

GATEWAY TEN
Business Park

*Two 15,000 SF office/warehouse
buildings for lease, purchase,
design build or BTS*

**7608 & 7619 GATEWAY BLVD.
BAYTOWN, TX 77521**

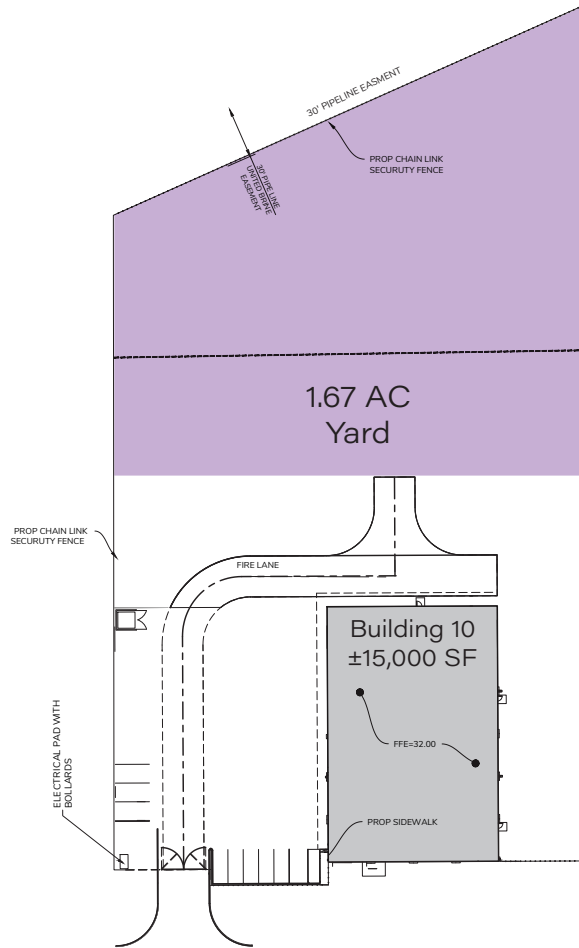


For property
information,
contact:

Tyler Maner
tmaner@streamrealty.com
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Tommy Erwin
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713.516.0052

STREAM



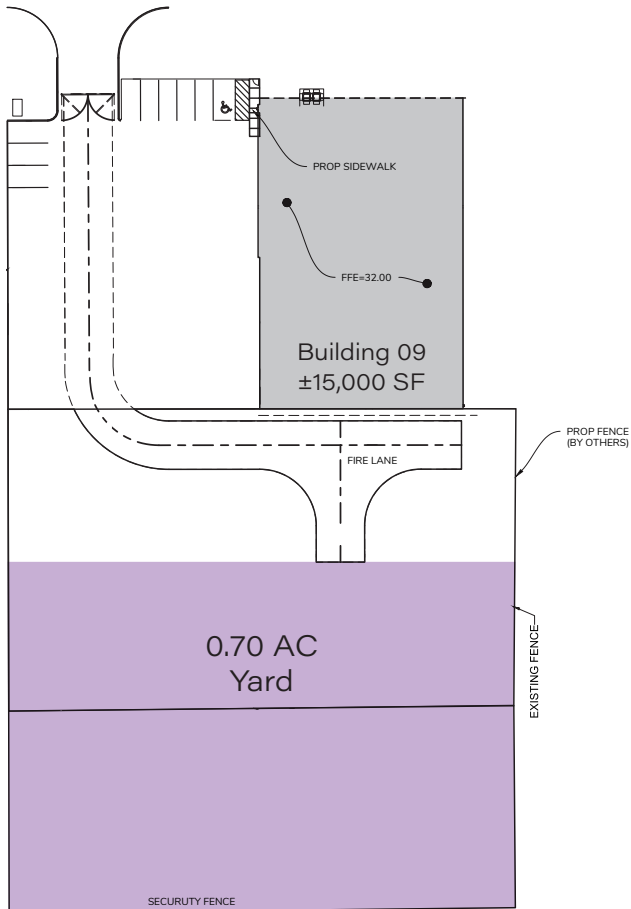
Property Information:

- 3.14 acre total site size
- ±15,000 SF total building size
- 1,680 SF office
- 1.67 acres to be used for laydown yard
- Freestanding
- Tiltwall/PEMB construction
- 5-ton crane capable

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Property Information:

- 2.53 acre total site size
- ±15,000 SF total building size
- 1,680 SF office
- 0.70 acres to be used for laydown yard
- Freestanding
- Tiltwall/PEMB construction
- 5-ton crane capable

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warehouse buildings for lease,
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** Images depicted show 7608 Gateway Blvd. but
both buildings are similar in features.*

Features Include:

- Newly built warehouse & office
- Breakroom
- Fully-fenced yard

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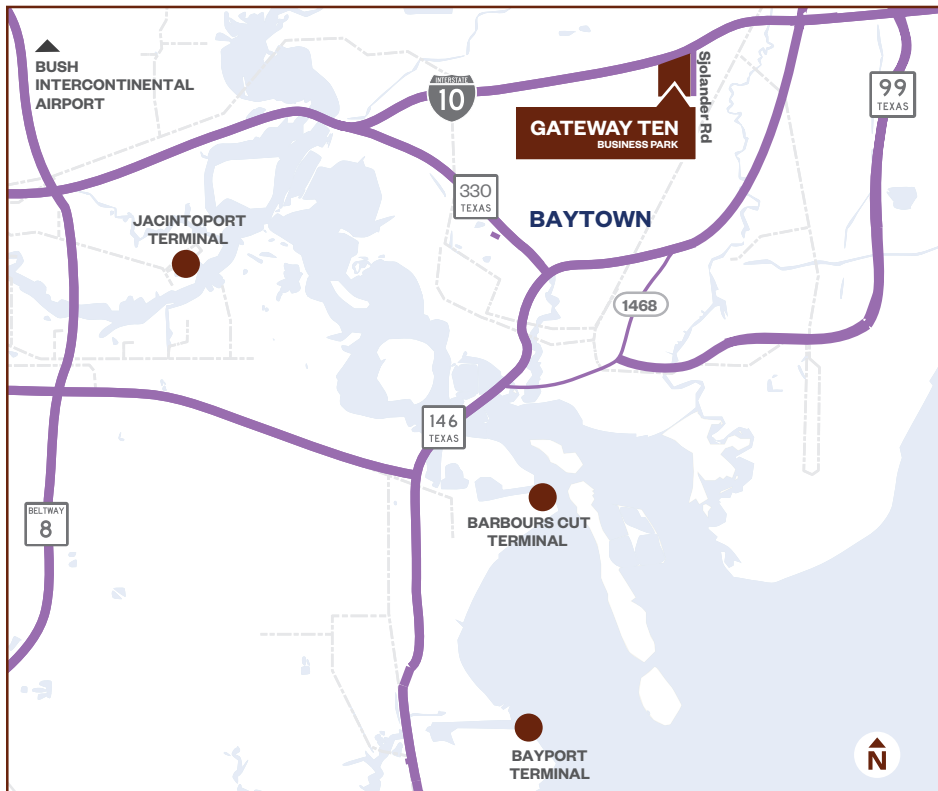
For Lease or Sale

7608 & 7619 GATEWAY BLVD.
BAYTOWN, TX 77521

Prime Location

Located along I-10 at the Sjolander Road exit, Gateway Ten Business Park is conveniently located near Port of Houston terminals.

Zoned in Baytown, Texas, as an industrial site, Gateway Ten is a rare business park as the city is no longer rezoning or transitioning any future land tract.



LOCATION	DRIVE TIME
Grand Parkway	8 minutes
Jacintoport Terminal	17 minutes
Barbours Cut Terminal	21 minutes
Greensport Terminal	21 minutes
Bayport Terminal	24 minutes
Bush Int. Airport	34 minutes
Hobby Airport	32 minutes

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