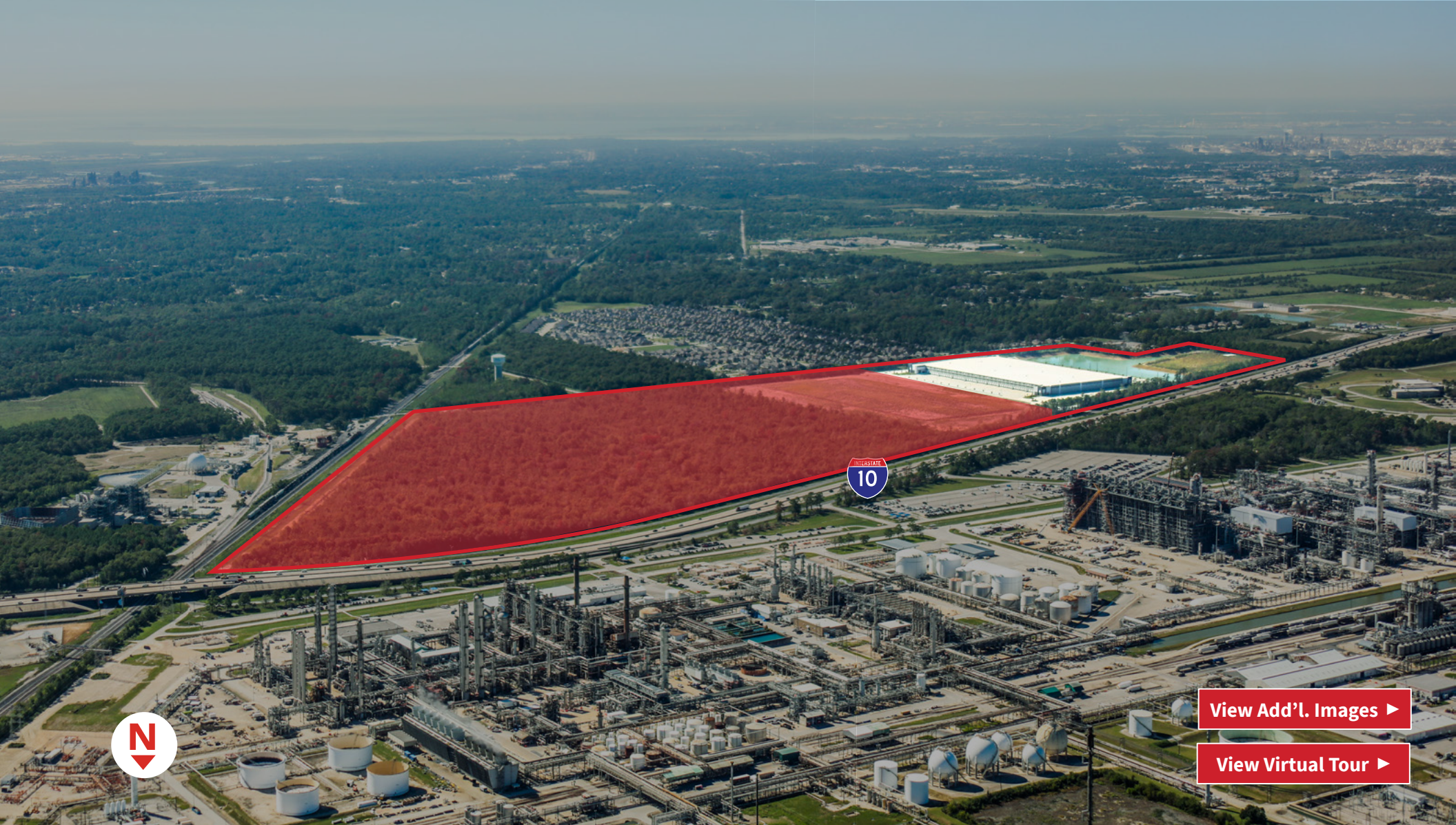


BAYTOWN 10 COMMERCE CENTER

OPPORTUNITIES FOR BUILD TO SUIT / DESIGN BUILD

FOR LEASE OR SALE

9115 I-10 E | BAYTOWN, TX 77521



[View Add'l. Images ▶](#)

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A DEVELOPMENT BY:



LEASING BY:



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SUPERIOR ACCESS ON INTERSTATE 10

THE PROPERTY'S DIRECT INTERSTATE FRONTAGE OFFERS EXCELLENT ACCESS TO BOTH I-10 EAST AND I-10 WEST, CONNECTING THE SITE TO THE REST OF HOUSTON. PHASE I IS ACCESSIBLE VIA TWO POINTS OF ACCESS ONTO THE I-10 EAST FRONTAGE ROAD. THE REMAINING PHASES OFFER FOUR ADDITIONAL POINTS OF ACCESS.



