

BAYPORT
SOUTH



±643,118 SF AVAILABLE - CROSS DOCK

10591 RED BLUFF ROAD, PASADENA, TX 77507



OWNED AND OPERATED BY:



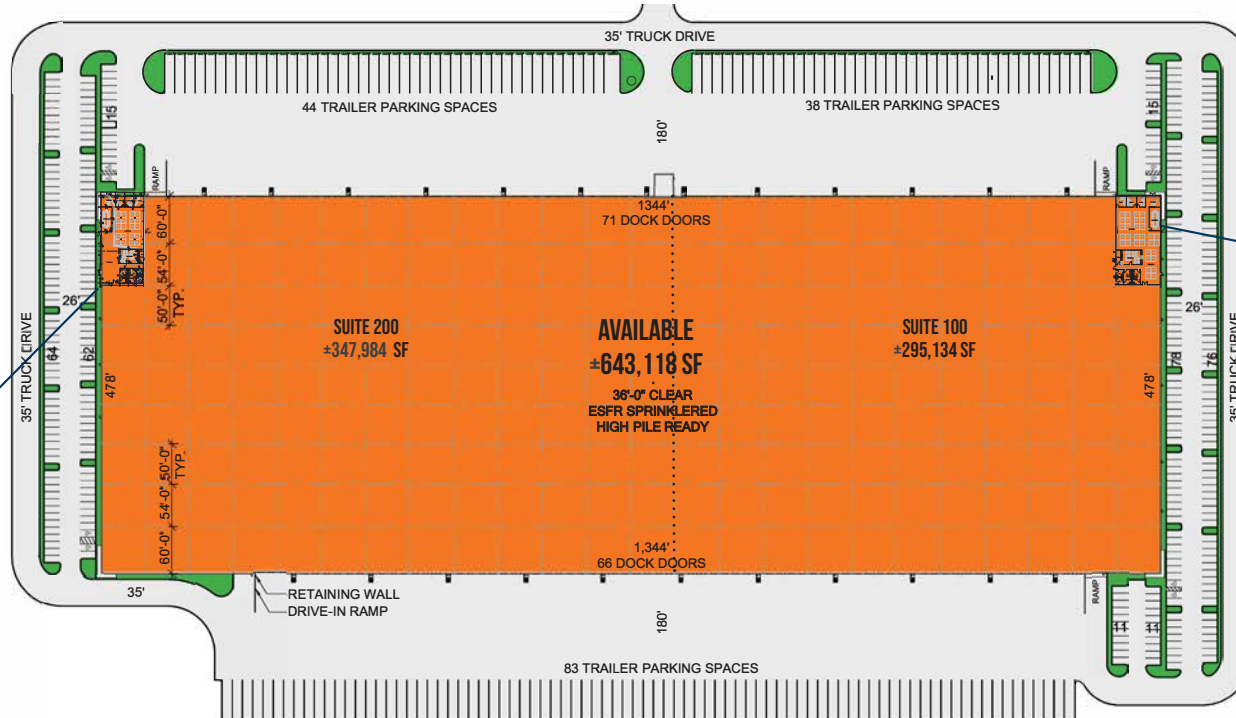
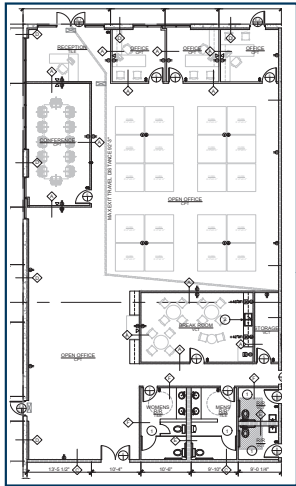
LEASING BY:



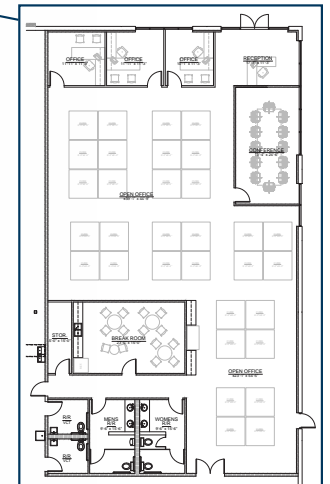
Jones Lang LaSalle Brokerage, Inc.

