

**±250,000 SF - ±850,000 SF AVAILABLE - PROPOSED - RAIL SERVED**



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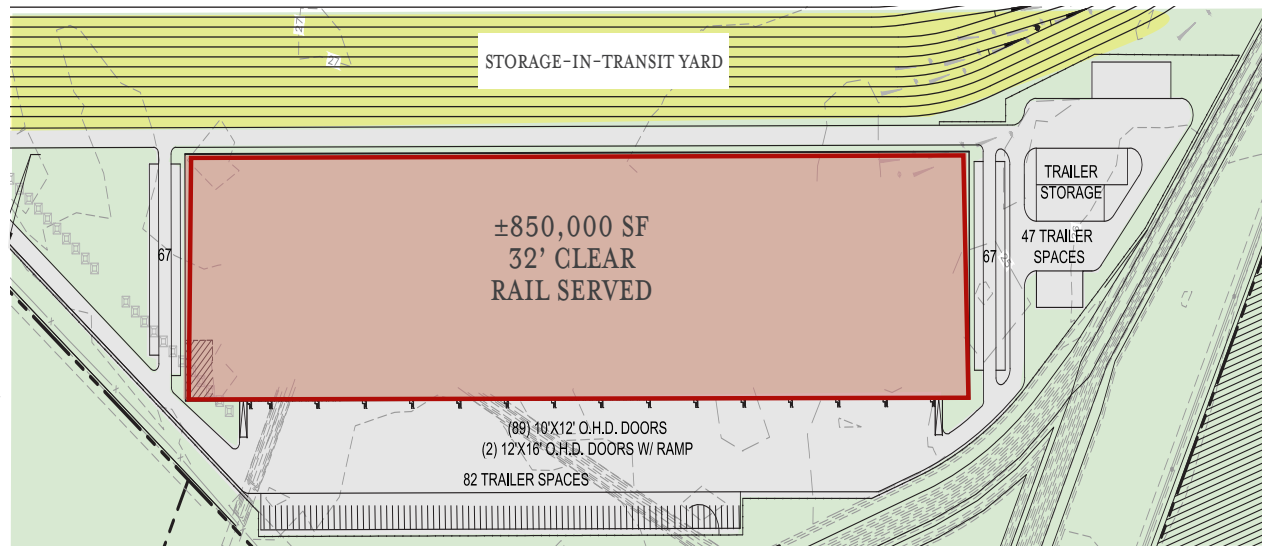
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## BUILDING 6 FEATURES & SPECS

- Total Building Area: ±250,000 SF - ±850,000 SF
- Office Area: BTS
- Rail Served Building (Union Pacific)
- Front Load Configuration
- Trans-Load Capabilities
- On site truck & trailer storage
- SIT Yard Operator: Watco
- Phase I: 420 rail-car storage capacity
- Phase II: 1,200 rail-car storage capacity
- 32' Clear Height
- ESFR Sprinklers
- Foreign Trade Zone #84
- Favorable OPEX through Baytown Tax Abatement
- **Please Contact Broker for Pricing**





