



Building 3 and 5 Available



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PORT 10 RAIL – SIT YARD

- Rail line provided by Union Pacific (Coady Yard)
- Storage-in-transit (SIT) operated by Watco
- SIT yard capacity up to ±1,600 Rail Cars
 - Phase I: 420 Rail Car Storage Capacity
 - Phase II: 1,200 Rail Car Storage Capacity
- On-site truck, trailer, container, and rail access
- ±450,873 - ±1,200,000 SF Available (Rail-Served)

PROJECT SCHEDULE

BUILDING	STATUS	TOTAL SF	STATUS
1	Complete	295,323 SF	Leased
2	Build to Suit	337,133 SF	Leased
3	Ready for Occupancy	450,873 SF	Available
4	Proposed	452,266 SF	Proposed
5	Ready for Occupancy	179,255 SF	Available
7	Complete	125,888 SF	Leased
8	Complete	102,814 SF	Leased

THE SITE

- Established freeway exits for easy east and west bound access
- City of Baytown Utilities
- Four major truck stops adjacent to site
- Nearby restaurants and retail amenities for employees
- Strong workforce
- Out of the flood plain
- Access to all Class I Railroads
- Foreign Trade Zone #84
- Close proximity to Barbours Cut and Bayport Terminals
- Located in Pro-Business Chambers County
- Favorable Tax Rate

THE PROJECT

A state of the art logistics center featuring multi-modal capabilities for truck, rail, ship and barge served transport needs. I-10 frontage provides direct access to four deep water terminals on a coast to coast transportation corridor.

SITE PLAN



BUILDING 3

- Total Building Area: ±450,873 SF
- Shell Complete
- Office Area: Build-to-Suit
- Front Load Configuration
- 60' Speed Bays
- 70 Dock Doors (9' x 10')
- 2 Drive-in Ramps
- 93 Trailer Parks
- 109 Employee Spaces
- 48' x 54' Bays (typ.)
- 32' Clear Height
- ESFR Sprinklers
- Rail-Served by UPRR
- Foreign Trade Zone #84
- On-Site Truck, Trailer, Container, & Rail Storage
- Favorable Opex Rate

