

255,513 SF FOR LEASE

# BAYTOWN 10

## COMMERCE CENTER

Building 1 | 9120 Interstate 10 East | Baytown, TX | 77521

 TRANSWESTERN



A Project of:



**255,513 SF**

Available for  
Immediate  
Occupancy



**175 ACRES**

Additional Land for  
Future Phases (Build to  
Suit or Design Build)



**DIRECT ACCESS**

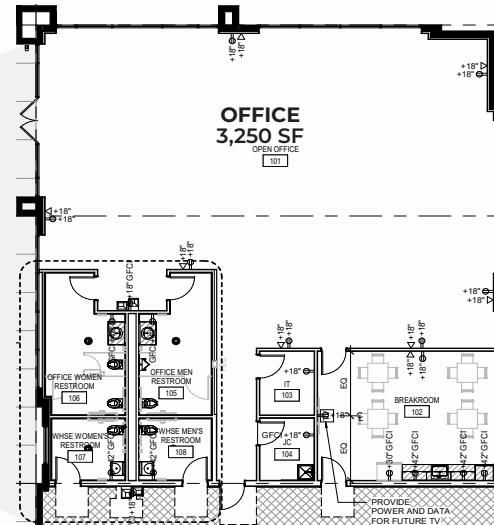
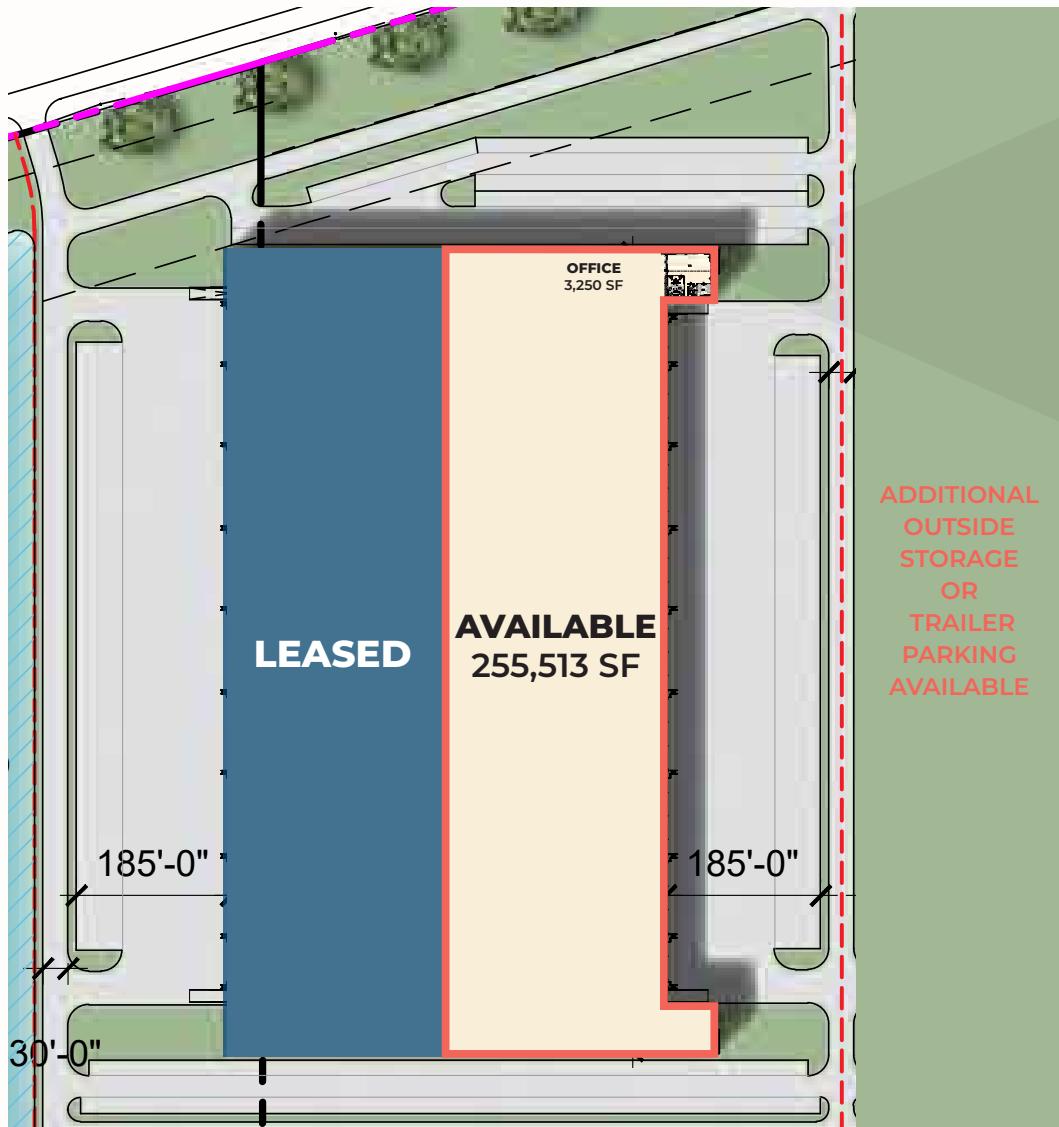
To Interstate-10 with  
Proximity to  
Port of Houston  
Container Terminals

