

For Lease | Delivered

Cedar Port Logistics Center II

800,405 SF Rail Served Distribution Space

6500 Nita Way, Baytown, TX 77523



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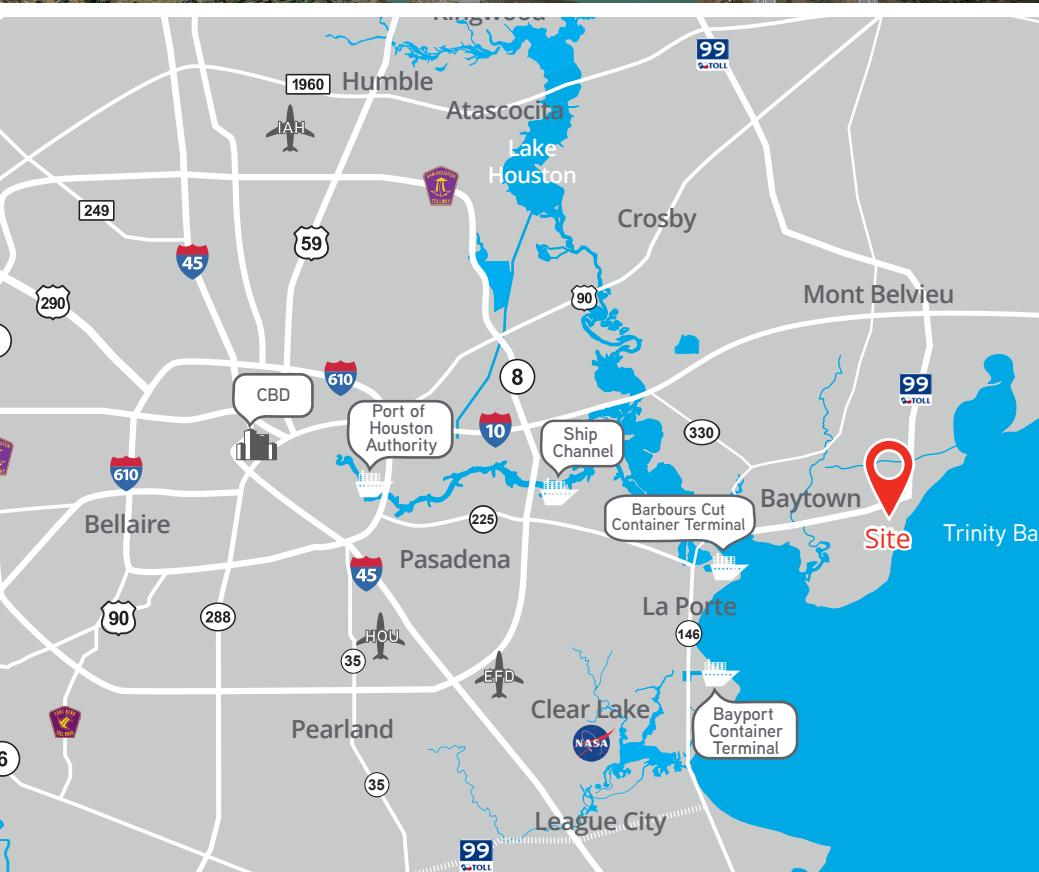
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Cedar Port Logistics Center II

800,405 SF Rail Served Distribution Space

Cedar Port Logistics Center II is a brand new Class A rail served front load facility that is strategically located near Port of Houston. With direct frontage on the Grand Parkway, it is less than twelve miles from Barbours Cut and fifteen miles from Bayport Container Terminals. The property allows for the flexibility to be completely or partially rail served and can demise down to \pm 300,000 SF.



