



TRANSWESTERN

REAL ESTATE
SERVICES



State-of-the-Art Building

BAYPORT
DISTRIBUTION CENTER

Adjacent to Bayport Container Terminal!

New 454,600 SF Cross Dock Distribution Building for Lease

» Property Highlights

- A state of the art cross-dock distribution building totaling 454,600 SF with 36' clear height.
- Unique and strategic location adjacent to the **Bayport Container Terminal** provides tenants significant cost savings and competitive advantages.
- Flexible building design with a shallow building depth of 400' can accommodate tenants from 113,680 to 454,600 SF and provides high dock door ratio for staging.
- Old Highway 146 provides heavy haul loads which allows tenants to maximize container loads and reduces shipping cost.
- Up to 74 trailer parking spaces and 180' and 150' truck aprons.
- Direct access is provided to the project from (Old) Highway 146 with multiple driveways for circulation.
- Ability to fence project for a large tenant and create autonomous environment.

Address: 5803 Old Highway 146

Submarket: Southeast Houston

Online: transwestern.com

Brian Gammill

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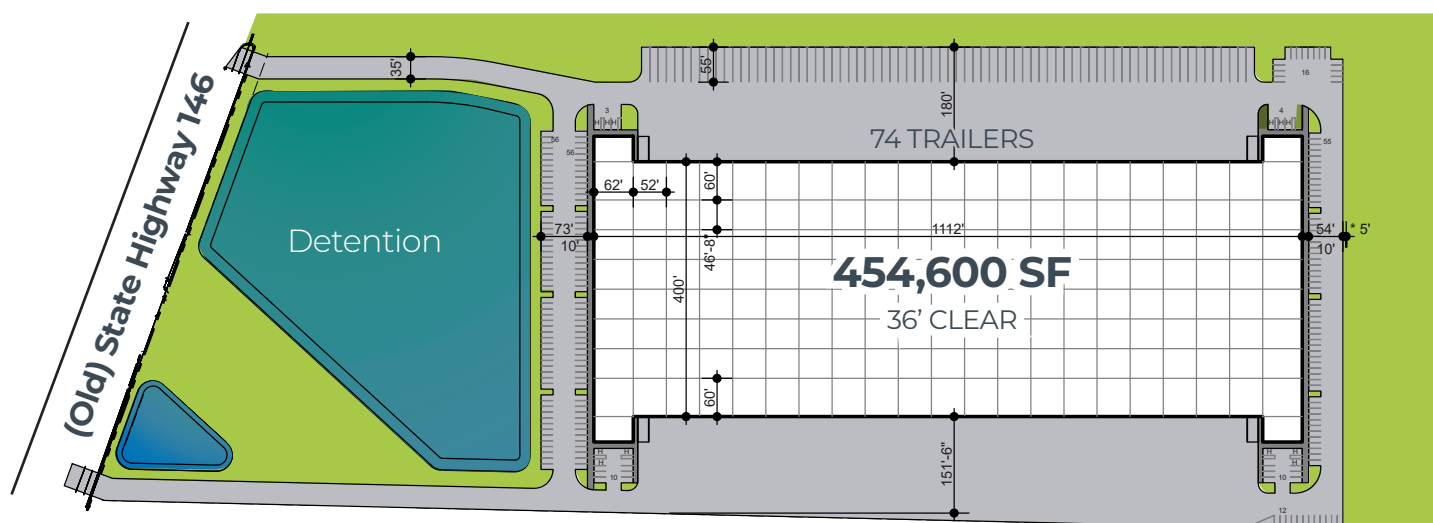
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146

DISTRIBUTION CENTER

» Site Plan



» Property Features

- 60' Speed Bays
- 36' Clear Height
- 127 Dock Doors
- 4 Oversized Ramps (12' x 14')
- ESFR sprinkler System
- Abundant parking
- 180' and 150' Truck Courts
- Ability to Fence Apron
- Built to Suit Office
- 400' Building Depth