# **FLOOR PLAN** BUILDING ONE

# BAYTOWN 10

## COMMERCE CENTER

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## PROPERTY HIGHLIGHTS

- 255,513 SF Available
- 3,250 SF Pre-Finished Office
- 36' Clear Height
- 48 Dock High Doors
- Two (2) 12'X14' Drive-In Loading Doors
- 60' Speed Bays
- 57 Trailer Stalls
- Up to 303 Vehicle Parking Spaces
- Outside Storage or Additional Trailer Parking Available Adjacent to Premises
- Foreign Trade Zone (FTZ) Capable
- Ability to Provide Private, Fenced Truck Apron
- Direct Frontage on Interstate 10 with Convenient Access to Port of Houston Container Terminals

 TRANSWESTERN

# BUILDING ONE

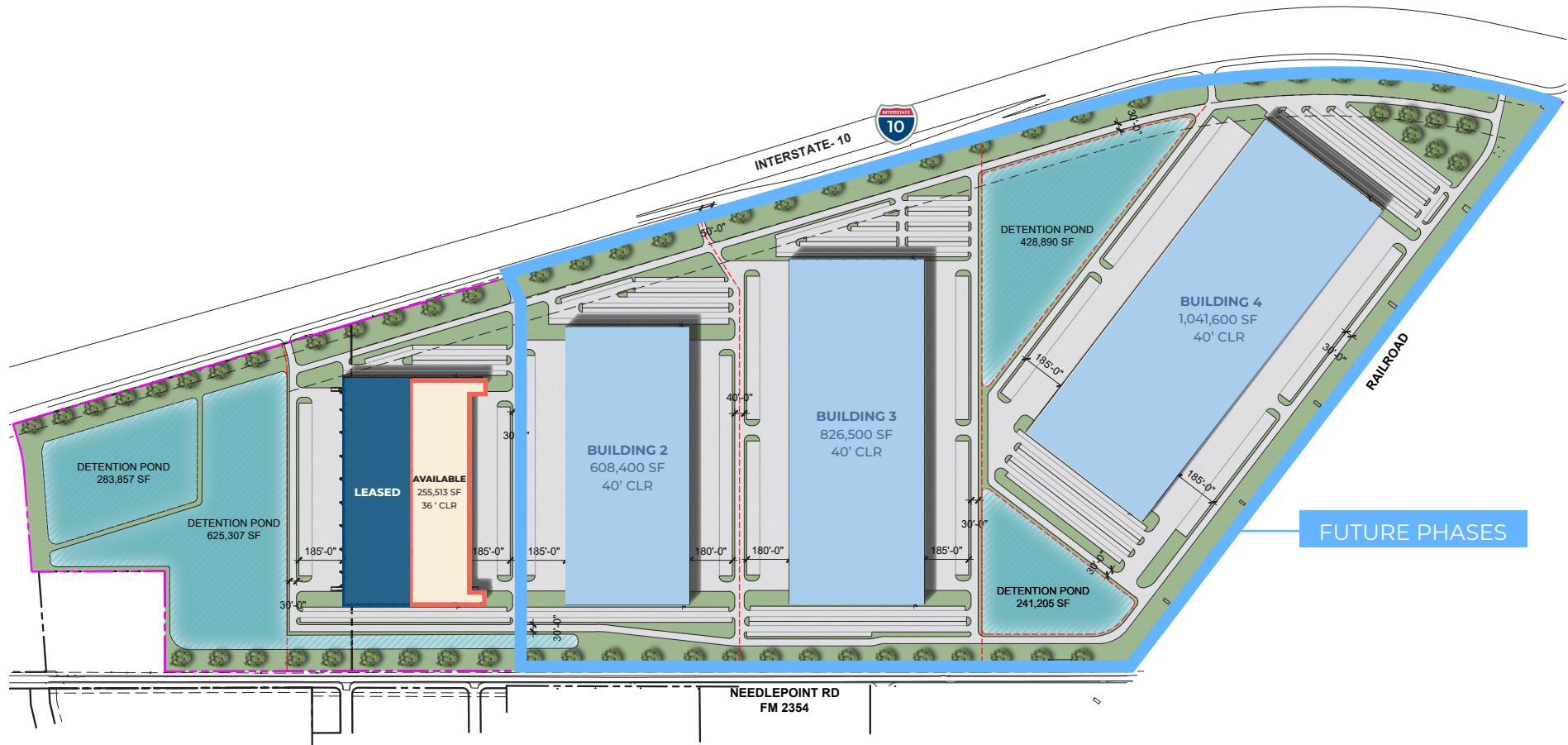
ADDITIONAL TRAILER PARKING OR  
OUTSIDE STORAGE AVAILABLE

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## SITE PLAN FUTURE PHASES CONCEPTUAL PLAN