KEY

- Entrance Ramps
- Exit
- Turnaround Lane

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OVERALL SITE PLAN

OPPORTUNITIES FOR BUILD TO SUIT / DESIGN BUILD

FOR LEASE OR SALE

9115 I-10 E | BAYTOWN, TX 77521

Baytown 10 Commerce Center is one of our newest master-planned Industrial projects in East Houston. The Park has ±179 Acres for build to suits or design build projects from ±600,000 SF to ±1.4M SF.

Features:

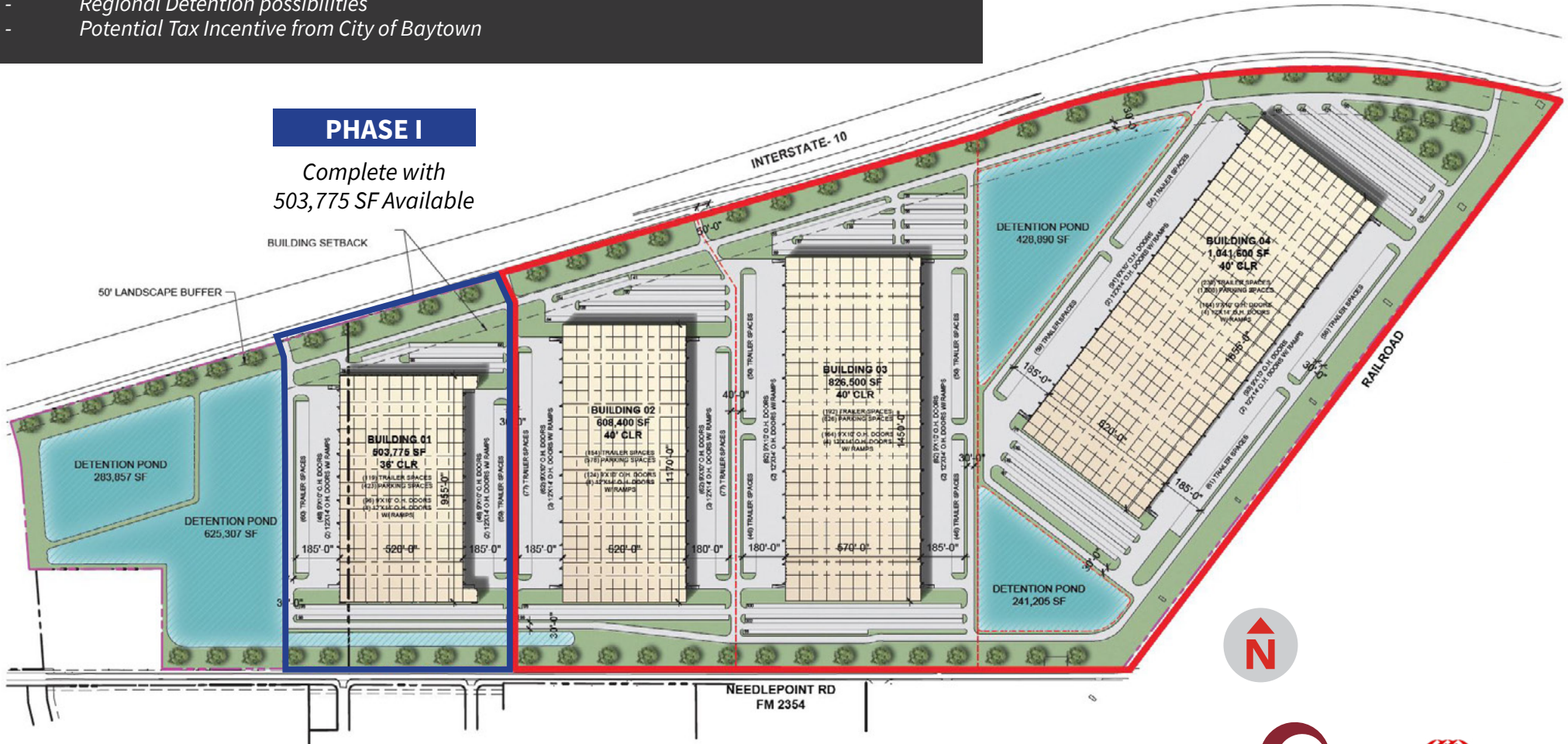
- City of Baytown Water and Sewer
- I-10 Frontage with unparalleled ingress and egress
- Five (5) points of entry
- Fiber and Natural gas Available
- Close proximity to Port of Houston
- Regional Detention possibilities
- Potential Tax Incentive from City of Baytown