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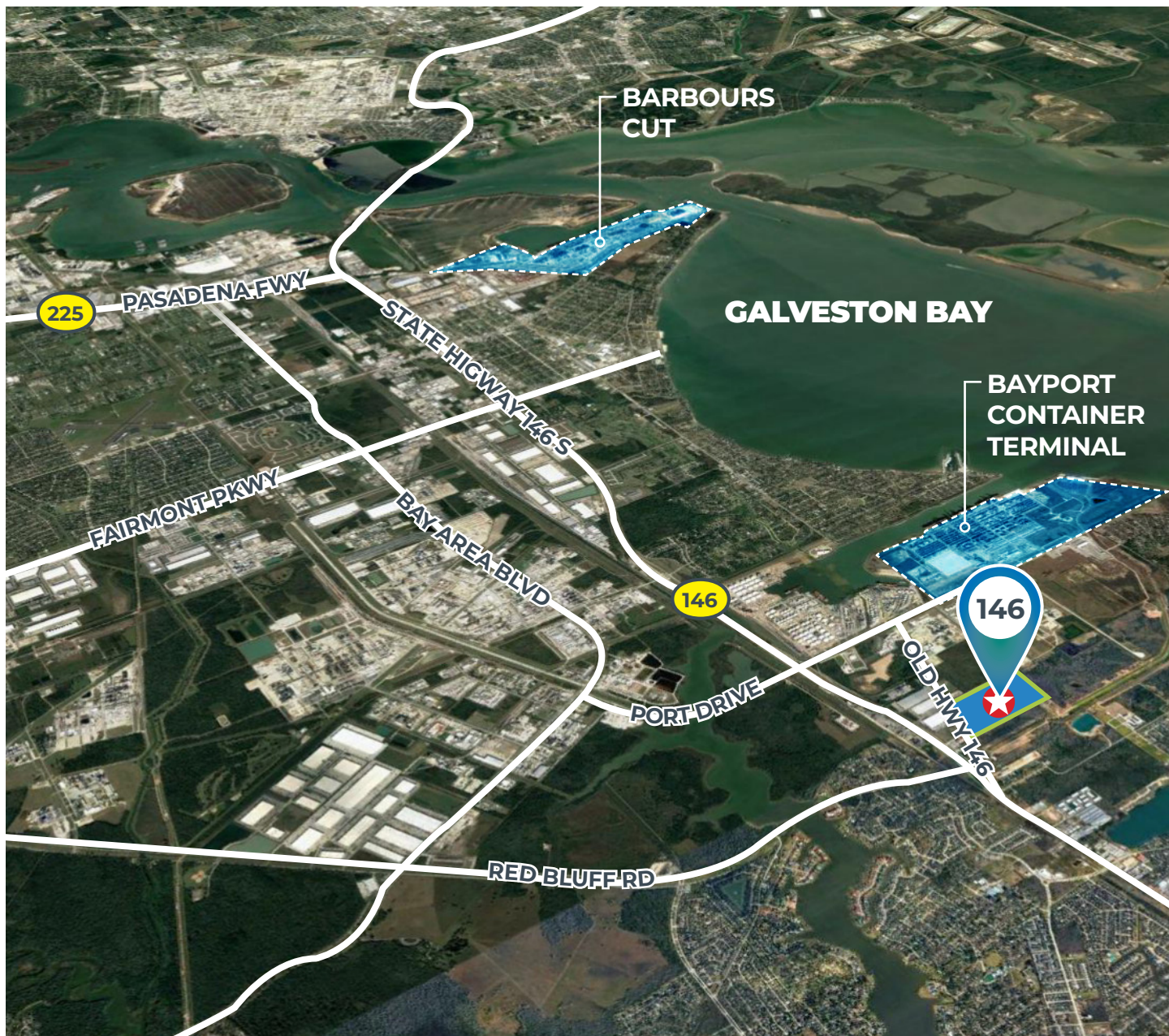
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 Aerial Map



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