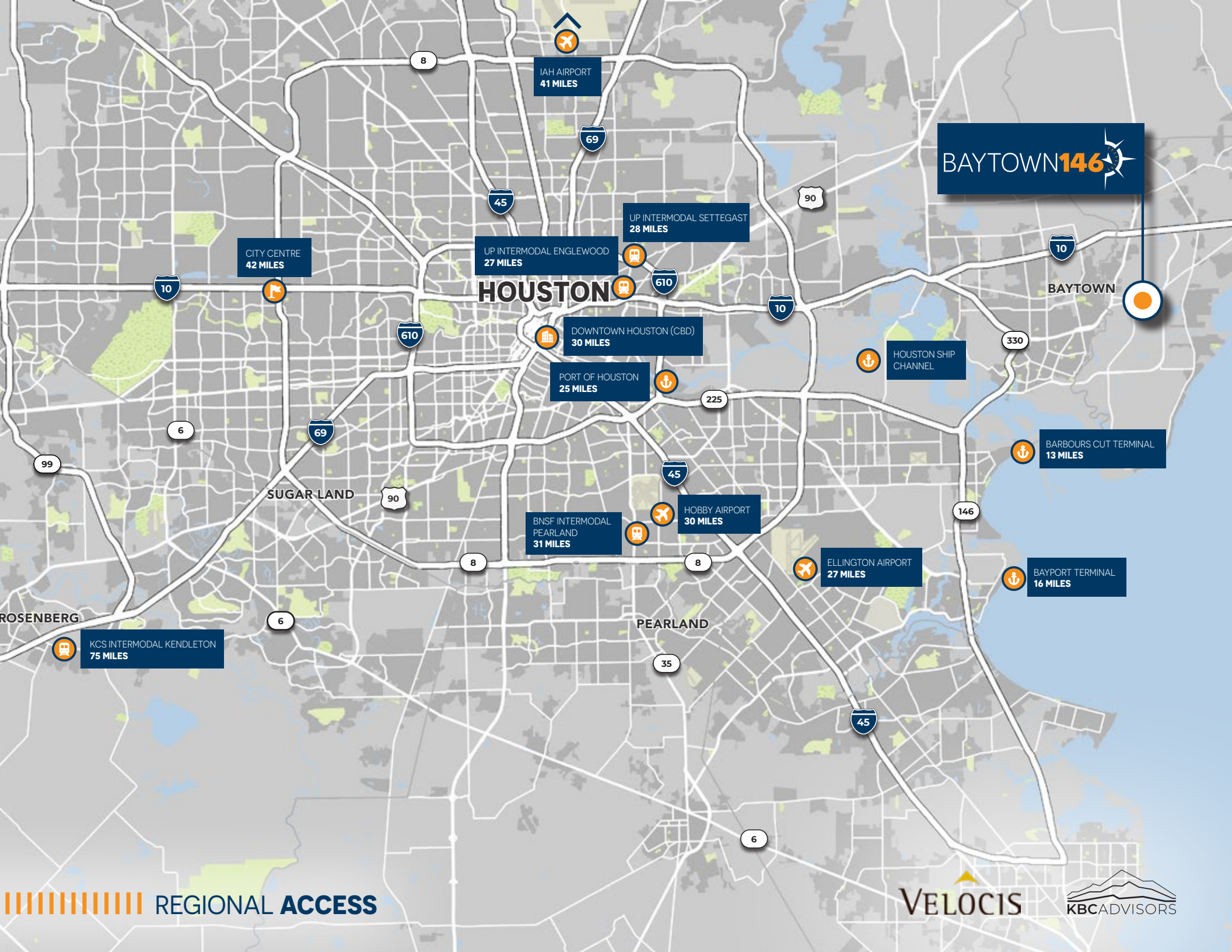
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CORPORATE NEIGHBORS



	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	RFP	6 MILES
8	[Blue Logo]	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	Plantgistix	1.6 MILES
17	DELTA	2.5 MILES
18	FLEXSTEEL	2.7 MILES
19	HEXION Responsible Chemistry	3.6 MILES
20	MITSUBISHI	1.6 MILES
21	ExxonMobil	6.8 MILES
22	covestro	1.1 MILES
23	sam's club	5.6 MILES