LEASED

AVAILABLE

PROPOSED

BUILDING 1

**248,262 SF**

BUILDING 1

**255,513 SF**

BUILDING 2

**608,400 SF**

BUILDING 3

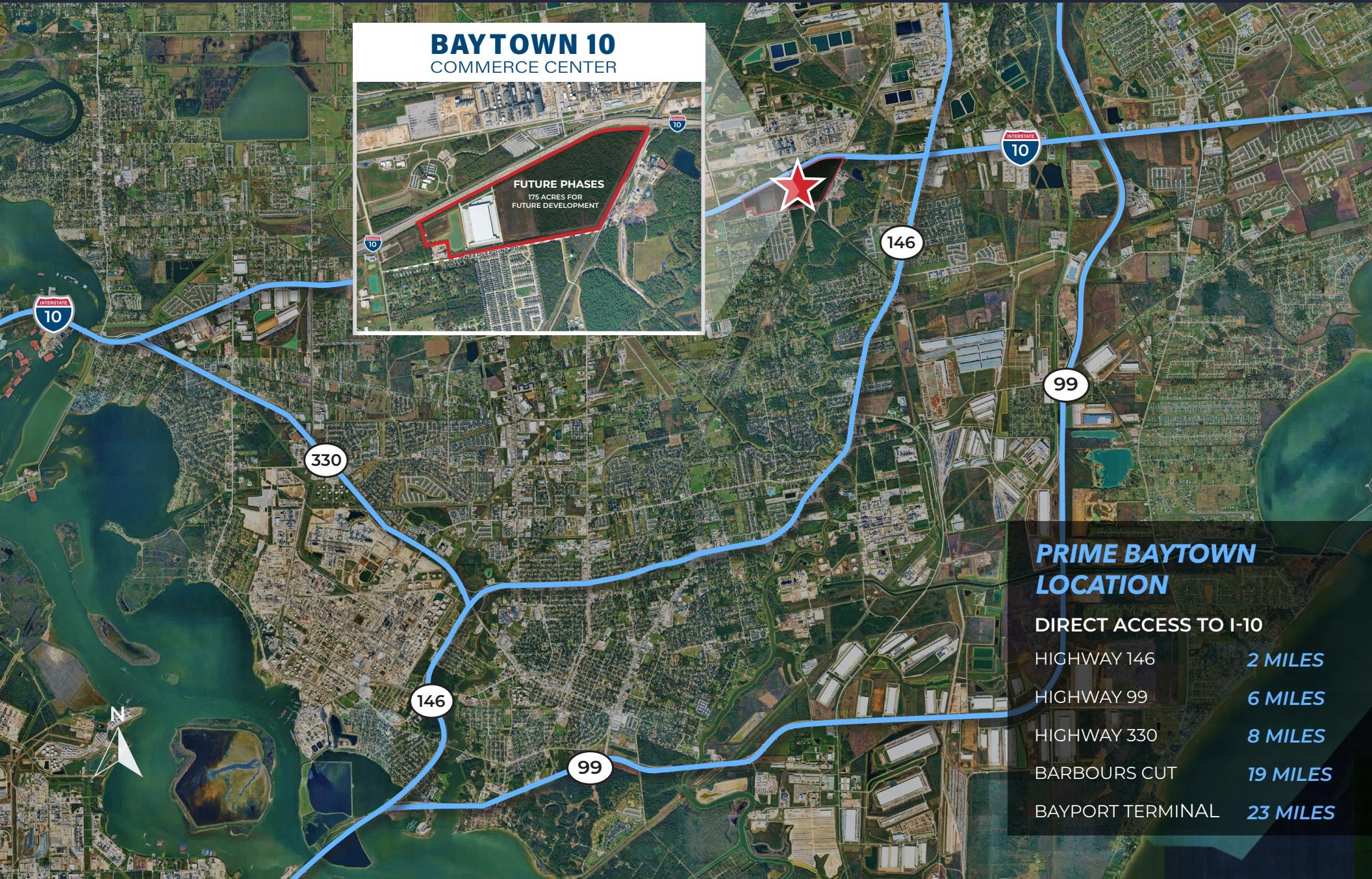
**826,500 SF**

BUILDING 4

**1,041,600 SF**

## ACCESS MAP

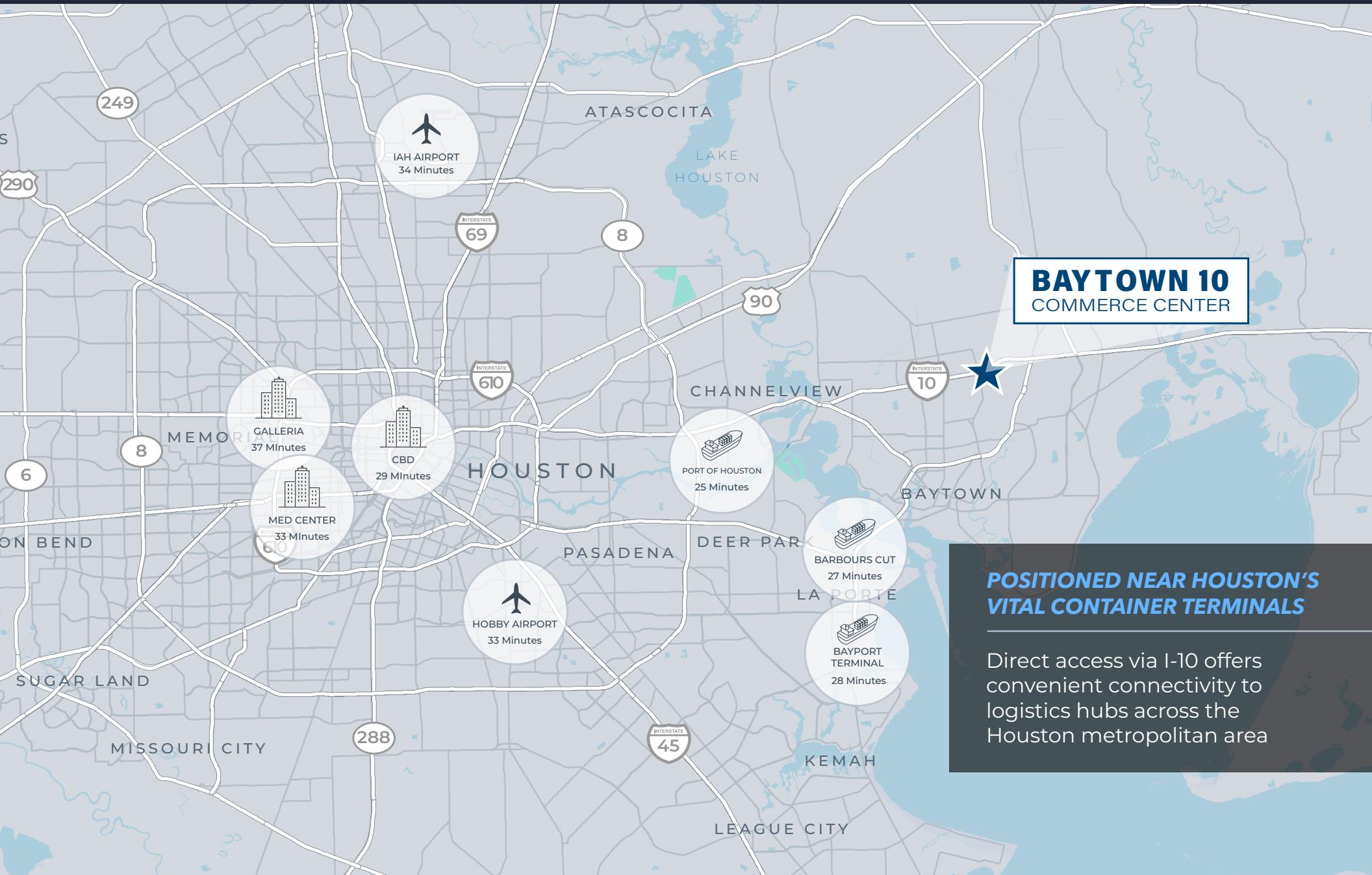
BAYTOWN

BAYTOWN 10  
COMMERCE CENTER

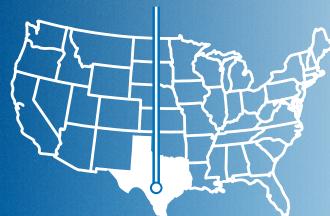
## PROXIMITY HOUSTON METRO

# BAYTOWN 10

COMMERCE CENTER



# ECONOMIC VITALITY



Texas Economic Development & Tourism | Office of Governor Greg Abbott | [gov.texas.gov/business](http://gov.texas.gov/business)

