

149,596 SF FOR LEASE

BAYTOWN 10 COMMERCE CENTER

Building 1 | 9120 Interstate 10 East | Baytown, TX | 77521

 Transwestern



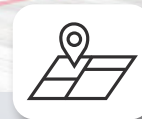
A Project of:

 **ARCHWAY**
PROPERTIES



149,596 SF

Available for
Immediate
Occupancy



175 ACRES

Additional Land for
Future Phases (Build to
Suit or Design Build)



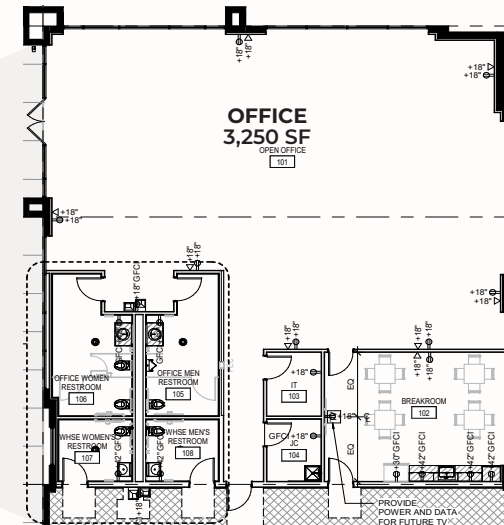
DIRECT ACCESS

To Interstate-10 with
Proximity to
Port of Houston
Container Terminals

FLOOR PLAN BUILDING ONE

BAYTOWN 10 COMMERCE CENTER

Building 1 | 9120 Interstate 10 East | Baytown, TX | 77521



PROPERTY HIGHLIGHTS

- 149,596 SF Available
- 3,250 SF Pre-Finished Office
- 36' Clear Height
- Twenty-Nine (29) Dock High Doors
- One (1) 12'X14' Drive-In Door with Ramp
- 60' Speed Bays
- Thirty-Five (35) Trailer Stalls
- Vehicle Parking Spaces: 227
- Outside Storage or Additional Trailer Parking Available Adjacent to Premises
- Foreign Trade Zone (FTZ) Capable
- Ability to Provide Private, Fenced Truck Apron
- Direct Frontage on Interstate 10 with Convenient Access to Port of Houston Container Terminals

