



## Truck Parking and Lay Down Yard For Sale or Lease

16600 FM 2354 & 5499 FM 3180 | Baytown, TX 77523

± 7.134 AC Stabilized Yard

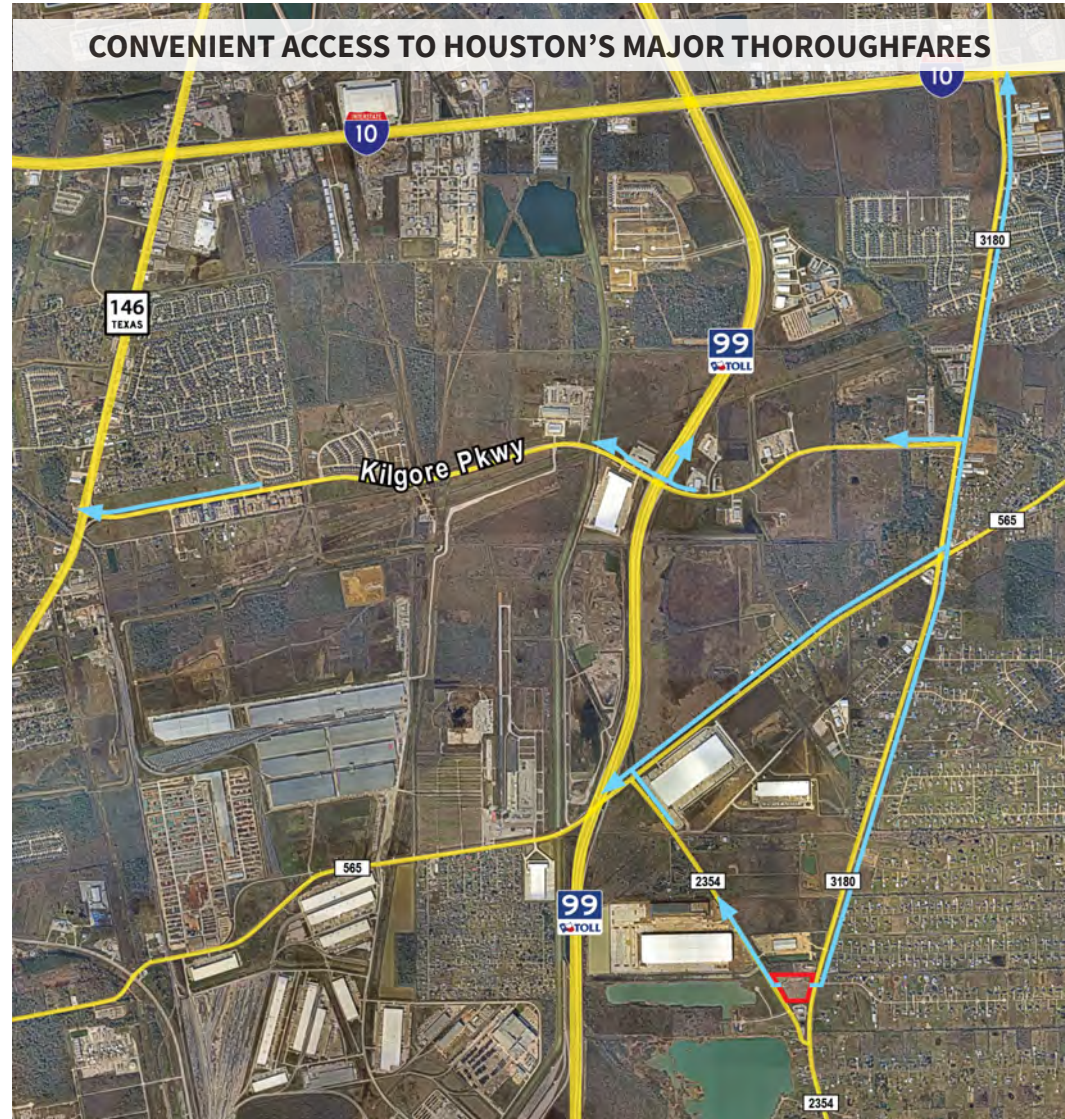