PHASE II

Opportunities below illustrate site plans from 600,000 SF up to 1,400,000 SF. Other sizes and layouts can be accommodated.

PHASE I

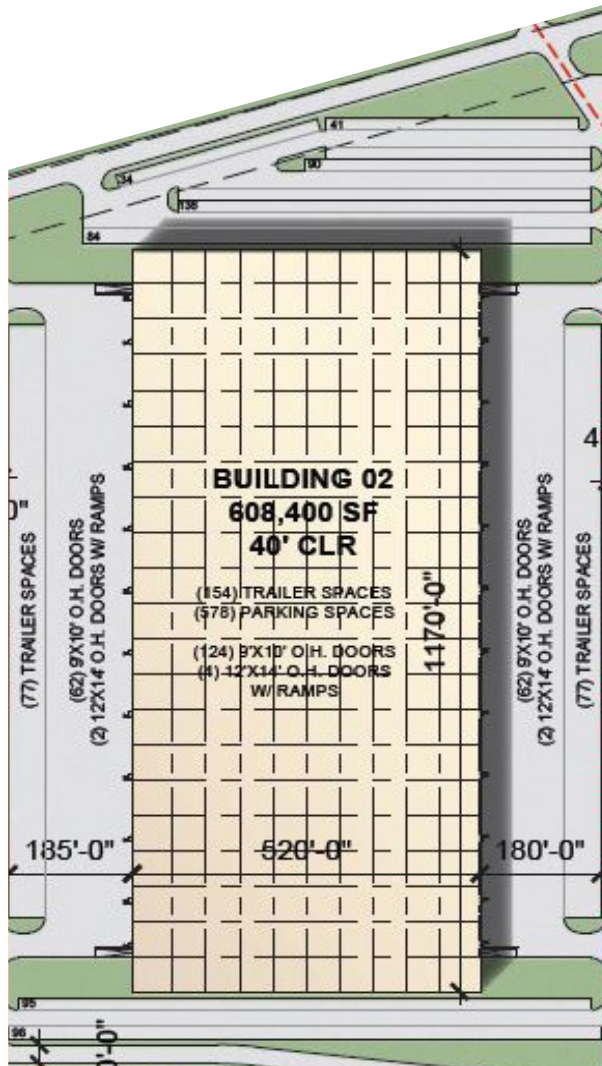
Complete with 503,775 SF Available



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SITE PLAN - PHASE II/PROPOSED BUILDING 2

OPPORTUNITIES FOR BUILD TO SUIT / DESIGN BUILD
FOR LEASE OR SALE
9115 I-10 E | BAYTOWN, TX 77521



Specifications:

- **Building Size:** ±608,400 SF
- **Building Configuration:** Cross Dock
- **Clear Height:** 40'
- **Column Spacing:**
- **Speed Bay Depth:**
- **Dock Doors:** 124
- **Drive-In Doors with Ramp Access:** (4) at 12' X 14'
- **Trailer Storage / Parking:** up to 154 stalls
- **Vehicle Parking:** 578

Additional Features:

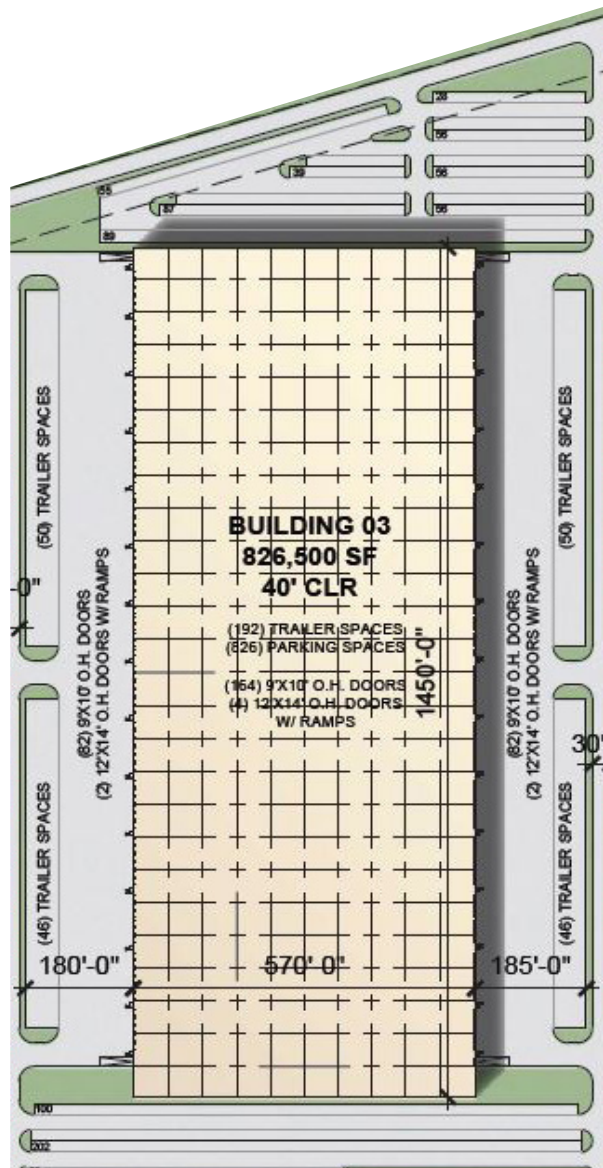
- **Interstate 10 Frontage**
- **High Pile Ready Design**
- **Dock High Loading**
- **Foreign Trade Zone Capable**

Pre-finish Improvements:

- **Office:**
- **Motion Sensor LED Lights**

SITE PLAN - PHASE II/PROPOSED BUILDING 3

OPPORTUNITIES FOR BUILD TO SUIT / DESIGN BUILD
FOR LEASE OR SALE
9115 I-10 E | BAYTOWN, TX 77521



Specifications:

- **Building Size:** ±826,500 SF
- **Building Configuration:** Cross Dock
- **Clear Height:** 40'
- **Column Spacing:**
- **Speed Bay Depth:**
- **Dock Doors:** 164
- **Drive-In Doors with Ramp Access:** (4) at 12' X 14'
- **Trailer Storage / Parking:** up to 192 stalls
- **Vehicle Parking:** 826

Additional Features:

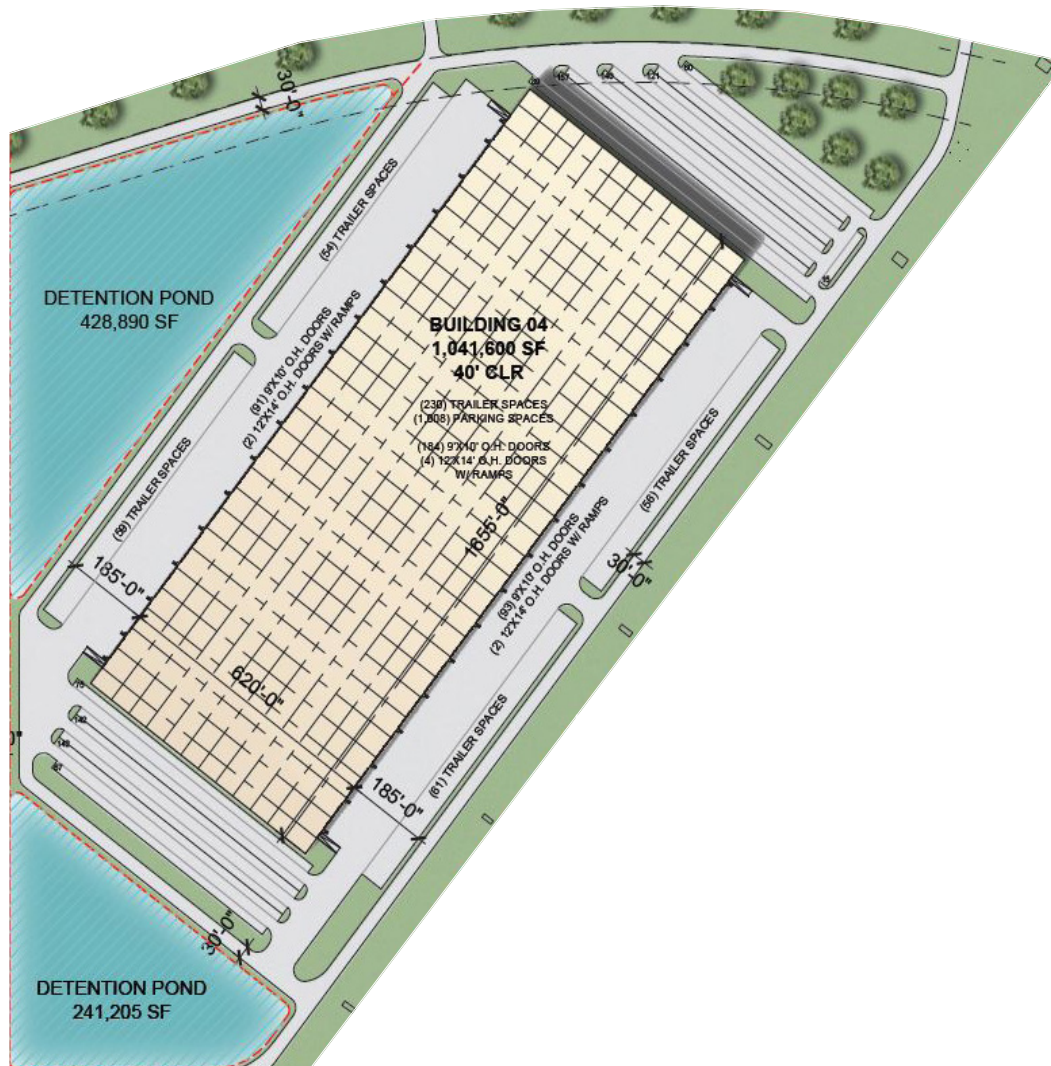
- **Interstate 10 Frontage**
- **High Pile Ready Design**
- **Dock High Loading**
- **Foreign Trade Zone Capable**

Pre-finish Improvements:

- **Office:**
- **Motion Sensor LED Lights**

SITE PLAN - PHASE II/PROPOSED BUILDING 4

OPPORTUNITIES FOR BUILD TO SUIT / DESIGN BUILD
FOR LEASE OR SALE
9115 I-10 E | BAYTOWN, TX 77521



Specifications:

- **Building Size:** ±1,041,600 SF
- **Building Configuration:** Cross Dock
- **Clear Height:** 40'
- **Column Spacing:**
- **Speed Bay Depth:**
- **Dock Doors:** 134
- **Drive-In Doors with Ramp Access:** (4) at 12' X 14'
- **Trailer Storage / Parking:** up to 230 stalls
- **Vehicle Parking:** 1,808

Additional Features:

- Interstate 10 Frontage
- High Pile Ready Design
- Dock High Loading
- Foreign Trade Zone Capable

