

3300 KILGORE PARKWAY, BAYTOWN, TX 77523



K I L G O R E  
GRAND PARKWAY

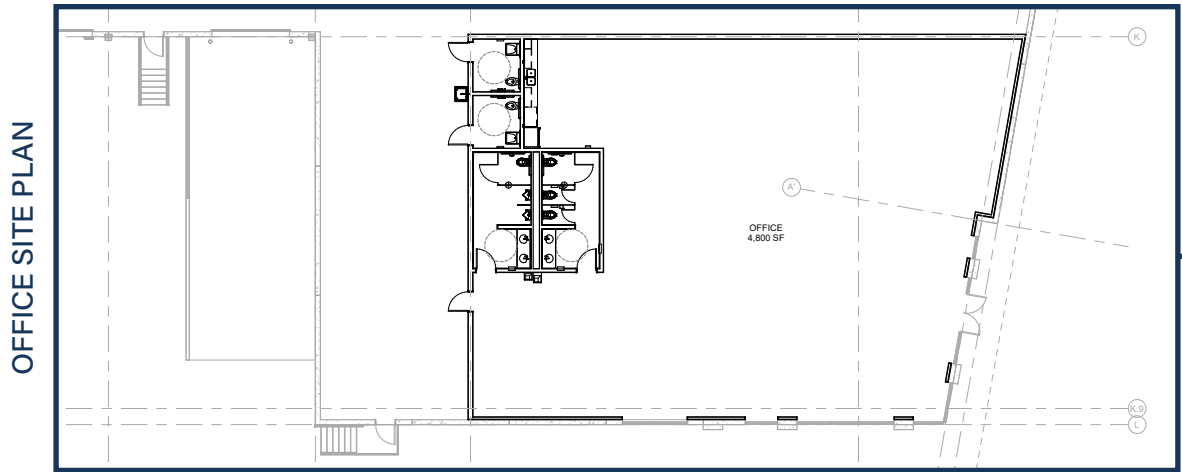
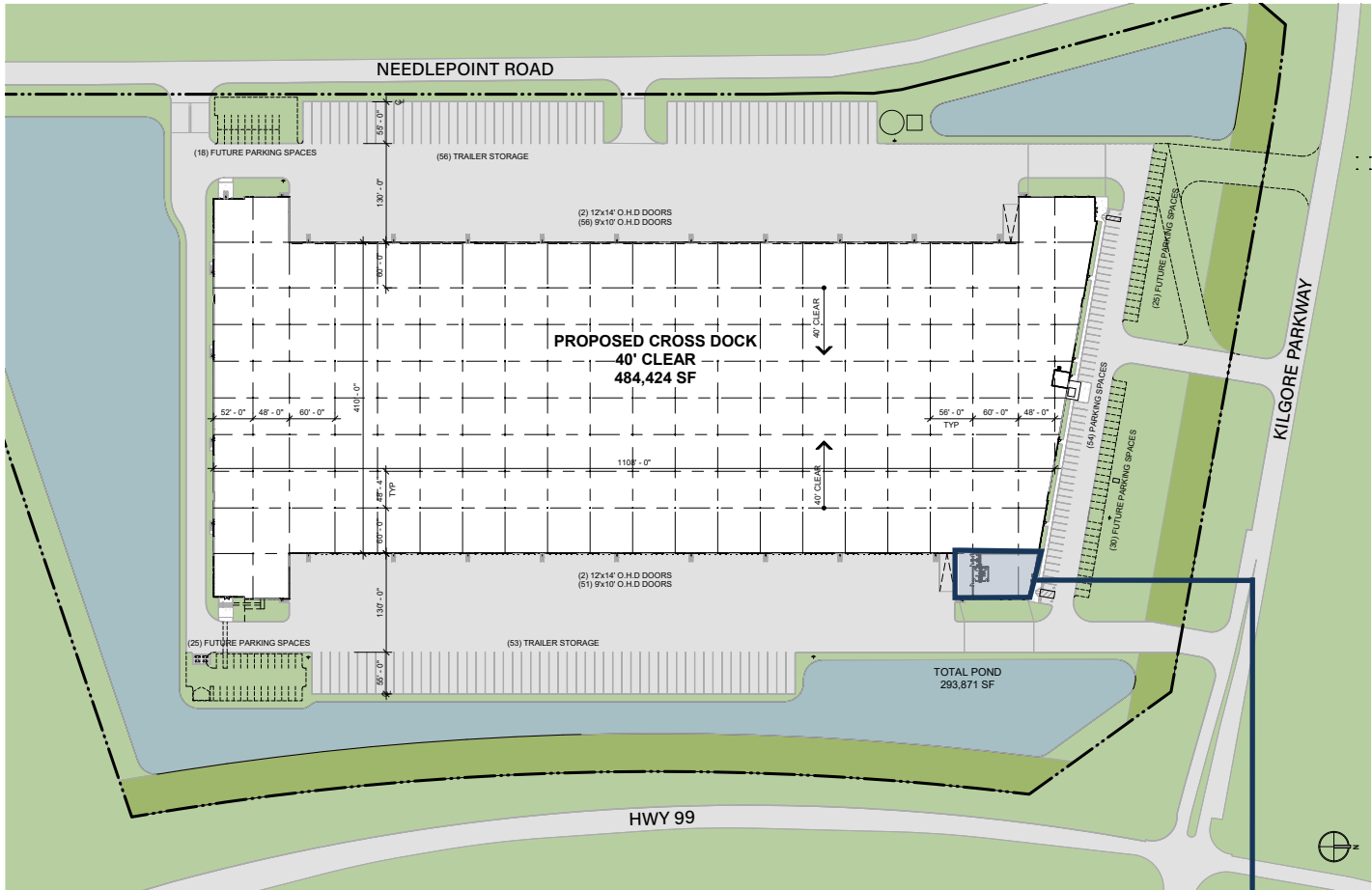
±484,424 SF  
FOR SALE OR LEASE