**BUILDING 6**  
 PROPOSED  
 ±850,000 SF - RAIL SERVED

**WATCO**  
 STORAGE-IN-TRANSIT YARD  
 TOTAL CAPACITY: ±1,600  
 PHASE I: ±420

SPUR 330

**BUILDING 7**  
 100% LEASED

**BUILDING 8**  
 100% LEASED

THOMPSON RD

**BUILDING 4**  
 PROPOSED

**BUILDING 3**  
 READY FOR OCCUPANCY  
 ±450,873 SF - RAIL SERVED

**BUILDING 2**  
 100% LEASED

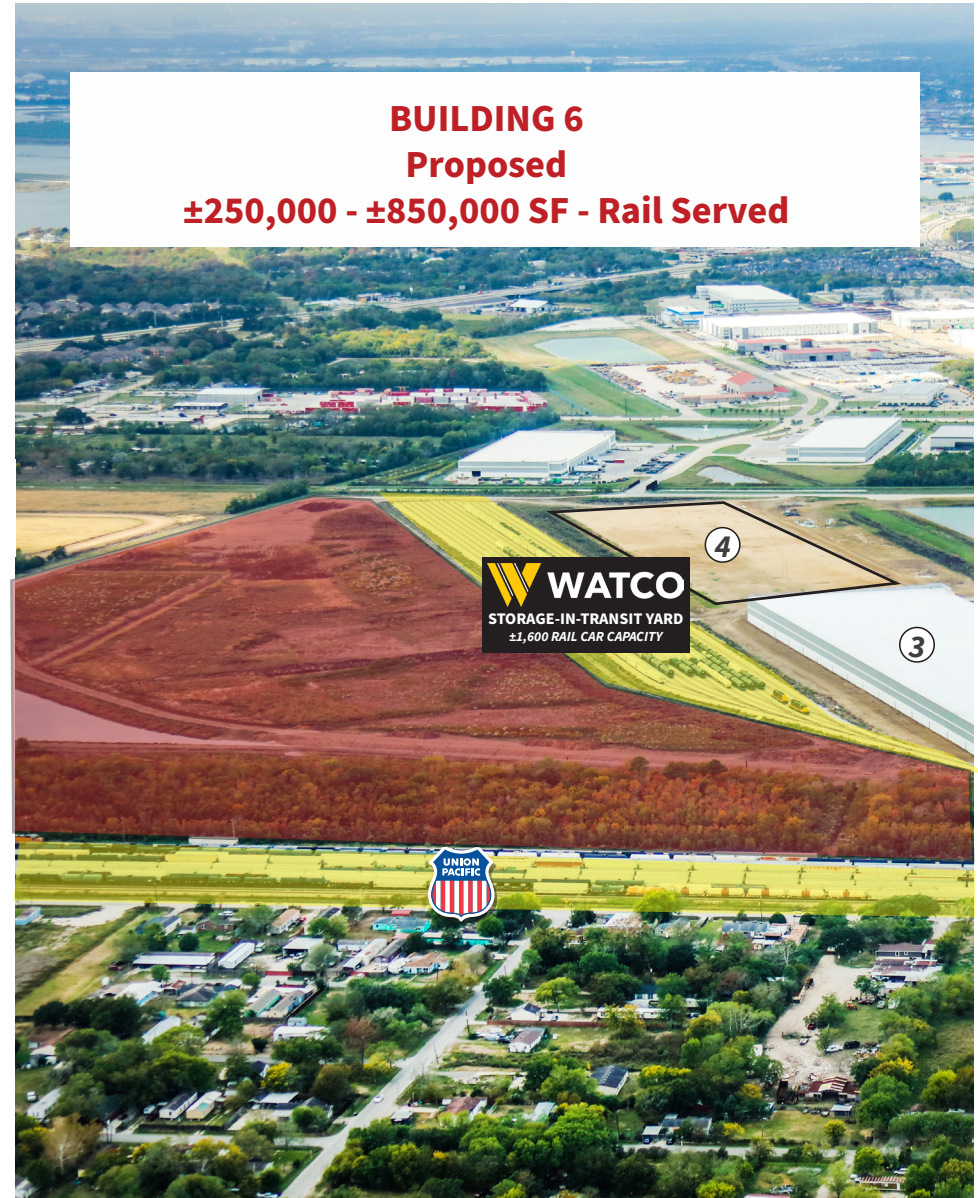
**BUILDING 5**  
 ±179,225 SF

**BUILDING 1**  
 100% LEASED



## PORT 10 RAIL – SIT YARD

- Rail line provided by Union Pacific (Coady Yard)
- Storage-in-transit (SIT) Yard operated by Watco
- SIT Yard capacity up to  $\pm 1,600$  Rail Cars
  - Phase I: 420 Rail Car Storage Capacity (Complete)
  - Phase II: 1,200 Rail Car Storage Capacity
- On-site truck, trailer, container, and rail access



## Strategic Southeast Houston Location With Interstate 10 Frontage

- The Property has immediate proximity to the Barbours Cut and Bayport Container terminals situated on a coast to coast transportation corridor.
- The Site offers tenants easy access to Highway 146 via Spur 330 enabling connectivity to Houston Ship Channel and Houston MSA.
- Premier ingress and egress access directly to I-10 frontage road allowing immediate access travel east and west throughout the Houston Metro and region.
- The Southeast Submarket is located in the midst of the petrochemical hub of the United States.
- Direct Rail Access to Union Pacific's main line through the Coady Yard.

IAH  
32 MIN

69

CROSBY

**PORT 10**  
LOGISTICS CENTER

HWY 90  
14 MIN

90

I-610  
18 MIN

I-10  
1 MIN

Port of Houston  
20 MIN

Exxon Mobil Refinery  
6 MIN

Spur 330  
1 MIN

Grand Parkway  
14 MIN

99

610

CBD  
22 MIN

10

8

Beltway 8  
10 MIN

330

610

10

Pasadena  
22 MIN

Deer Park  
18 MIN

Barbours Cut Container  
10 MIN

LA PORTE

SH 146  
8 MIN

Hobby Airport  
24 MIN

Clear Lake  
26 MIN

Bayport Container  
15 MIN

45

## SUPERIOR REGIONAL CONNECTIVITY

### DRIVE TIME SUMMARY

Metro	Distance	Travel Time	Population
ATX	183 mi	2.9 hrs	2.30MM
SA	218 mi	3.2 hrs	2.55MM
DAL	259 mi	3.7 hrs	7.75MM

AUSTIN  
SAN ANTONIO

DALLAS

HOUSTON

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