BUILDING ONE ADDITIONAL TRAILER PARKING OR
OUTSIDE STORAGE AVAILABLE

BAYTOWN 10

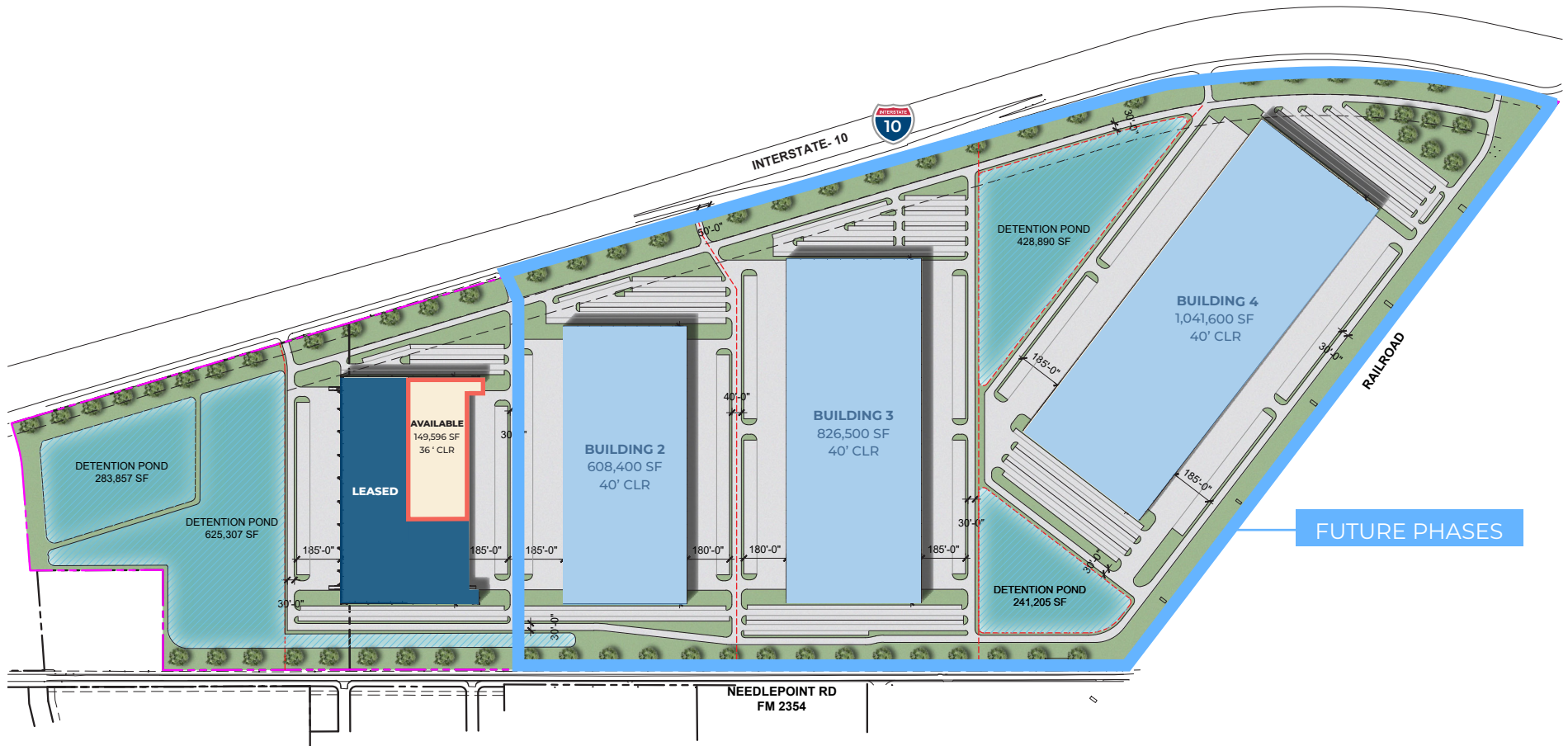
COMMERCE CENTER

Building 1 | 9120 Interstate 10 East | Baytown, TX | 77521



ADDITIONAL TRAILER PARKING OR
OUTSIDE STORAGE AVAILABLE

SITE PLAN FUTURE PHASES CONCEPTUAL PLAN



LEASED

AVAILABLE

PROPOSED

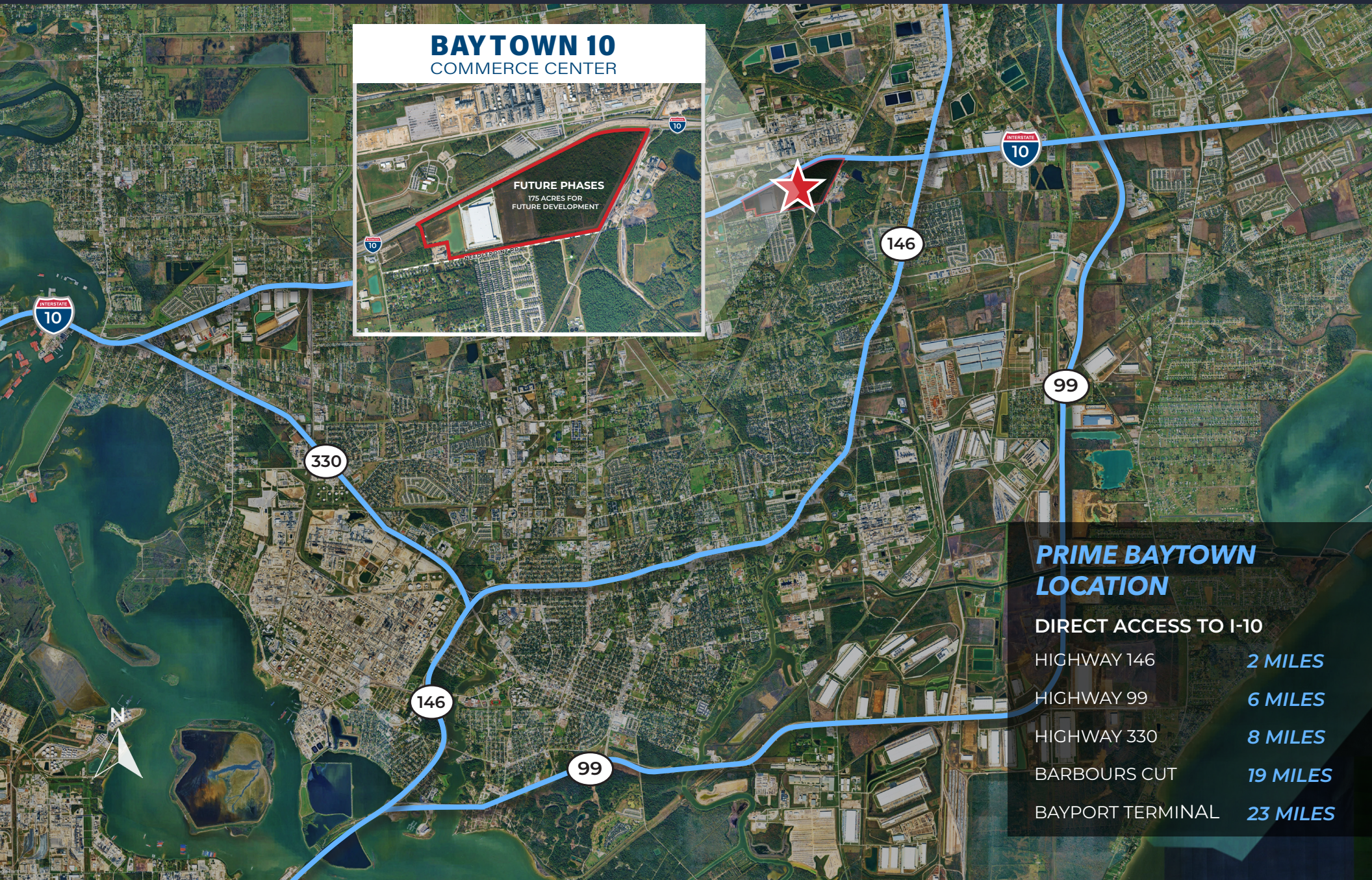
BUILDING 1
248,262 SF

BUILDING 1
149,596 SF

BUILDING 2
608,400 SF

BUILDING 3
826,500 SF

BUILDING 4
1,041,600 SF



BAYTOWN 10

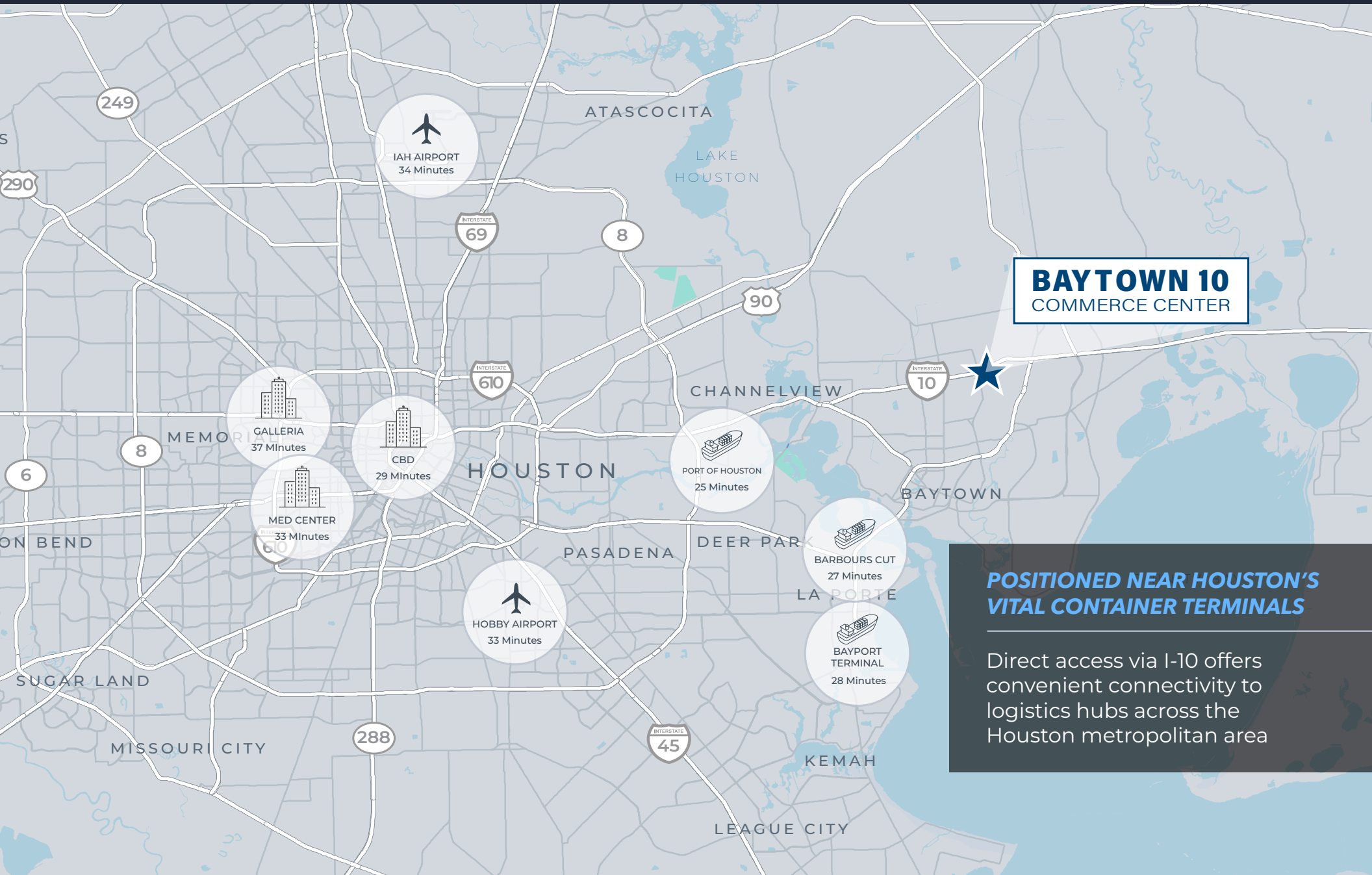