**CBRE**

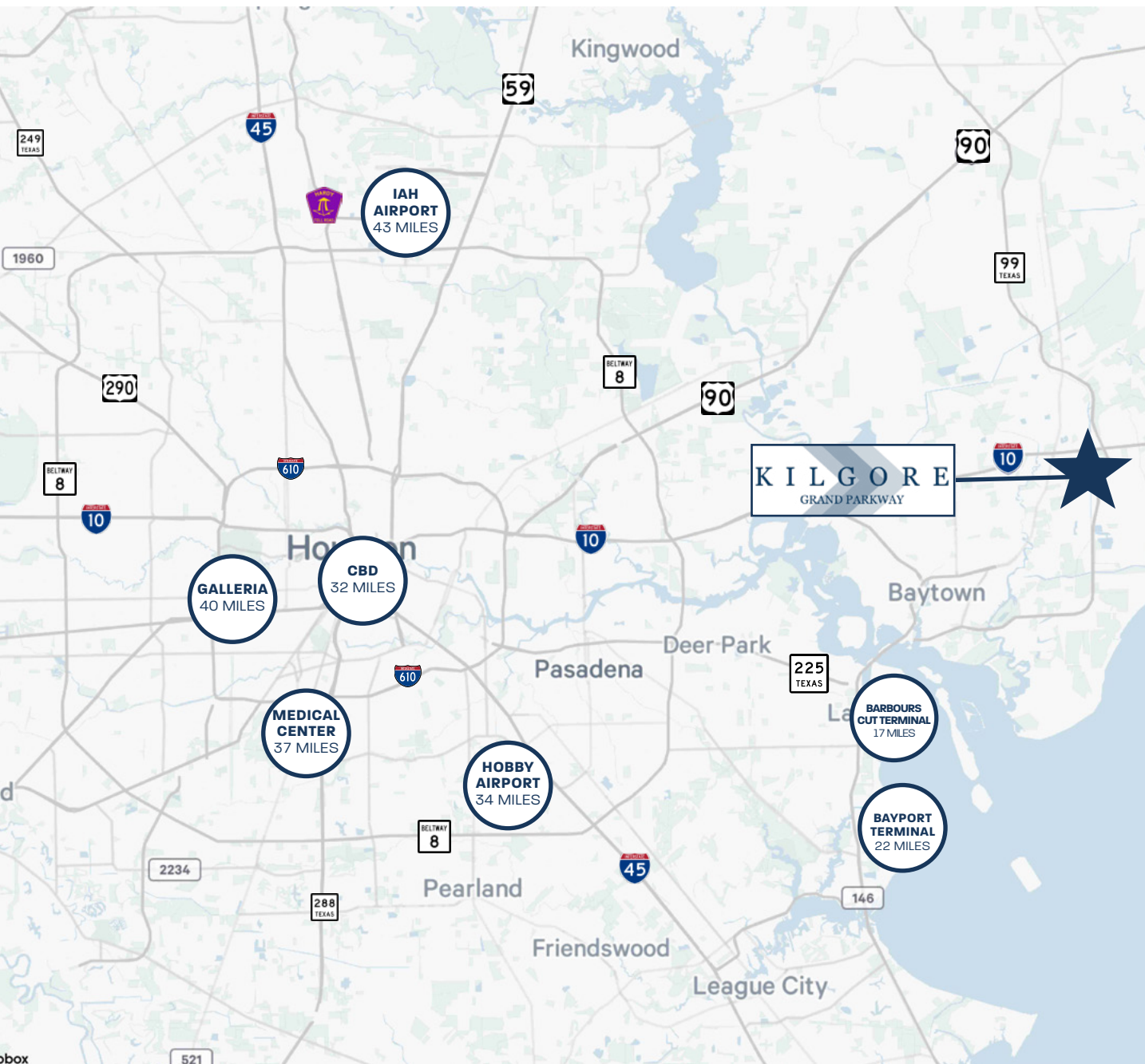
# BUILDING HIGHLIGHTS

Building Size	±484,424 SF
Spec Office	±4,800 SF
Clear Height	40'
Dock High Doors	107 (9' x 10')
Drive In Doors	4 (12' x 14')
Column Spacing	56' x 48'4"
Trailer Parking	109
Truck Court	185'
Auto Parking	±152
Power	3,000 Amps
Sprinklers	ESFR
Loading	Cross Dock
Floor Slab	8"
Roof	60 Mil TPO





# REGIONAL CONNECTIVITY



**DALLAS**  
4 HOURS



**AUSTIN**  
3 HOURS



**SAN ANTONIO**  
3.5 HOURS

**BARBOURS CUT**  
25 MINUTES

**BAYPORT**  
30 MINUTES

LOCAL CONTAINER TERMINALS



# BUILDING PHOTOS





# SOUTHEAST HOUSTON

## ECONOMIC & LOCATION

## INCENTIVES



Located in Houston's desired Southeast submarket that is surrounded by plants, refineries, and other industrial facilities. Southeast submarket of Houston offers a compelling combination of strategic location, access to transportation, a strong economy, a skilled workforce, and industry-specific advantages.



Close proximity to the Houston Ship Channel/Port of Houston and less than a mile from I-10, providing access to global markets, materials, and international trade. This translates into lower costs, faster turnaround times, improved supply chain efficiency, access to global markets, and increased property value.



Large number of high-paying jobs, business developments, capital investments, expansion projects and new technologies. The industrial sector in Houston's Southeast submarket is increasingly embracing new technologies to enhance efficiency, productivity, and sustainability.





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# K I L G O R E

## GRAND PARKWAY



### CONTACTS

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