

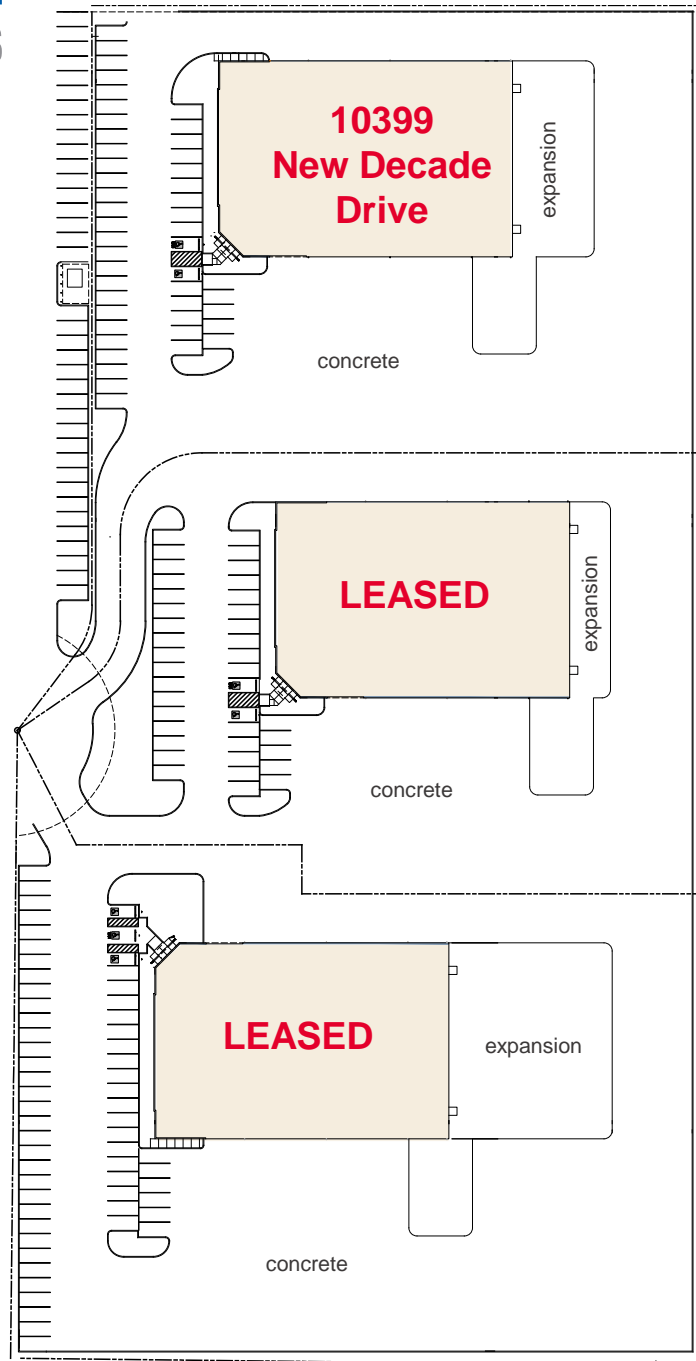
10399 New Decade Drive
 Bayport North Industrial Park II | Pasadena, TX 77507



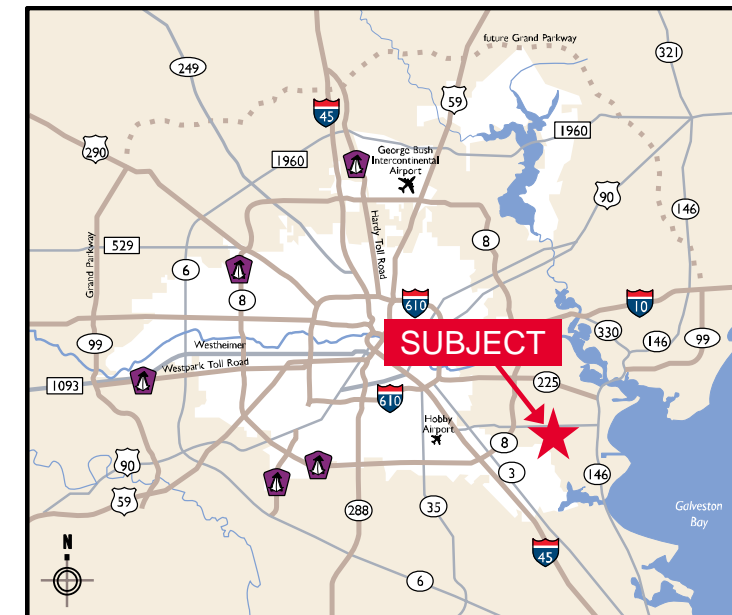
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OFFICE/WAREHOUSE – FOR LEASE

Close access to container terminals and petrochemical plants on the East End



- ±25,017 sq. ft. total (expandable)
- Office – 3,481 SF 1st floor
- 3,481 SF mezzanine (unfinished)
- Two 14' X 16' OH grade-level doors
- Two 18' X 20' future OH grade-level doors
- One 9' X 10' future truck well OHD
- ±2.46 acre site
- Fully sprinklered
- 60' wide bays
- 41 parking spaces
- 20-ton crane ready w/ 20' hook height
- Standing-seam insulated roof
- 400 amp, 480V, 3-phase electric
- 30' eave height
- Lease rate: \$0.88 / sq. ft. / month NNN
- OPEX: \$0.17 / sq. ft. / month (estimated)



