

GRAND PORT LOGISTICS PARK

MASTER PLAN

Kilgore Pkwy Frontage | Baytown, TX (Houston MSA)

1.3M SF Available Now for Build-to-Suit

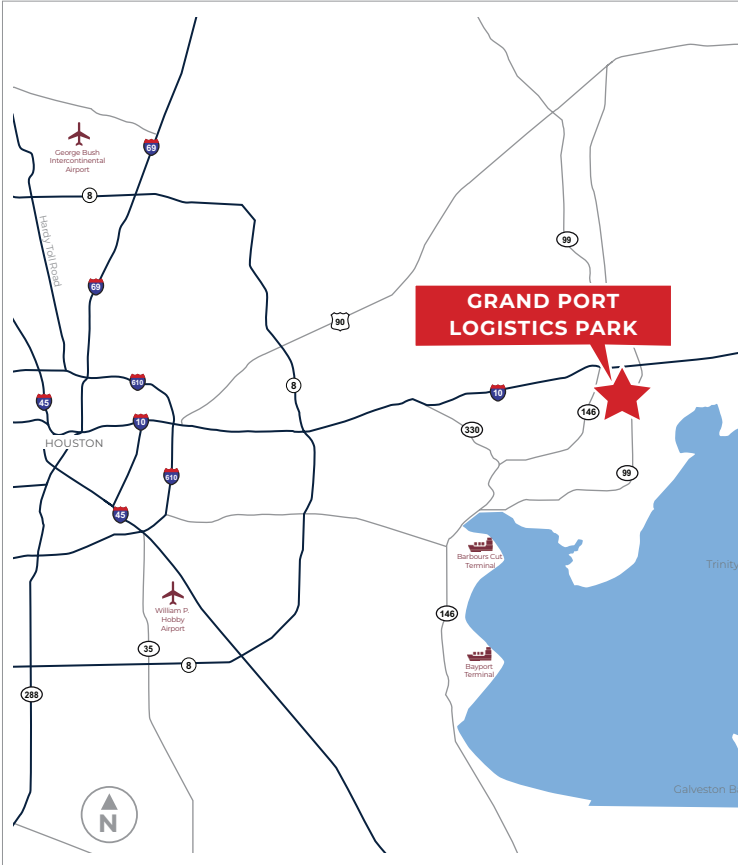
Grand Port Logistics Park is a 108-acre logistics hub located near the Northwest corner of Highway 99 and Kilgore Parkway, one mile, three minute drive south of I-10. It offers prime access to a skilled labor pool and several port terminals. The business-friendly market has state-of-the-art infrastructure, including rail, container, and barge transportation, making it ideal for Class A industrial facilities. The Port of Houston is the nation's busiest waterway and Grand Port Logistics Park is less than 17 miles from Barbours Cut and 22 miles from Bayport. This flexible site can accommodate up to 1.3 million square feet and is perfect for optimizing distribution channels.



