

Only one building left!



For Lease

# 1405 Cedar Port Park

NEC of FM 1405 & Oscar Nelson Jr. Drive  
Baytown, TX 77523

Owned & managed by:



## Four brand new tiltwall buildings located in the highly desirable Cedar Port Industrial Park

The property is well positioned within Cedar Port Industrial Park at the corner of Oscar Nelson Jr. Dr and FM 1405 with direct access via 40' access drives. The property benefits from the Heavy Haul Roads throughout Cedar Port and access to public barge and rail terminals within the park. Buildings 2 and 4 are 20-ton crane ready.

Marketing Agents:

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Accelerating success.



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# Property Profile



## Property Highlights

$\pm 49,792$  sf  
Size Available

BTS  
Office

Dock High  
Loading

Tiltwall  
Construction (2020)

1,000 amps  
Power

32'  
Clear height

20 ton  
Crane ready

ESFR  
Sprinklers

High Pile  
Ready

Immediate  
Occupancy

200'  
Truck Courts

Contact Brokers  
Lease Rate

# Park Site Plan



Oscar Nelson Jr Dr





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# Property Gallery

Tiltwall construction



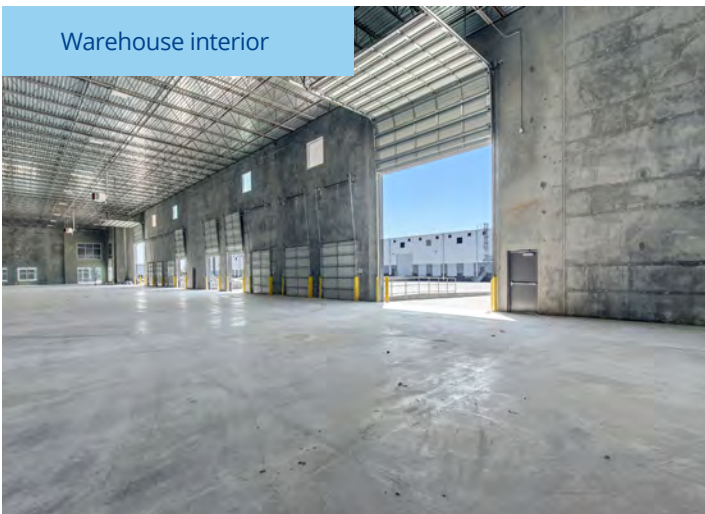
Dock and grade level loading



200' Truck court



Warehouse interior



32' Clear height





# Location & Access



6

minutes to CCID  
#1 Barge Dock

17

minutes to  
Barbours Cut  
Container Terminal

29

minutes to Port  
of Houston

36

minutes to  
Downtown  
Houston

47

minutes to Bush  
Intercontinental  
Airport



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# Contact

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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.*

11-2-2015



## 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.

**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.

**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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date