COMMERCE CENTER

FUTURE PHASES
175 ACRES FOR
FUTURE DEVELOPMENT

PRIME BAYTOWN LOCATION

DIRECT ACCESS TO I-10

HIGHWAY 146	2 MILES
HIGHWAY 99	6 MILES
HIGHWAY 330	8 MILES
BARBOURS CUT	19 MILES
BAYPORT TERMINAL	23 MILES

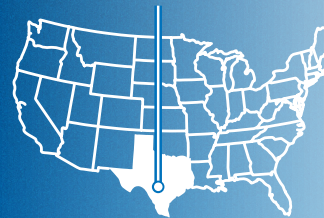


**POSITIONED NEAR HOUSTON'S
VITAL CONTAINER TERMINALS**

Direct access via I-10 offers convenient connectivity to logistics hubs across the Houston metropolitan area



Texas is the leading destination for corporate relocations & expansion projects.



THE TEXAS TRIANGLE

Baytown 10 Commerce Center offers a prime location for serving the large population base of the Texas Triangle, the economic engine of Texas defined by the cities of Houston, Dallas-Fort Worth, Austin, and San Antonio, and the interstate highways that connect them. The Texas Triangle has approximately 21 million residents that live within the region, making up more than two-thirds of the state's total population.

Texas Economic Development & Tourism | Office of Governor Greg Abbott | gov.texas.gov/business