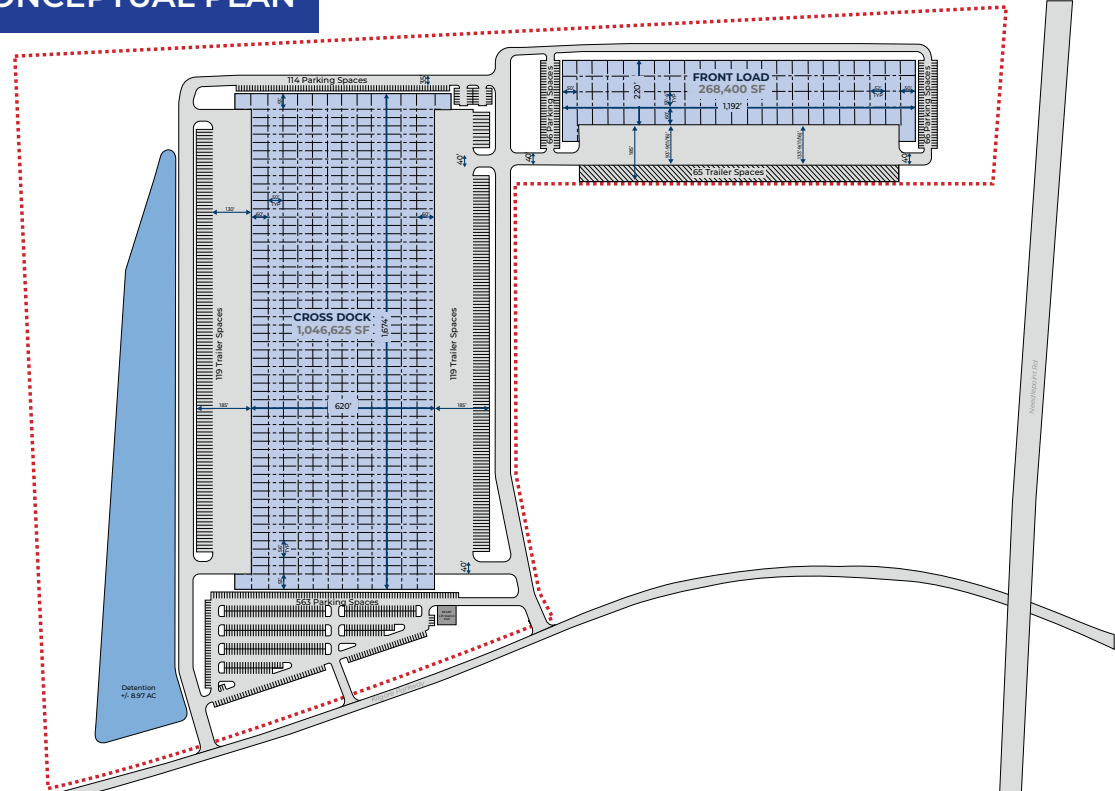
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KILGORE PARKWAY | BAYTOWN, TX (HOUSTON MSA)

PROPERTY OVERVIEW



CONCEPTUAL PLAN



Bldg 1: 1,046,625 SF
Bldg 2: 268,400 SF



Bldg 1: 40' minimum clear height
Bldg 2: 32' minimum clear height



ESFR sprinkler system



Build-to-suit opportunities



Bldg 1: 50' W x 56' D column spacing
Bldg 2: 52' W x 53' 4" D column spacing
60' D at staging bay



