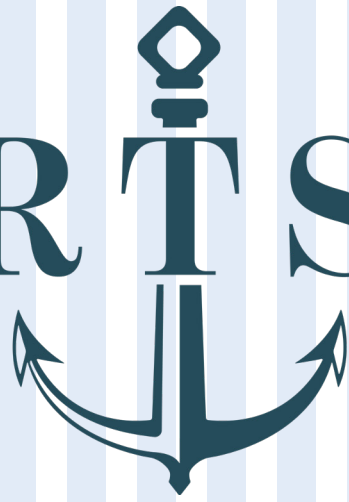


PORTSIDE

LOGISTICS CENTER



set sail

Portside Logistics Center is a speculative 1-million square foot industrial project in Cedar Port Industrial Park. Located in the highly sought-after Southeast ("Port") industrial submarket, the world-class industrial development offers immediate access to Grand Parkway, Highway 146, Highway 225, and Interstate 10. Portside Logistics Center provides strategic access to Port Houston's two container terminals – Barbour's Cut and Bayport.

Your opportunity is Portside.
Set sail today.





4838

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Handicap

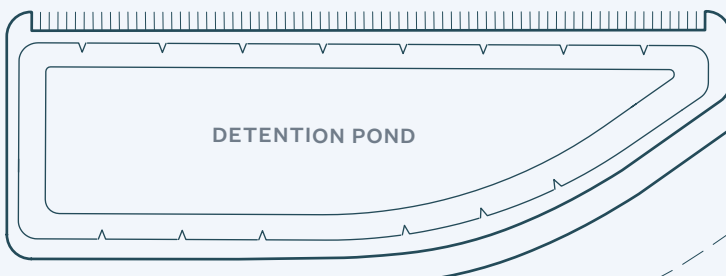
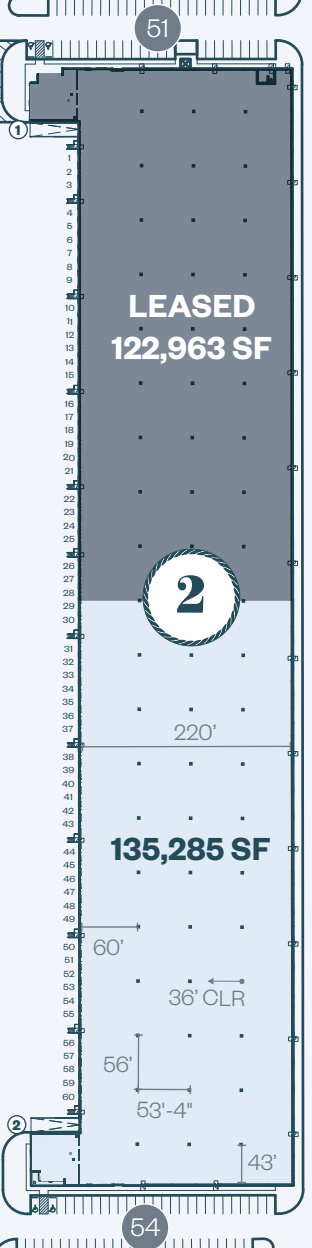
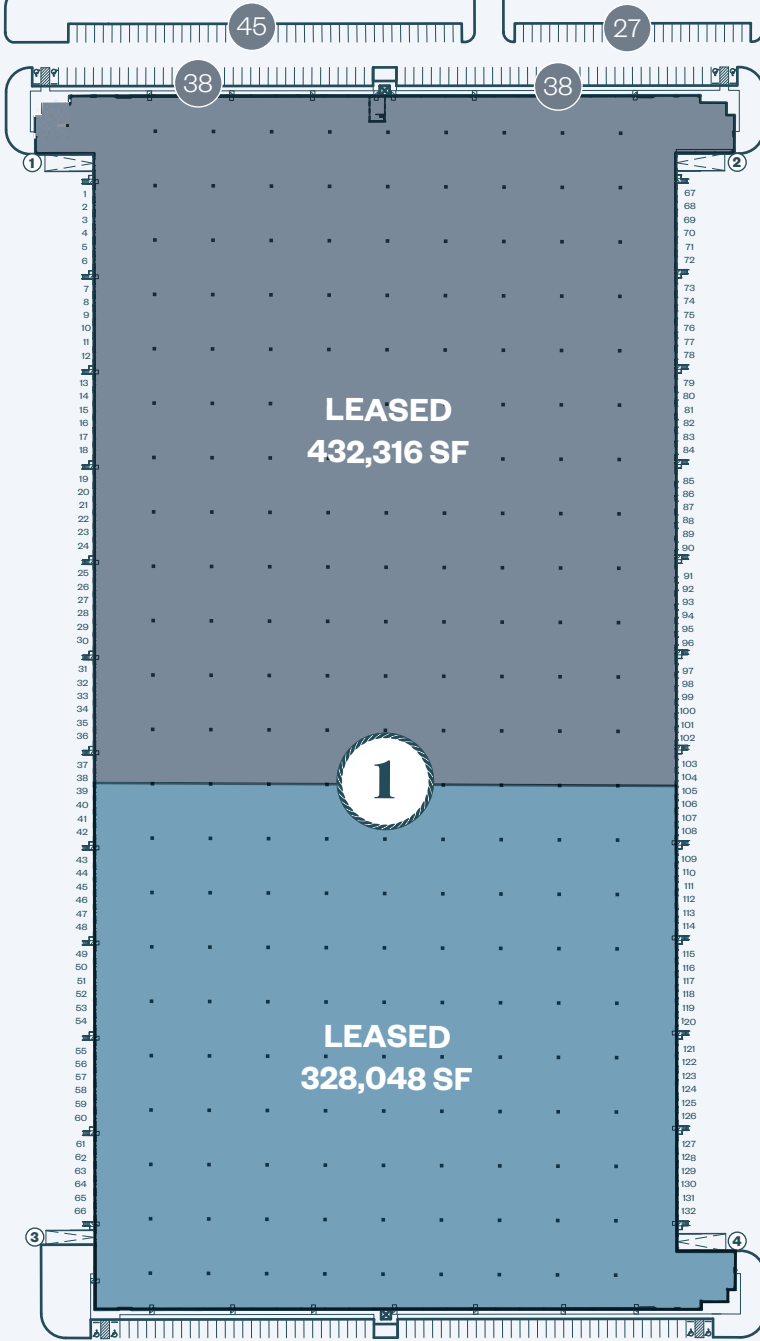
Handicap

