

CARSON BAY 10



FOR LEASE
±644,634 SF

BAY 10 BUSINESS PARK
3722 KILGORE PARKWAY
BAYTOWN, TX 77523
CHAMBERS COUNTY

FOR FURTHER INFORMATION:

McCAY DICKSON
(713) 360-7952
MDICKSON@CARSONCOMPANIES.COM



ANOTHER QUALITY DEVELOPMENT BY:

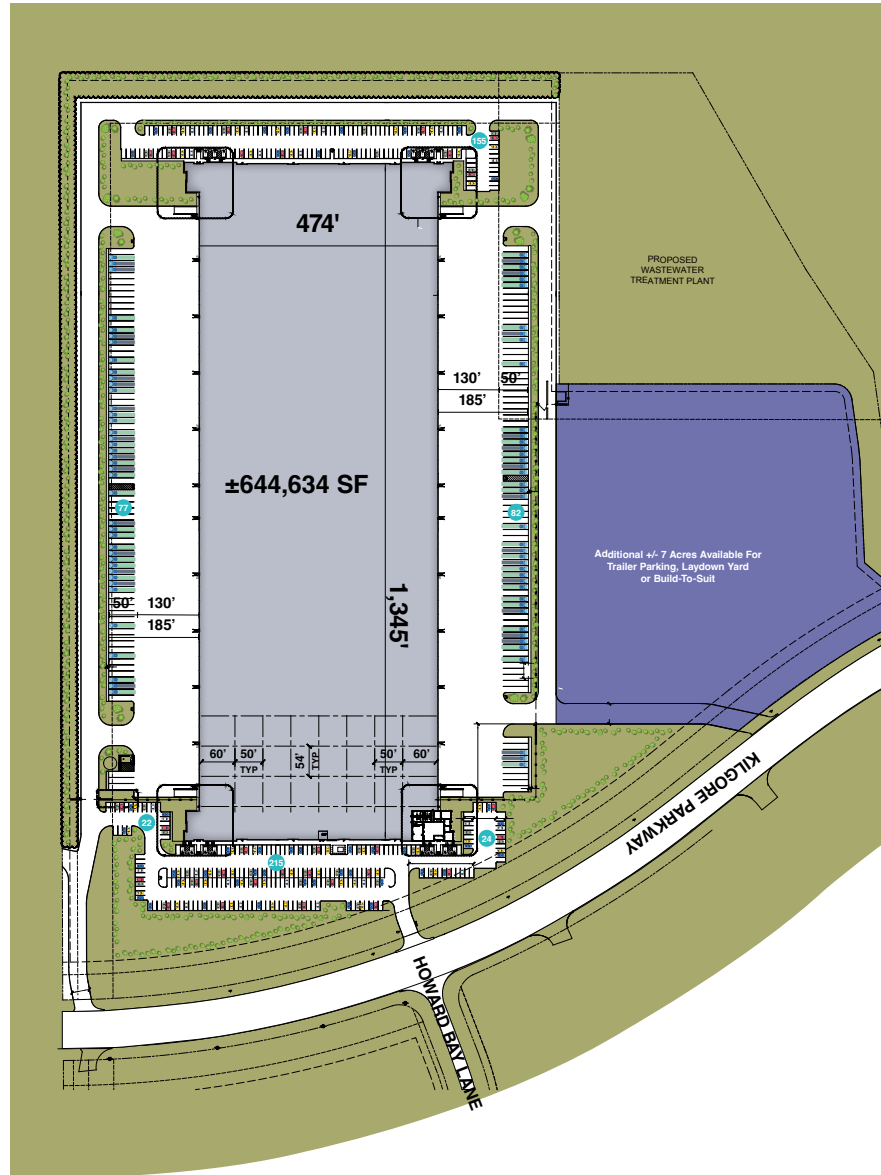
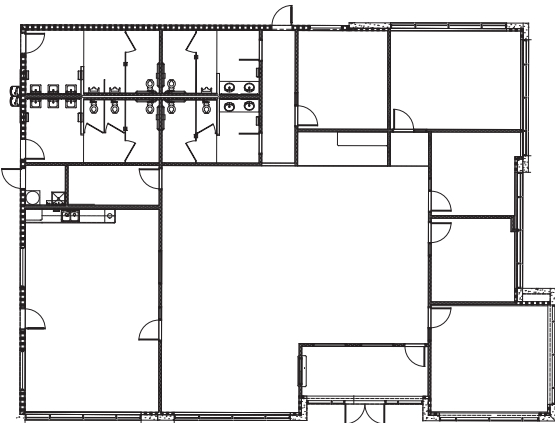
CARSON
COMPANIES

BUILDING FEATURES

BUILDING 3

- ±644,634 SF Total
- ±4,451 SF Office
- 40' Clear Height
- 8" Slab
- LED Lights
- Dock Doors: 185
- Drive-in Ramps: 4
- Trailer Parks: 159
- Auto Parks: 416
- ESFR Sprinkler
- 3 Phase/480 Volt/3,000 Amps
- Additional ±7 acres available for trailer parking, laydown yard or BTS
- Call for Pricing

Office Space



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ANOTHER QUALITY DEVELOPMENT BY:

CARSON BAY 10

IDV

±644,634 SF

DETENTION POND

3180

PODS
Moving & Storage

oleon
a natural Chemistry

LAWSON CRYOGENIC
MANUFACTURING & REPAIR

BAYWATER

T2

KILGORE PARKWAY

AEW

oasis

Resolute Environmental & Response Services LLC

Bobcat

MUSTANG CAT

GULF COAST CRANE

HILLWOOD

Meritage Homes

Meritage Homes

WHITE CAP
BUILDING TRUST ON EVERY JOB

NTS
NATIONAL TIRE SUPPLY

On point
PROFESSIONAL SERVICES

Equipment Share

INTERSTATE
10

GRAND PARKWAY

99



**BORDER
OF LOUISIANA**
90 Miles – 1.3 Hours