Bldg 1: 238+ trailer spaces
Bldg 2: 65 trailer spaces



Bldg 1: Cross-dock configuration
Bldg 2: Front-load configuration



Bldg 1: 677+ auto spaces
Bldg 2: 132 auto spaces



185' truck court



6"-8" thick, fully reinforced floor slab



FTZ 171 capable

Development



JORDAN BOOKSTAFF

346 646 1166 (o)
jordan.bookstaff@hillwood.com

Leasing

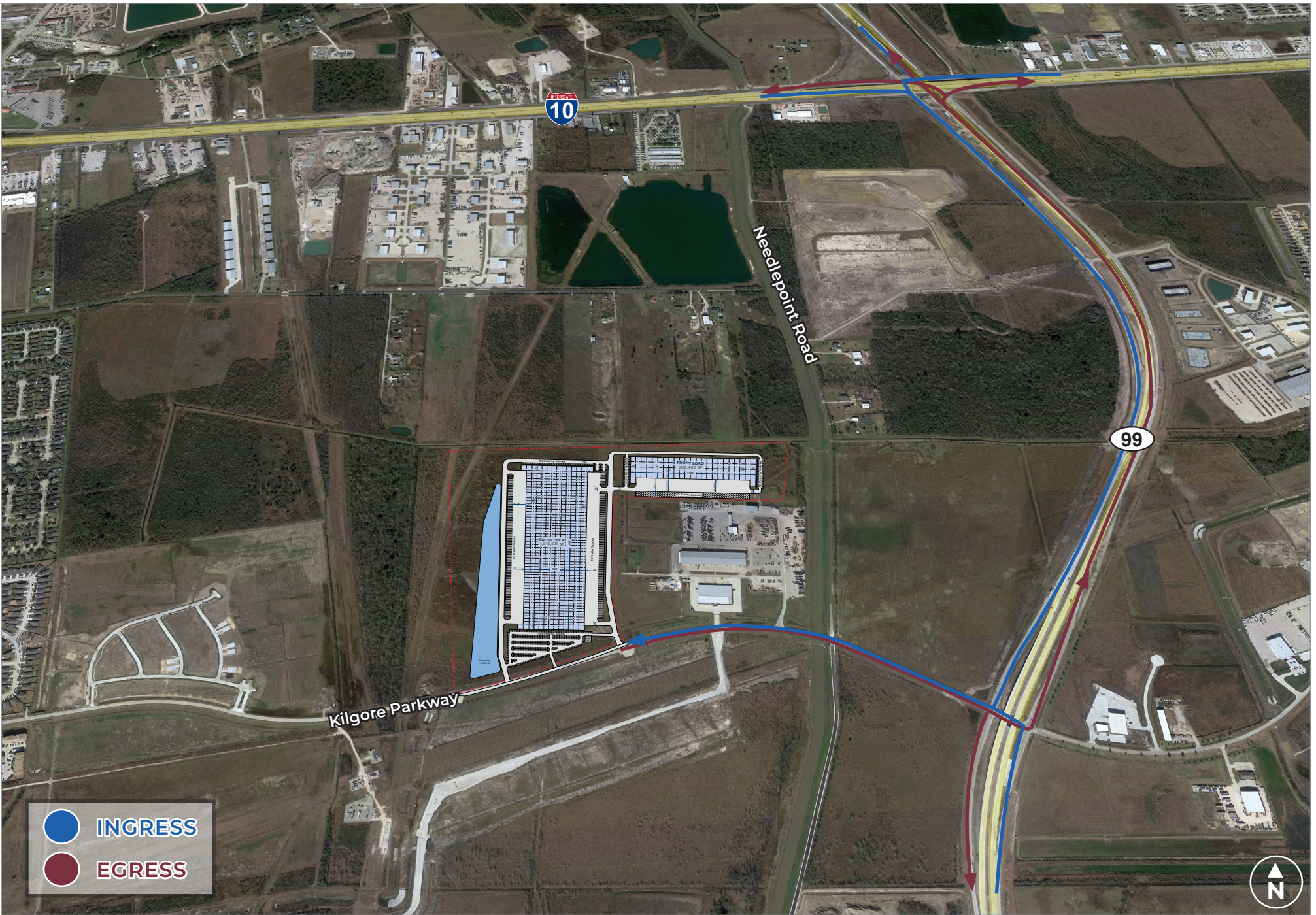


TYLER MANER

713 300 0321 (o)
tmaner@streamrealty.com

GARRET GEACONE

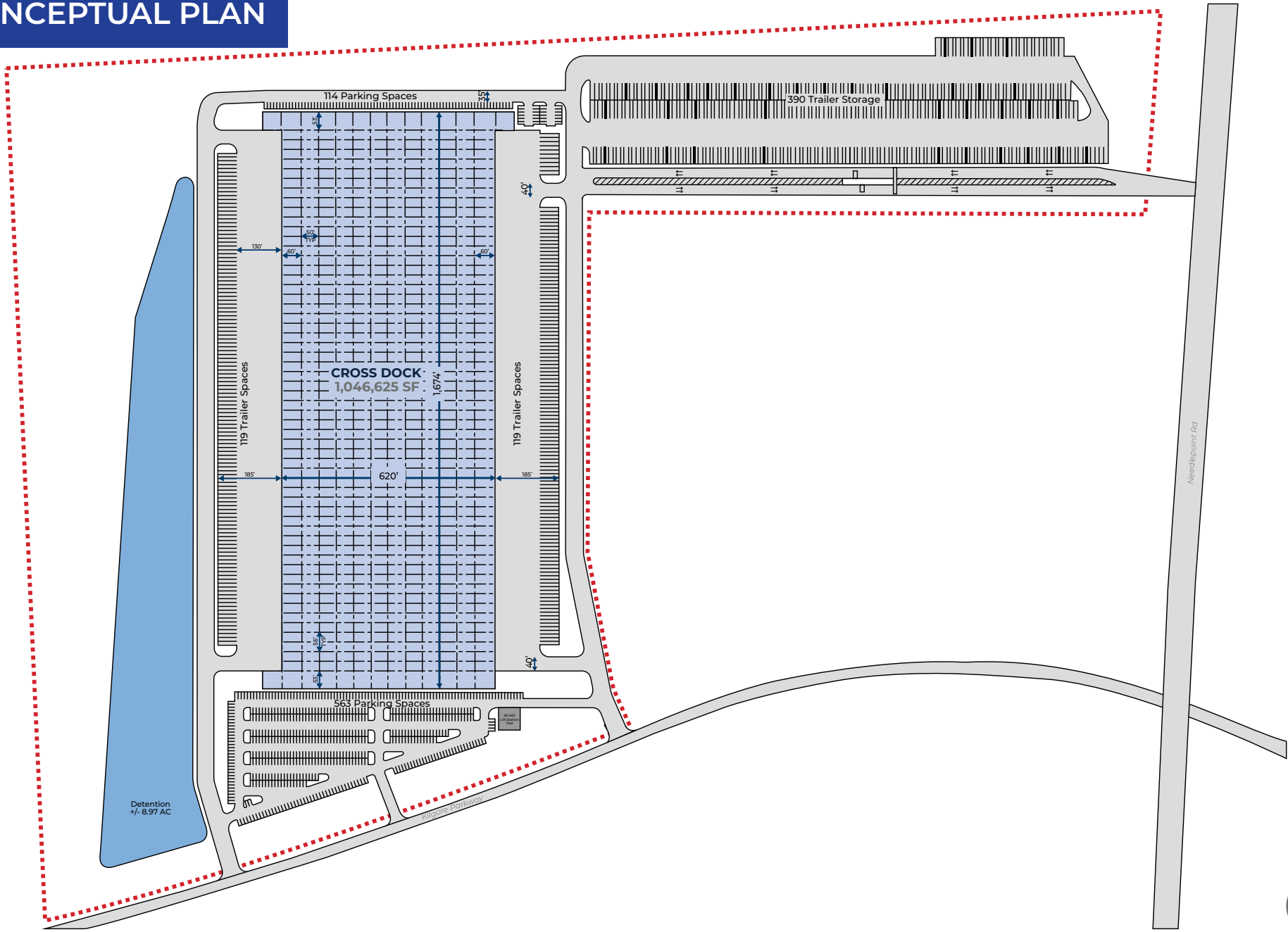
713 300 0232 (o)
garret.geacone@streamrealty.com



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INGRESS / EGRESS

CONCEPTUAL PLAN



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AREA INFORMATION



BUSINESSES

- | | | | | |
|---------------------|-----------|-----------------|------------------------------|-----------------------|
| 1. Palmer Logistics | 4. Soltex | 6. Access World | 8. KTN | 10. Partner Logistics |
| 2. Quantix | 5. Geodis | 7. Plantgistix | 9. Chevron/Phillips Chemical | 11. Palmer Logistics |
| 3. Greif Packaging | | | | |

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NEARBY MARKET INFORMATION



DRIVE TIMES

State Highway 99

0.5 mi. 1 min.

Beltway 8 via I-10

19 mi. 18 min.