SITE PLAN

SUITE 200
OFFICE FLOORPLAN:
±5,138 SF



SUITE 100
OFFICE FLOORPLAN:
±5,017 SF

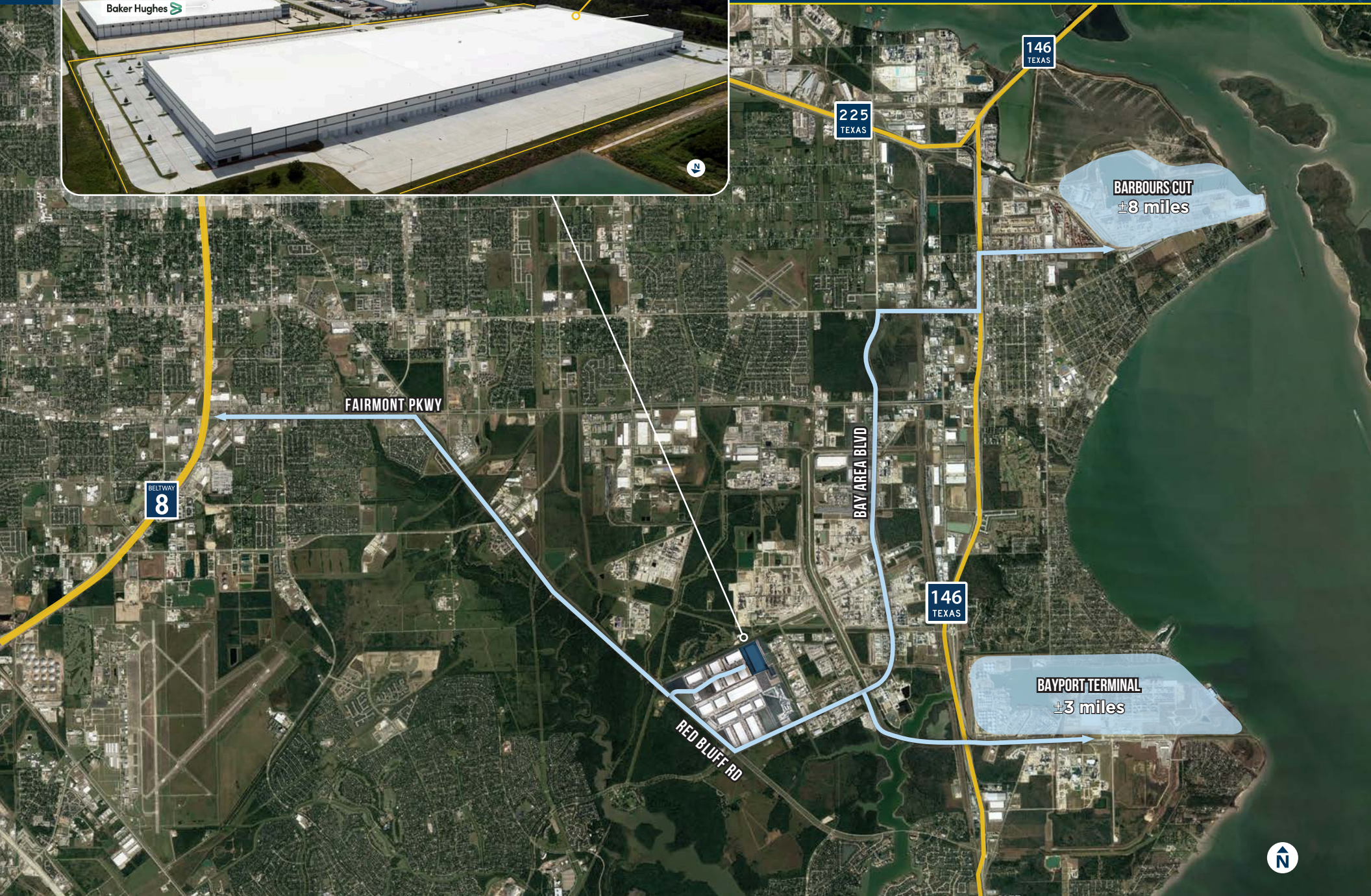


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PROPERTY SPECIFICATIONS & FEATURES

- Total Availability & Building Area: ±643,118 SF
 - Suite 100: ±295,134 SF with ±5,017 SF office
 - Suite 200: ±347,984 SF with ±5,138 SF office
- ±41.56 acre site
- 36' clear height
- ESFR sprinkler system
- High pile ready facility
- Dock high, with cross-dock capabilities
- 56' x 50' column spacing
- Up to 165 trailer storage, parking spaces
- 60' loading bay
- Foreign trade zone capable
- (2) 12'-14' overhead doors with ramp
- 180' truck courts
- Parking: 317 spaces
- Lighted intersection for superior access