## TEXAS BY THE NUMBERS



**#1**

Export state for 92 different countries



Texas led the nation in high tech exports for the 12th year in a row in 2024

**26** Commercial Airports

**22** Interstate Highways

**58** Freight Railroad

**19** Sea Ports

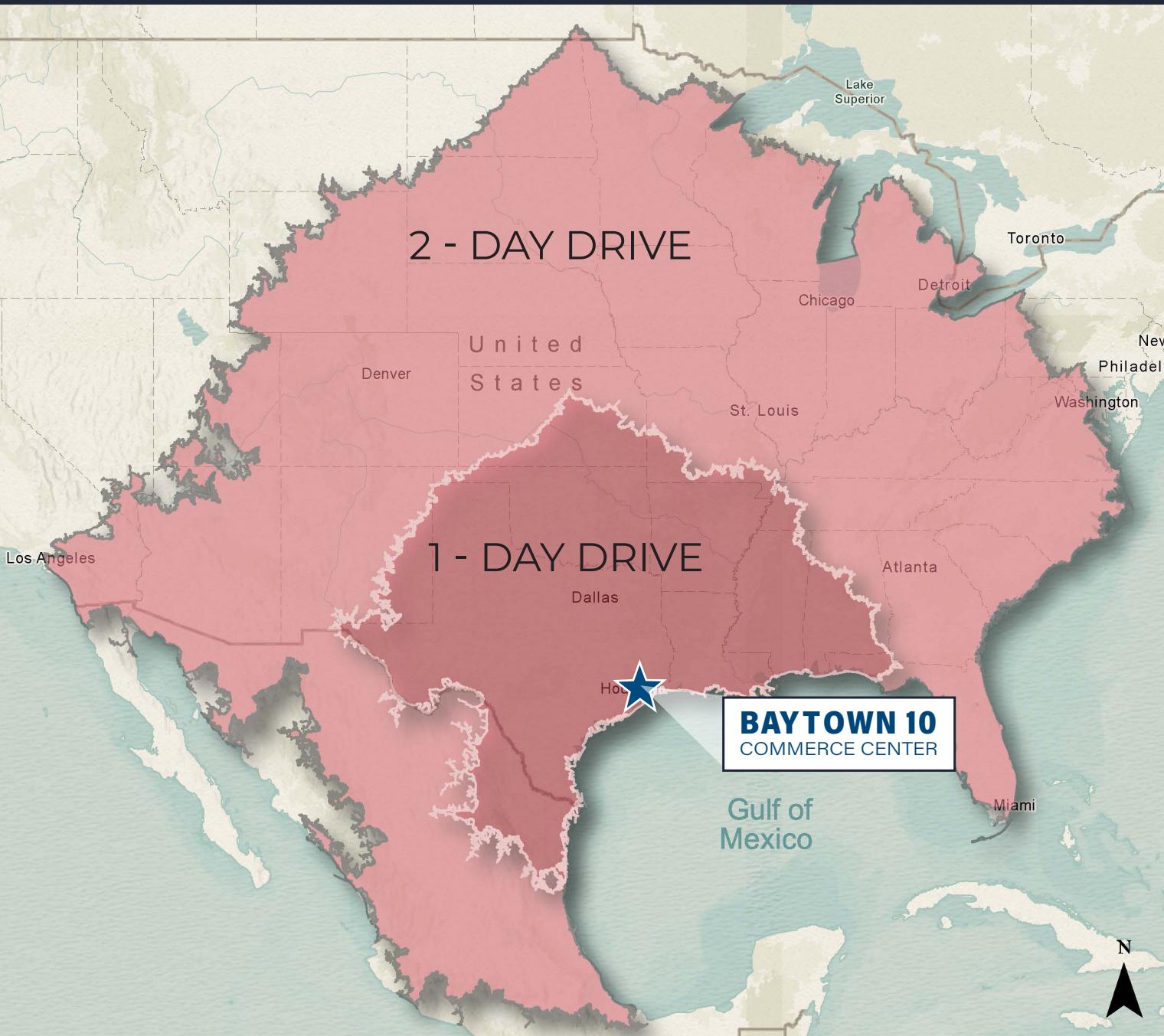
**34** Foreign Trade Zones

**52** Fortune 500 Companies

## THE TEXAS *TRIANGLE*

Baytown 10 Commerce Center offers a prime location for serving the large population base of the Texas Triangle, the economic engine of Texas defined by the cities of Houston, Dallas-Fort Worth, Austin, and San Antonio, and the interstate highways that connect them. The Texas Triangle has approximately 21 million residents that live within the region, making up more than two-thirds of the state's total population.

# NATIONAL CONNECTIVITY



## DISTRIBUTION REACH



### 1 - DAY DRIVE

11 HOURS

53,009,009M PEOPLE



### 2 - DAY DRIVE

22 HOURS

224,145,229M PEOPLE

# BAYTOWN 10

## COMMERCE CENTER



### TRANSWESTERN LEASING CONTACTS

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*A Project of:*



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