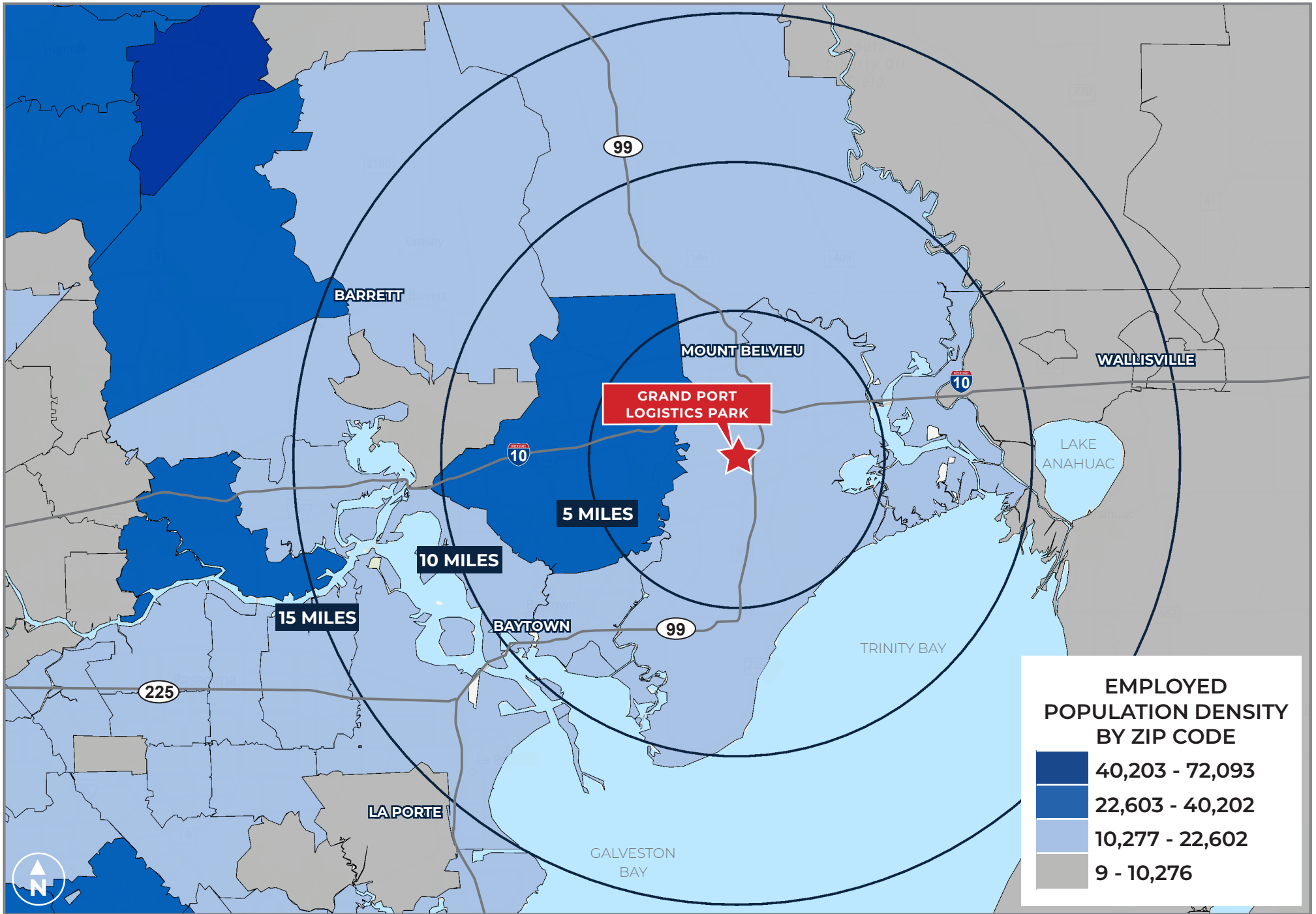
PORT OF HOUSTON

Barbour's Cut Terminal

17 mi. 15 min.

Bayport Terminal

22 mi. 20 min.



CONTACT

DEVELOPMENT



JORDAN BOOKSTAFF

346 646 1166 (o) 3355 West Alabama | Ste 1155
jordan.bookstaff@hillwood.com Houston, TX 77098
hillwood.com

LEASING



TYLER MANER

713 300 0321 (o) 3040 Post Oak Rd | Ste 600
tmaner@streamrealty.com Houston, TX 77056
streamrealty.com

GARRET GEACCONE

713 300 0232 (o) 3040 Post Oak Rd | Ste 600
garret.geaccone@streamrealty.com Houston, TX 77056
streamrealty.com