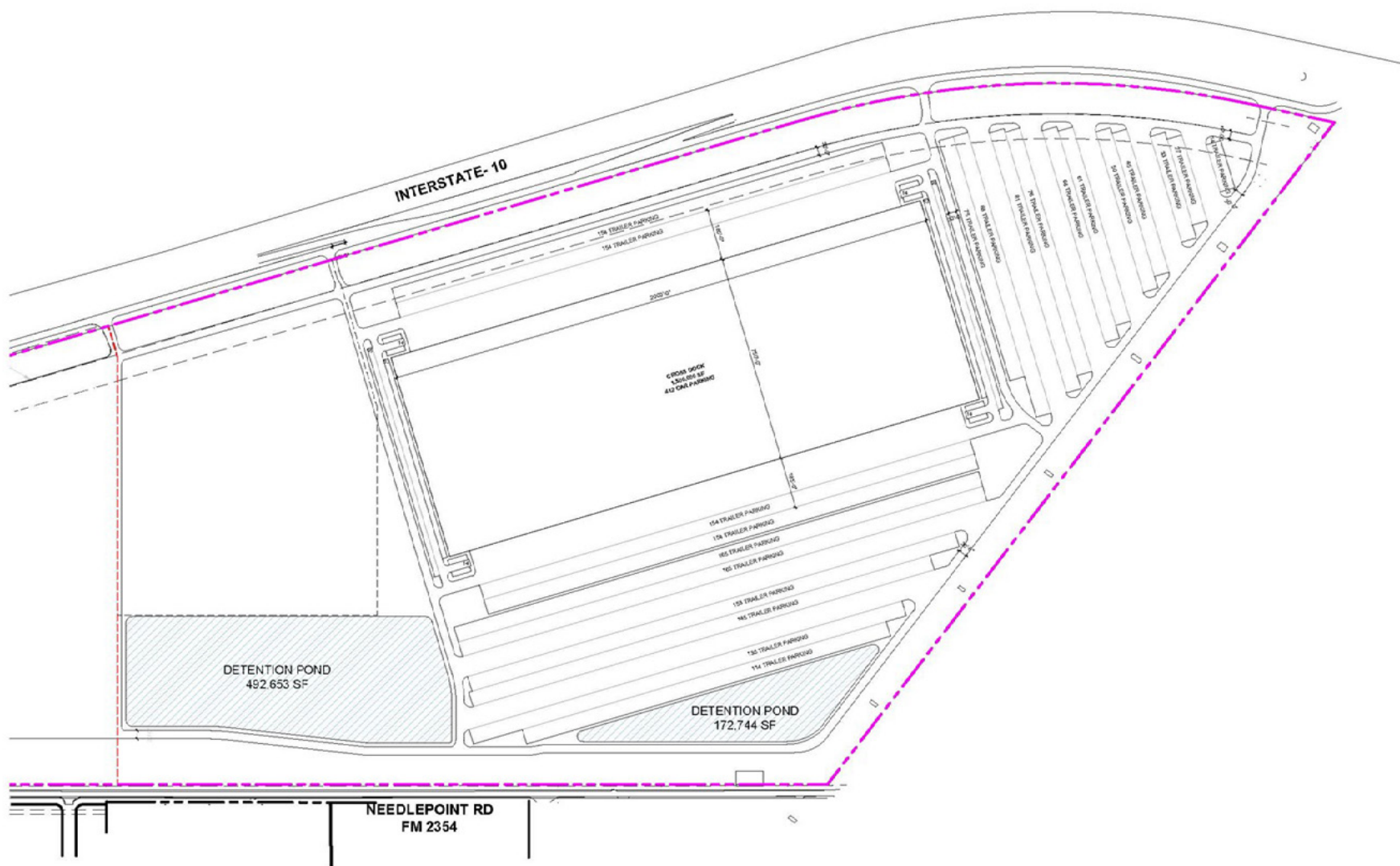
Pre-finish Improvements:

- Office:
- Motion Sensor LED Lights

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OVERALL SITE PLAN PHASE II/PROPOSED ±1,300,000 SF