BAYTOWN146



THREE-DAY DISTRIBUTION REACH

WAREHOUSE WORKERS



\$16.18

Avg Hourly Earnings

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

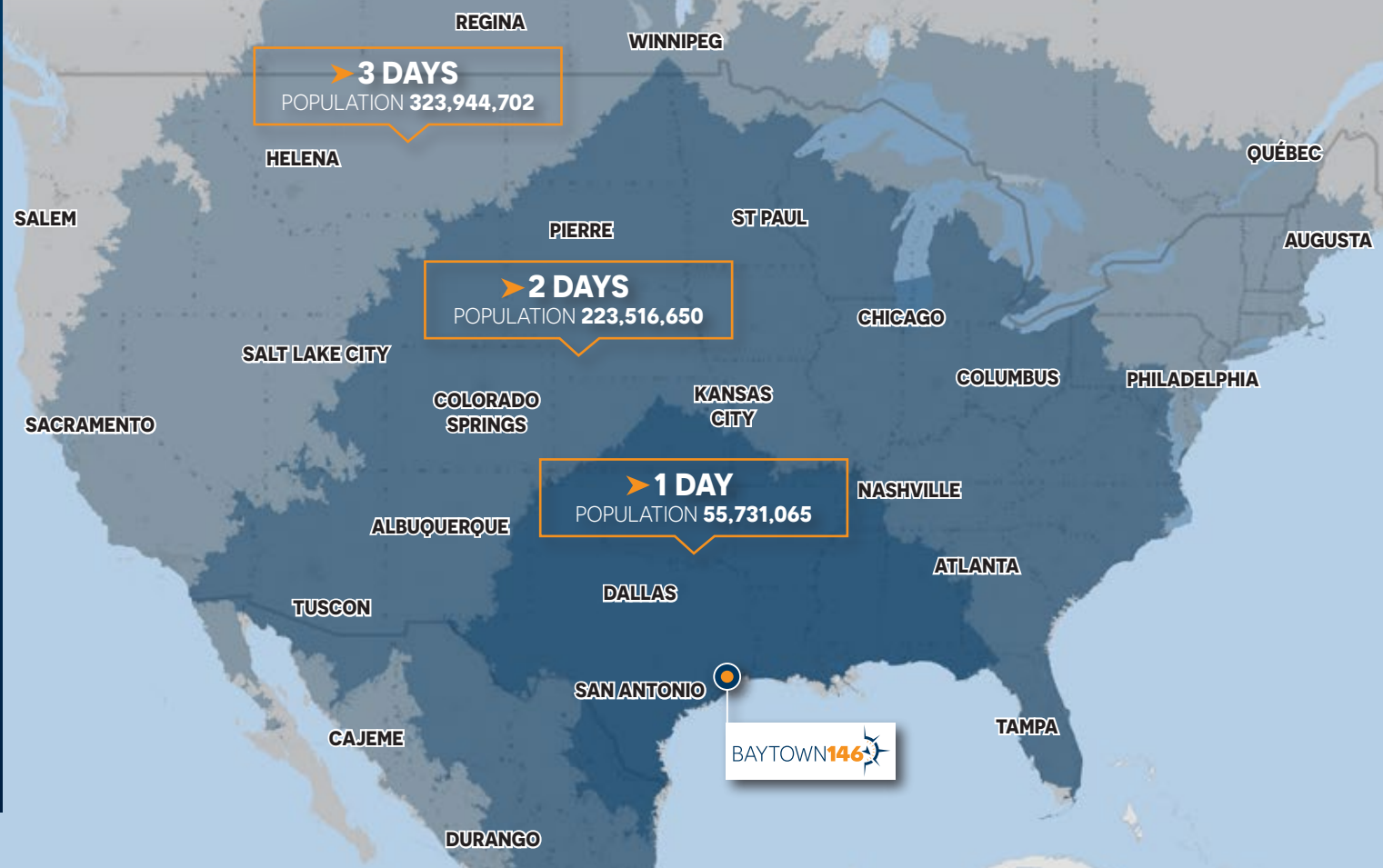
FORKLIFT DRIVERS



\$18.89

Avg Hourly Earnings

15 MIN	30 MIN	60 MIN	
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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