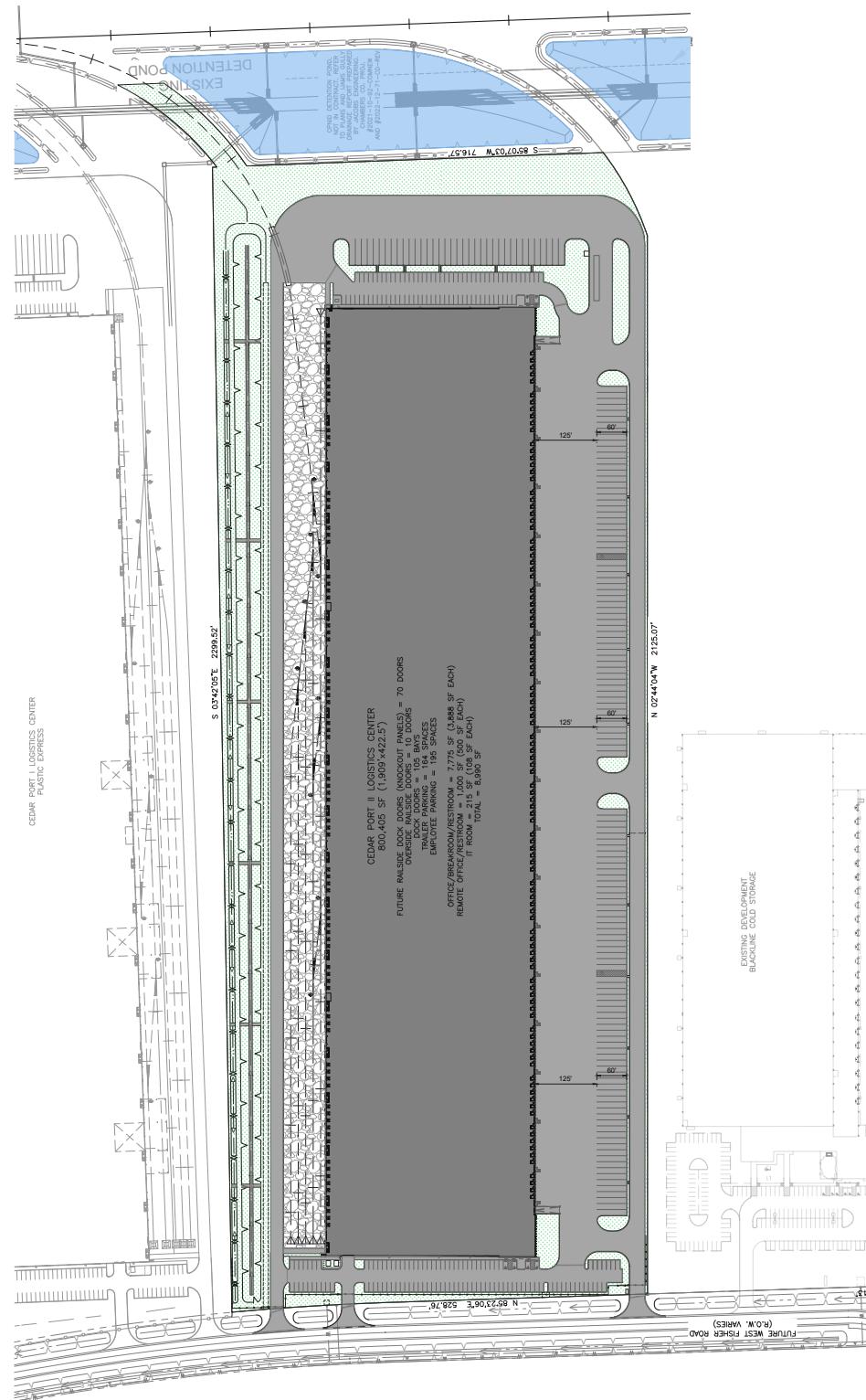
Property Features

- 800,405 SF available for build to suit
- Dual Rail (UP & BNSF)
- Connected to 7,800 rail car storage spaces
- Immediate Port of Houston service
- Frontage on the Grand Parkway
- 8,990 SF of spec office space

Lease Rate:
Contact Brokers for pricing

Site Plan

Site Size	45 AC
Building Size	800,405 SF
Type	Front load rail served, can be cross dock
Rail	TGS Cedar Port Railroad (BNSF, UP served)
Storage	125 Rail cars; Tier I (BNSF, UP)
Clear Height	36'
Column Spacing	56' x 50' Interior, 56' x 60' Speed Bay
Dock Doors	110
Rail Doors	10 — 16' x 16'
Drive-In Doors	2 — 14' x 14'
Truck Courts	185' (100% concrete)
Trailer Storage	166
Auto Parking	209
Air Changes	1 per hour per vapor mitigation system
Sprinkler	ESFR
Office	8,990 SF
Roof	45 Mil, 20 year warranty
Electrical	4,000 amps



Building Photos



Aerial Location



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Date