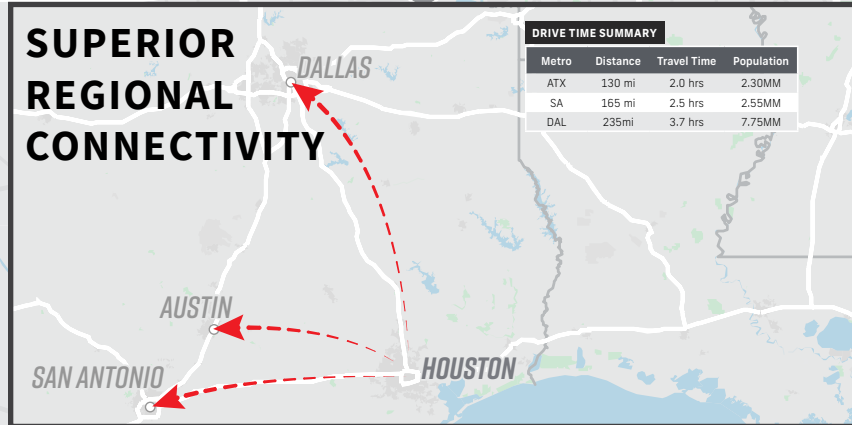
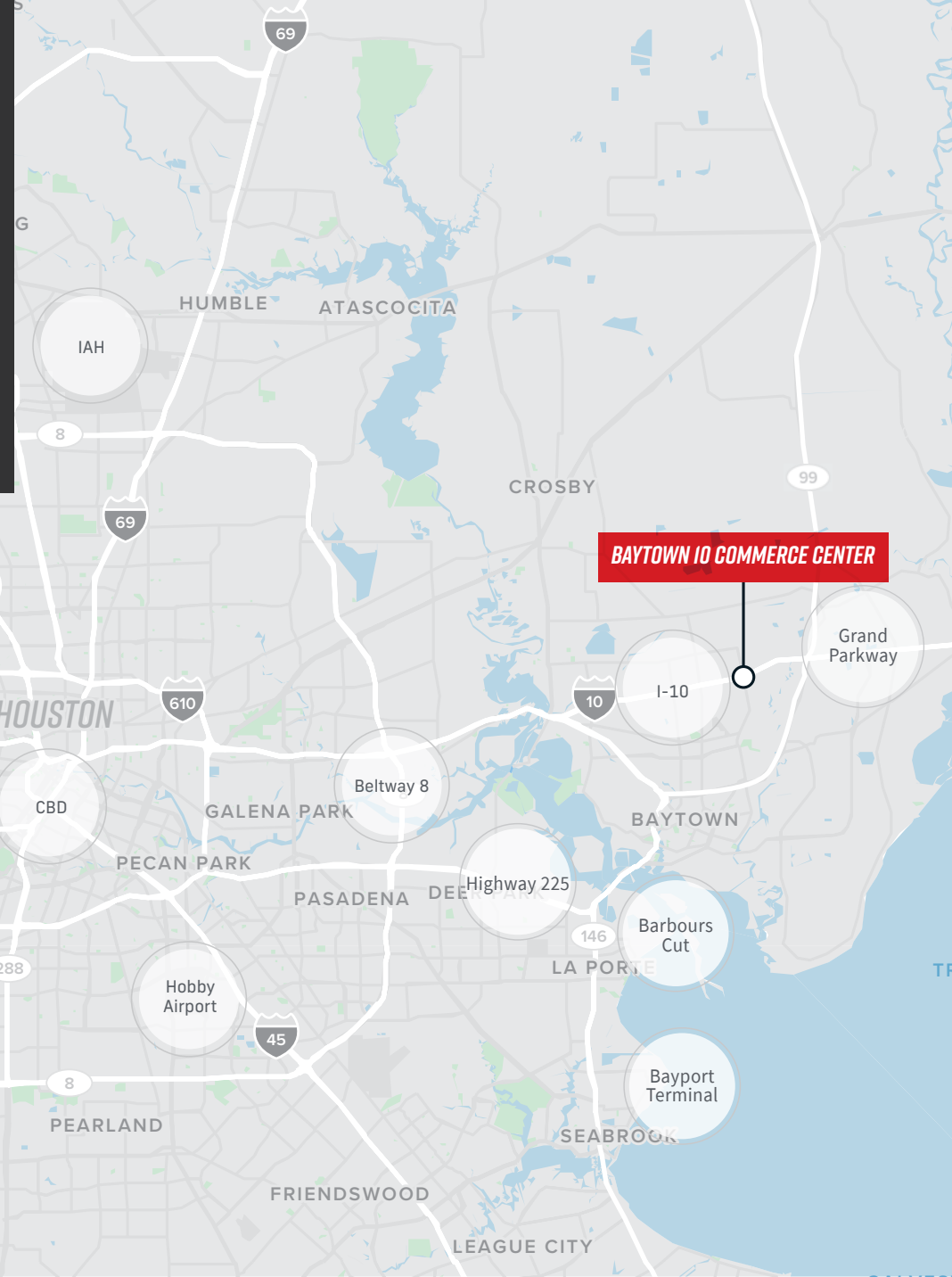
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MISSION CRITICAL LOCATION FOR TENANT OPERATIONS / FULFILLMENT

- Baytown 10 Commerce Center is located with exceptional proximity to the Port of Houston.
- Frontage along a I-10 offers easy access to The Grand Parkway, Beltway 8, I-610, Highway 225, & Highway 146.
- The Southeast submarket is located in the midst of the petrochemical hub of the United States.



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