WATCO
STORAGE-IN-TRANSIT YARD
TOTAL CAPACITY: ±1,600
PHASE I: ±420

SPUR
330

LEASED

LEASED

THOMPSON RD

PROPOSED

LEASED

LEASED

BUILDING 5

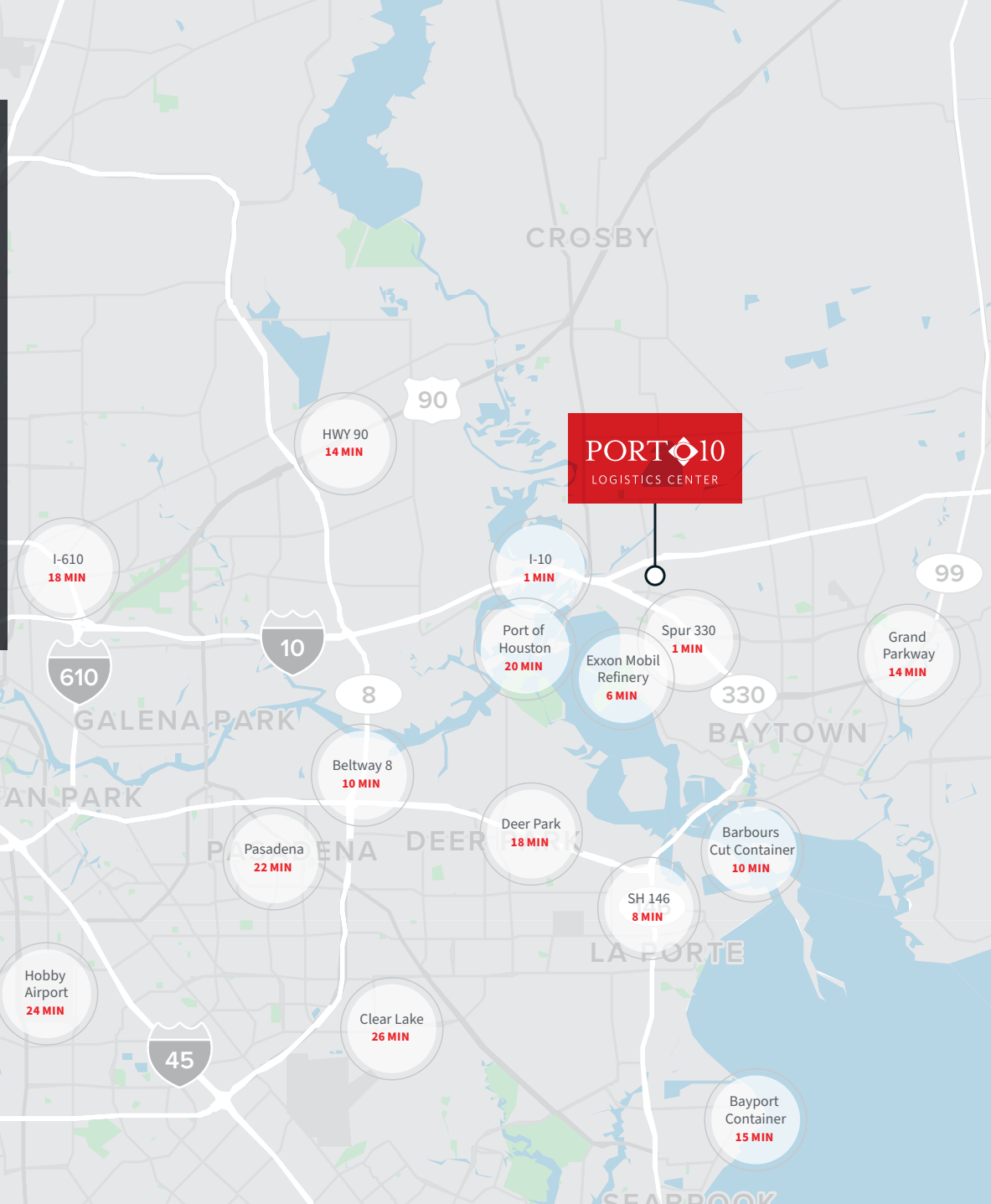
- Total Building Area: ±179,255 SF (Will Subdivide to ±90,000)
- Shell Complete
- Office Area: Build-to-Suit
- Cross Dock Configuration
- 60' Speed Bays
- 52' x 54' Bays
- ESFR Sprinklers
- Clear Height: 32'
- Foreign Trade Zone #84
- Onsite Truck and Trailer Storage
- Abundant Parking (see site plan)

INTERSTATE
10

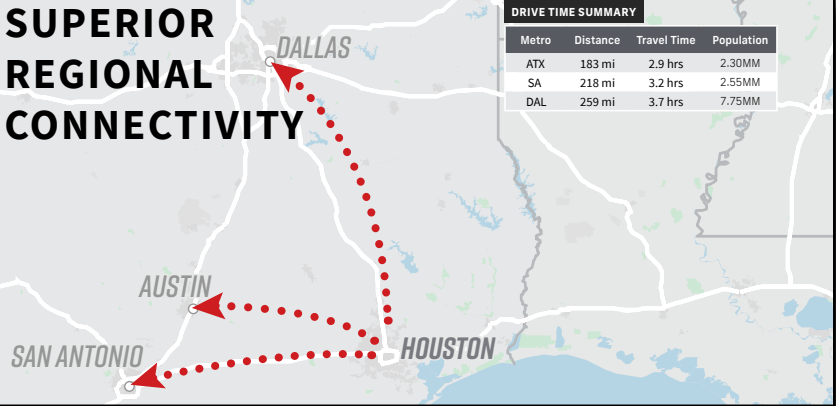
IAH
32 MIN

Strategic Southeast Houston Location With Interstate 10 Frontage

- 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 Coady Yard.



SUPERIOR REGIONAL CONNECTIVITY



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CONTACT INFORMATION

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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