PROJECT & LOCATION

- Class AA Industrial Development
- Strategic location close in proximity to Barbour's Cut and Bayport Container Terminals
- Immediate access to Grand Parkway, Highway 146, Highway 225, and Interstate 10



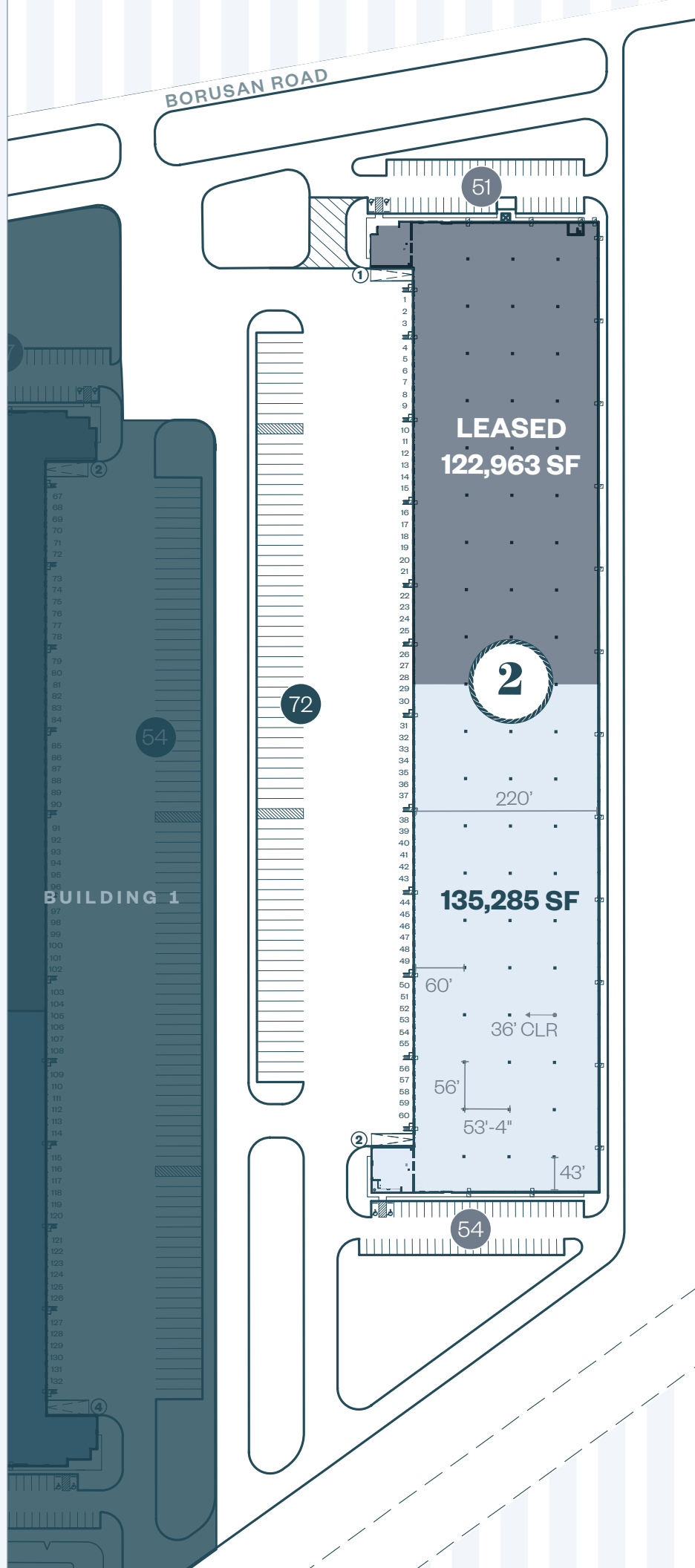
BORUSAN ROAD



BUILDING 2 FEATURES

4908 Borusan Rd. Baytown, TX 77523

- 258,248 SF total
 - 135,285 available
 - 2,330 SF spec office
- Front-load configuration
- 36' clear height
- ESFR sprinkler system
- Fully fenced and secured truck court
- 220' building depth
- 56' x 53'-4" column spacing
- 60' speed bay
- 185' truck court
- 32 dock-high doors / 1 ramp
- 38 extra trailer parking spaces
- 54 auto parking spaces
- 10 dock packages
- 1 HVLS fan
- 6" reinforced and sealed concrete slab
- Control joints caulked
- R-9, 60 mil TPO roof
- LED lights - 2 fixtures per bay
- White boxed warehouse
- Painted columns
- Outside of 100 and 500-Year Floodplain (Unshaded Zone X)
- Within service area of Foreign Trade Zone 171





CORPORATE NEIGHBORS



ZACHRY



ARTICLE.

vinmar

99
TEXAS

Walmart

PBP
MANAGEMENT GROUP, INC.

FARM
ROAD
1405

WebstaurantStore

Crystal Clean

Walmart

Walmart

BORUSAN ROAD





99
TEXAS



PORTSIDE

LOGISTICS CENTER