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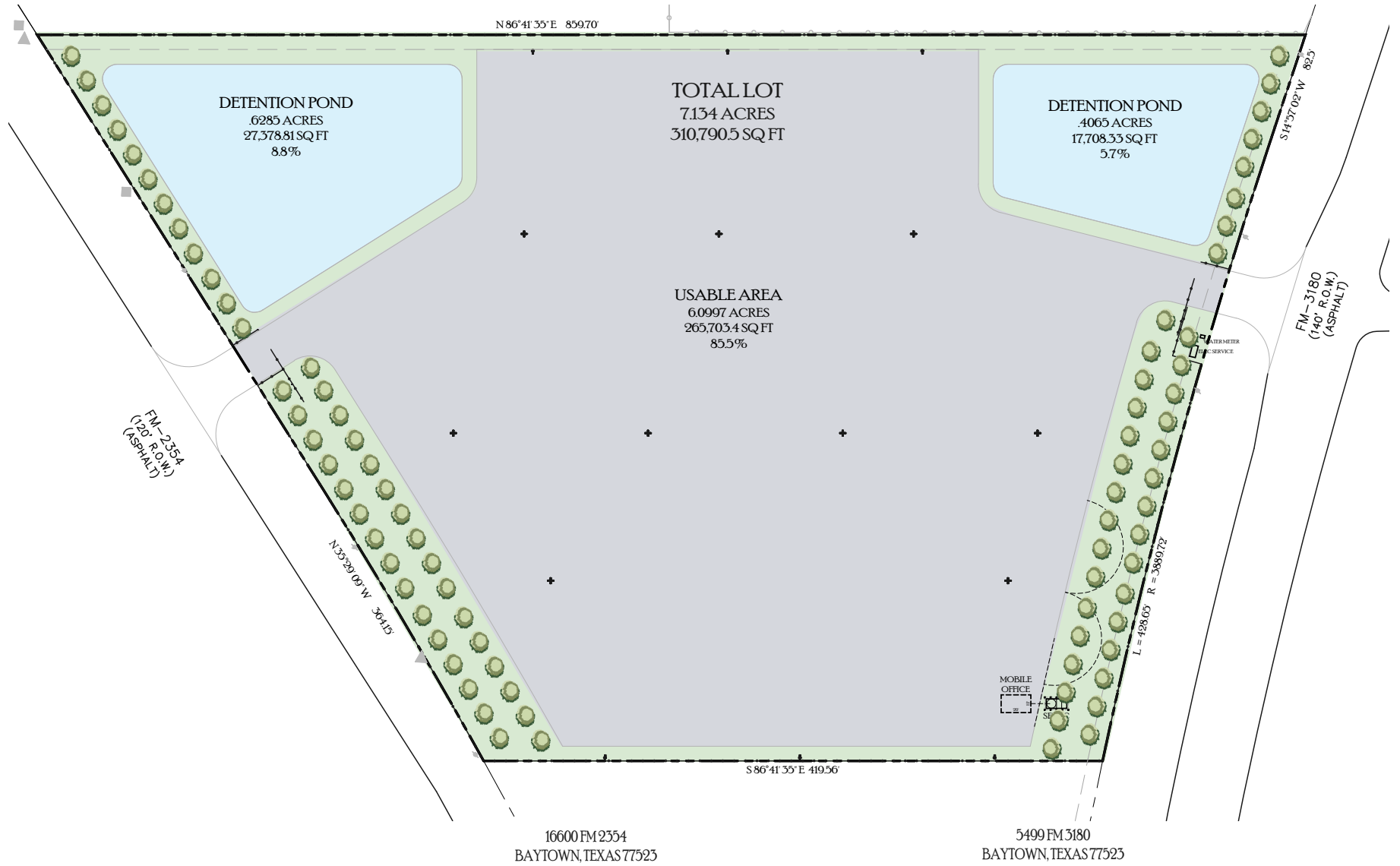
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# Site Features

