



FOR SALE OR LEASE

±130,775 SF ON ±8 AC WITH ±3 AC DROP YARD

1403 Thompson Park Dr., Baytown, Texas 77521

FOR MORE INFORMATION CONTACT:

BOONE SMITH

boone.smith@streamrealty.com

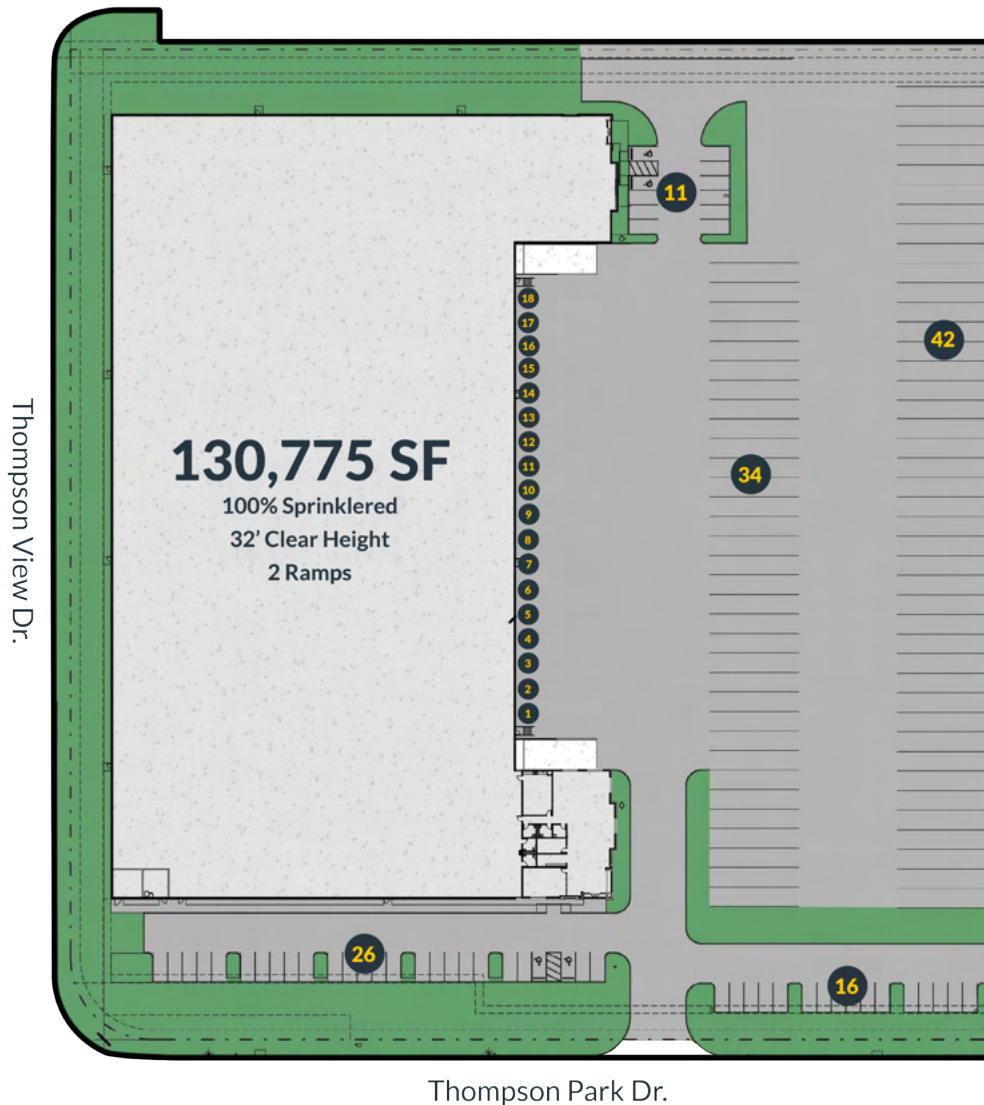
713.300.0267

TOMMY ERWIN

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PROPERTY FEATURES

LOCATION

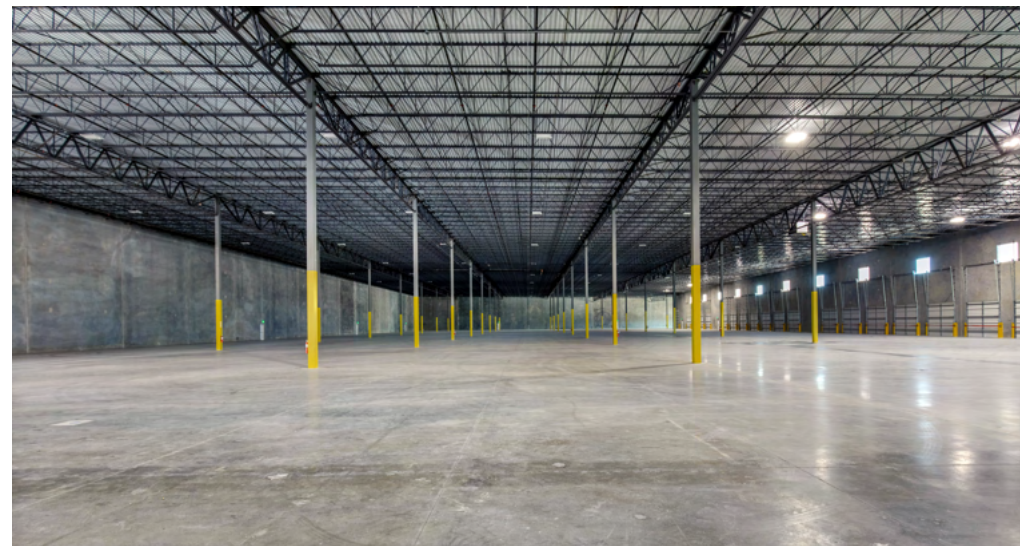
- Minutes from I-10, TX Spur 330
- Easy access to Beltway 8, Grand Parkway and Highway 225