PROXIMITY TO CONTAINER PORTS



LOCATION FAST FACTS

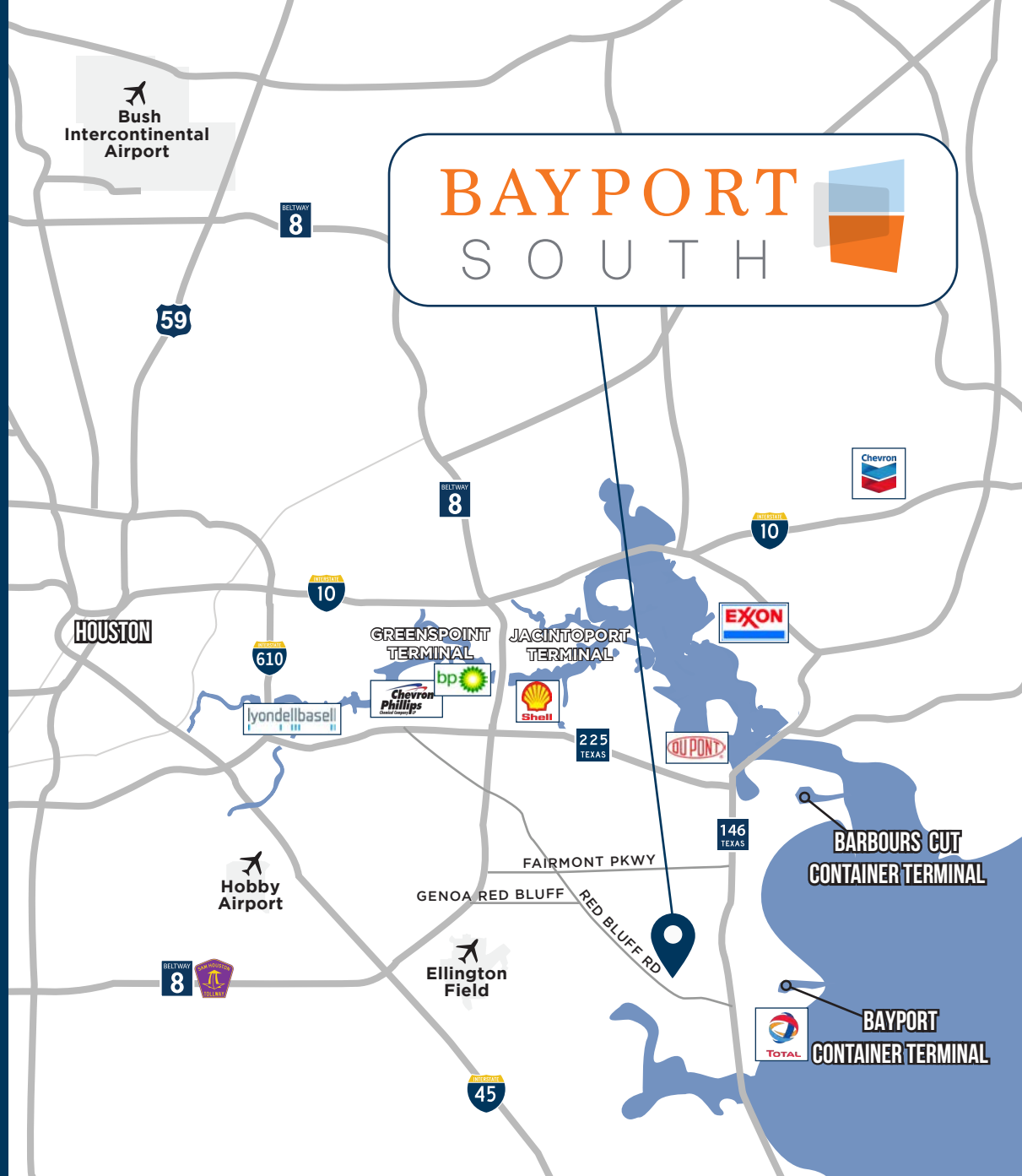
THE PROPERTY IS STRATEGICALLY LOCATED WITHIN HOUSTON'S PORT MARKET ONLY 3 MILES FROM BAYPORT CONTAINER TERMINAL AND 8 MILES FROM BARBOURS CUT CONTAINER TERMINAL.

VIA MAJOR HIGHWAYS

LOCATION	APPROX. MILEAGE
BAYPORT CONTAINER TERMINAL	3 MILES
BARBOURS CUT CONTAINER TERMINAL	8 MILES
BELTWAY 8	7 MILES
HWY 225	8 MILES
I-10	14 MILES
HOBBY AIRPORT	15 MILES
DOWNTOWN HOUSTON	23 MILES
IAH AIRPORT	37 MILES
AUSTIN	180 MILES
SAN ANTONIO	220 MILES
DALLAS	260 MILES

PORT HOUSTON DATA POINTS

- PORT HOUSTON RECEIVES 68% OF ALL CONTAINER LOADS THAT ENTER THE GULF.
- REFINERIES IN HOUSTON PRODUCE APPROXIMATELY 74% OF ALL PLASTICS RESINS IN THE US.
- COLLECTIVELY THE REFINERIES HAVE BEEN GOING THROUGH A \$60 BILLION EXPANSION SINCE 2015.
- LINERS ARRIVE WITH FULL CONTAINERS AND DEPART WITH PLASTIC RESINS.



LEASING:  JLL

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