- Land Total:  $\pm 7.134$  AC
- Total Usable Acreage:  $\pm 6.0997$  AC
- Stabilization Specifications: Compacted fill with 6" of compacted select fill and 8" of compacted concrete
- Waterwell/Septic/Electric: 2" water meter and septic tank for small office hook up/electric service available at 200 Amp 240/480V 3-Phase
- Fully 6' High Fenced
- LED Lighting On Site
- Detention in Place
- For Sale or For Lease: Call Broker



# Site Plan



# Property Outline



# Corporate Neighbors & Surrounding Industrial

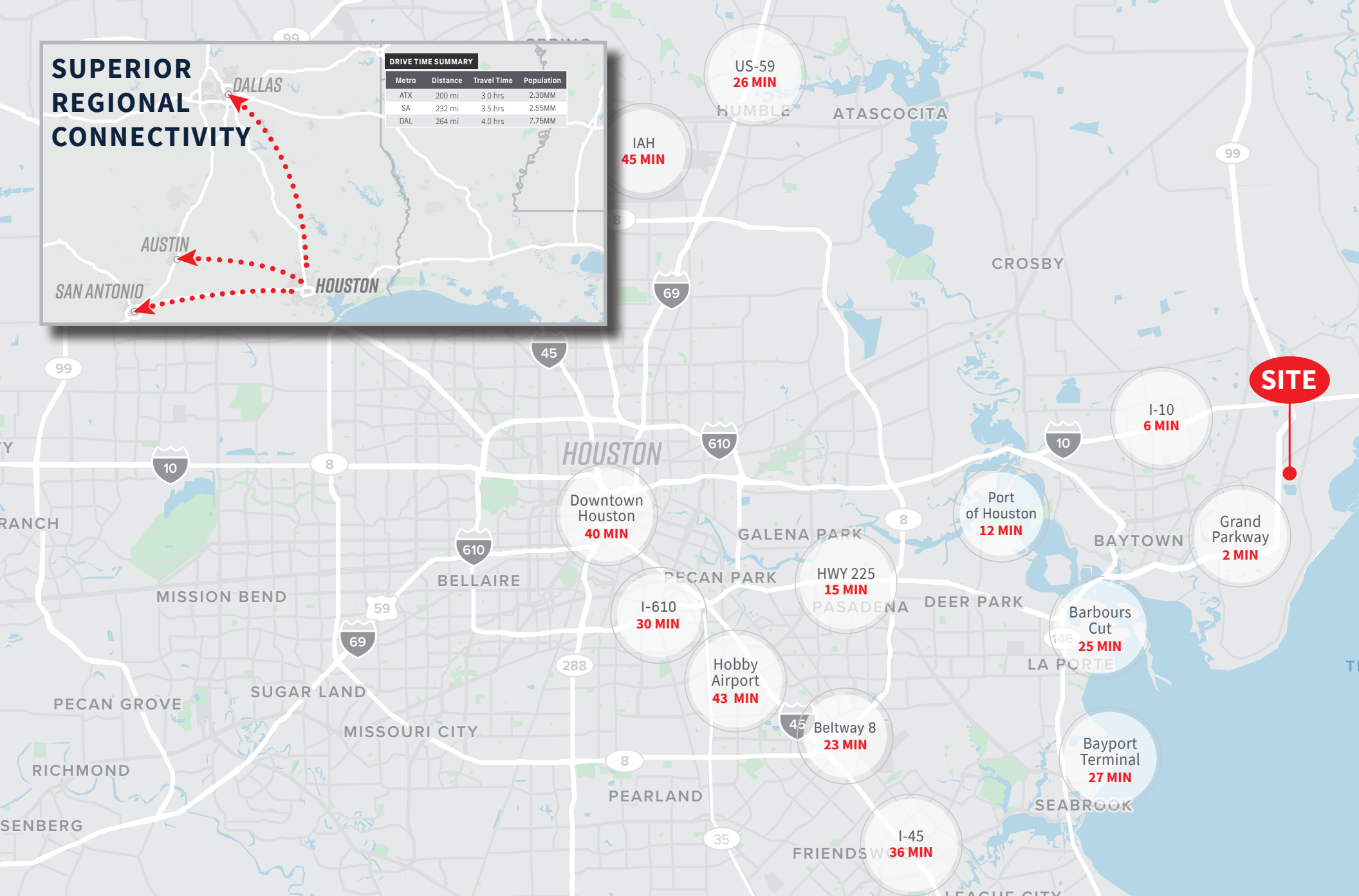


- AmeriPort
- Bay10
- Baytown 10
- Cedar Port TGS
- Katoen Natie

# SUPERIOR REGIONAL CONNECTIVITY

DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	200 mi	3.0 hrs	2.30MM
SA	232 mi	3.5 hrs	2.55MM
DAL	264 mi	4.0 hrs	7.75MM

DALLAS  
AUSTIN  
SAN ANTONIO  
HOUSTON



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