BUILDING

- ±130,755 SF on ±8 acres
- Divisible to 45,500 SF
- 4,346 SF spec office
- ±3 acre adjacent drop yard with up to 83 additional trailer parking spaces
- 32' clear height
- 52' x 47.5' column spacing
- 18 dock-high doors
- 2 ramps
- 76 trailer parking spaces
- 53 auto parking spaces
- ESFR sprinkler



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SITE

130,775 SF

100% Sprinklered

32' Clear Height

18 Dock High (9'x10') Doors
2 (12' x 16') Ramp Doors

24 Spaces

42 Spaces

24 Spaces

16 Spaces

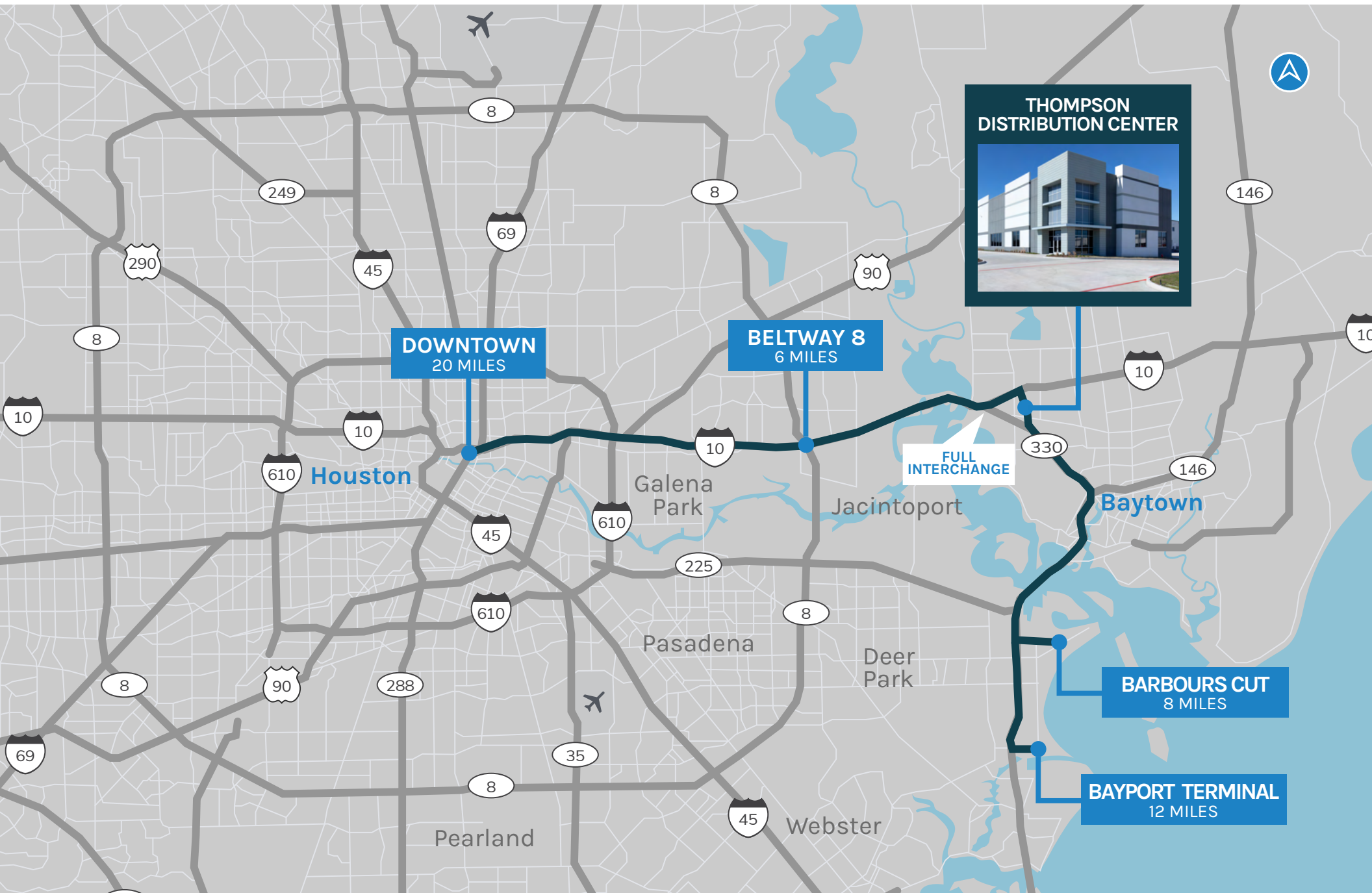
THOMPSON PARK DRIVE

THOMPSON VIEW DRIVE

±3 Acre Drop
Yard Available



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