TEXAS BY THE NUMBERS



#1 Export state for 92 different countries



Texas led the nation in high tech exports for the 12th year in a row in 2024

26 Commercial Airports

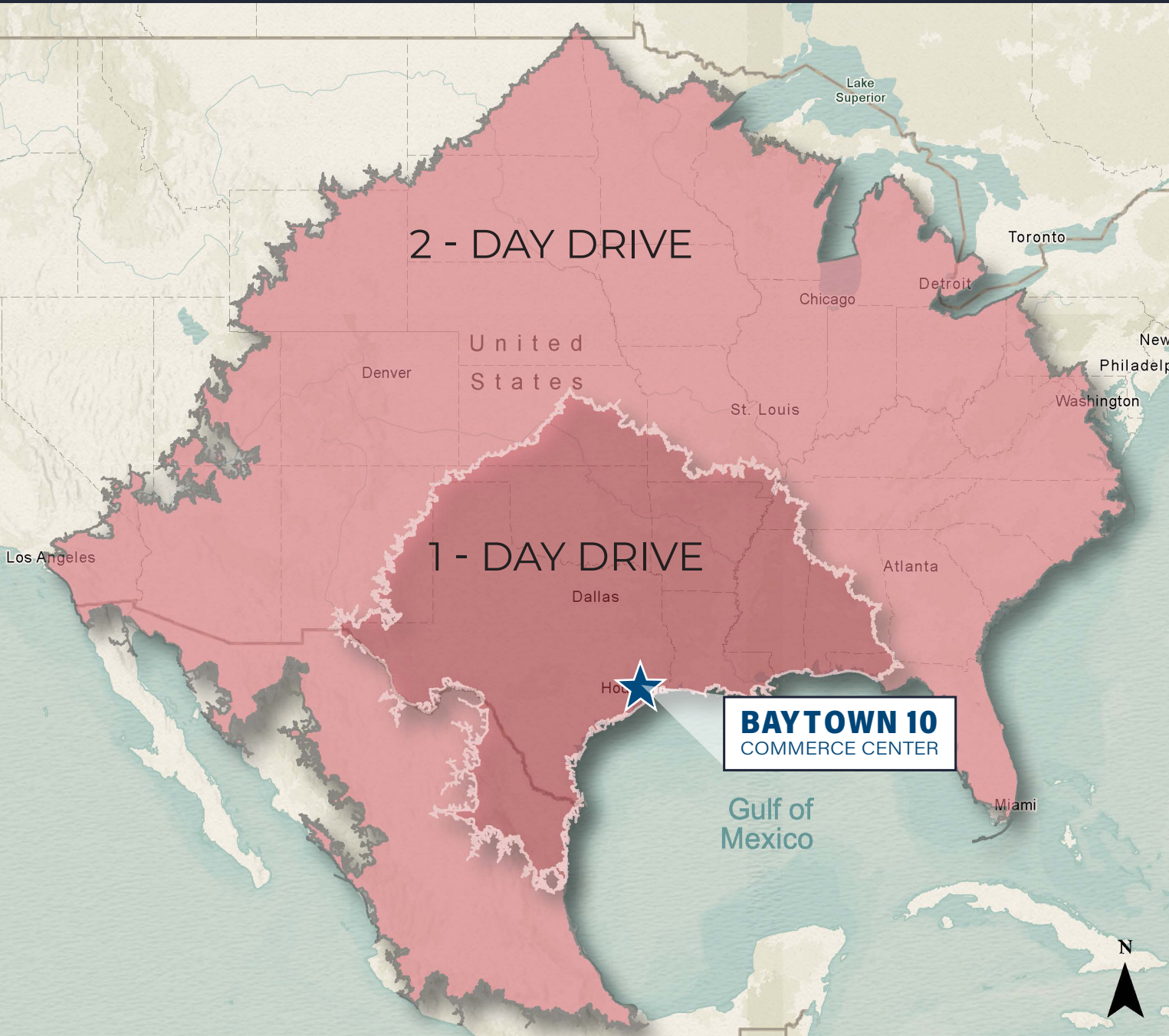
22 Interstate Highways

58 Freight Railroad

19 Sea Ports

34 Foreign Trade Zones

52 Fortune 500 Companies



DISTRIBUTION REACH



1 - DAY DRIVE

11 HOURS
53,009,009M PEOPLE



2 - DAY DRIVE

22 HOURS
224,145,229M PEOPLE



BAYTOWN 10

COMMERCE CENTER

Transwestern LEASING CONTACTS

CRAIG BEAN

713.490.3784

Craig.Bean@tranwestern.com

BRIAN GAMMILL

713.270.3321

Brian.Gammill@tranwestern.com

A Project of:



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