For more information, contact:

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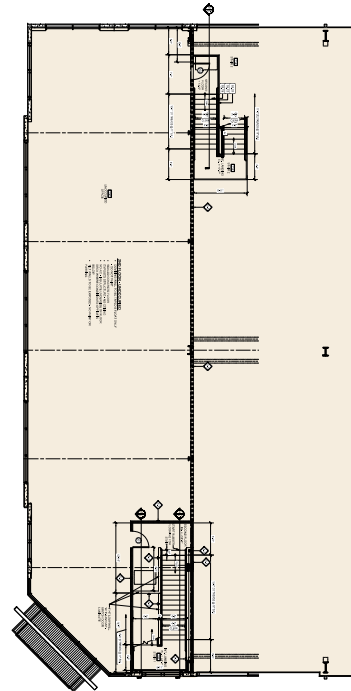
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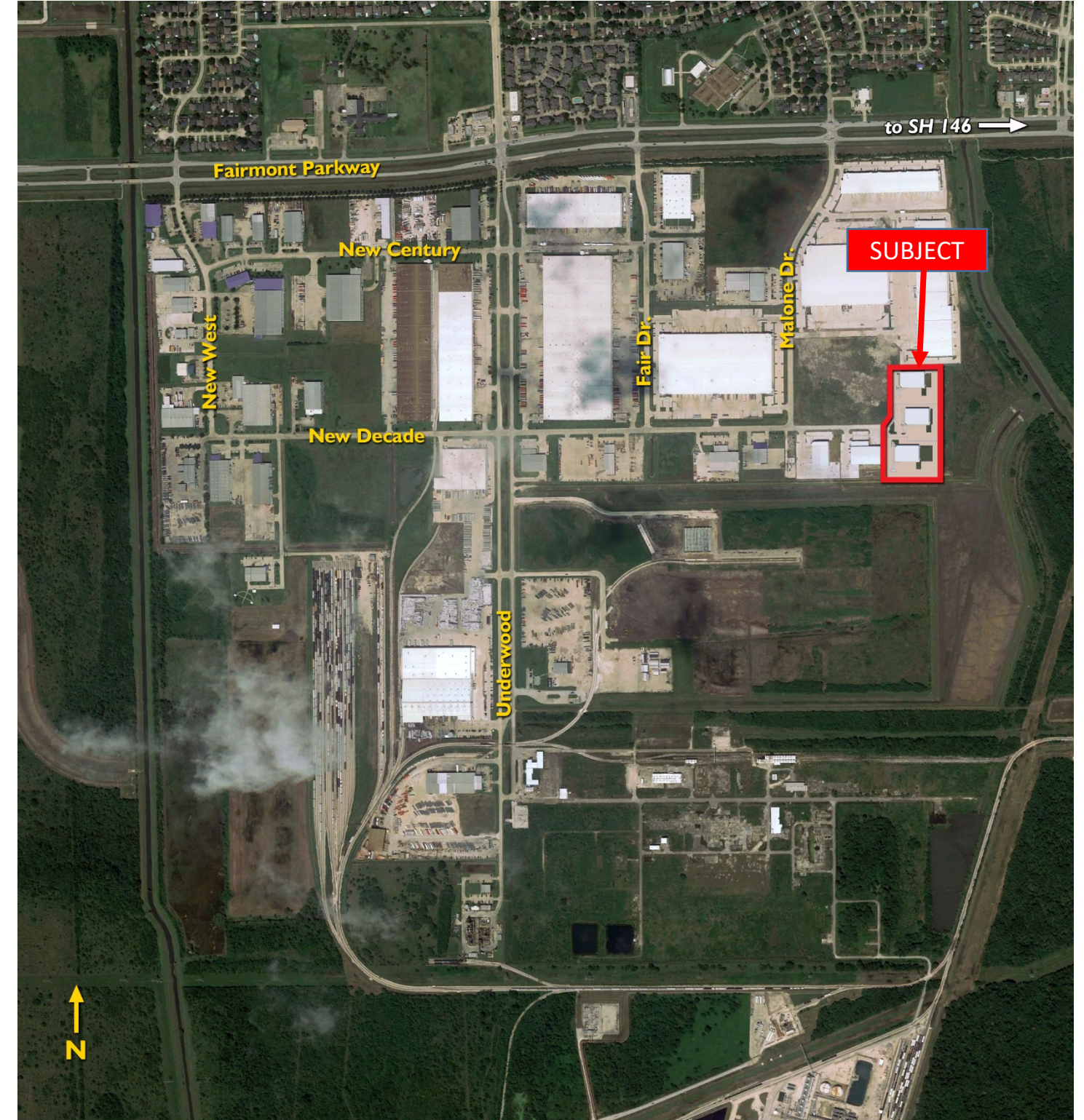
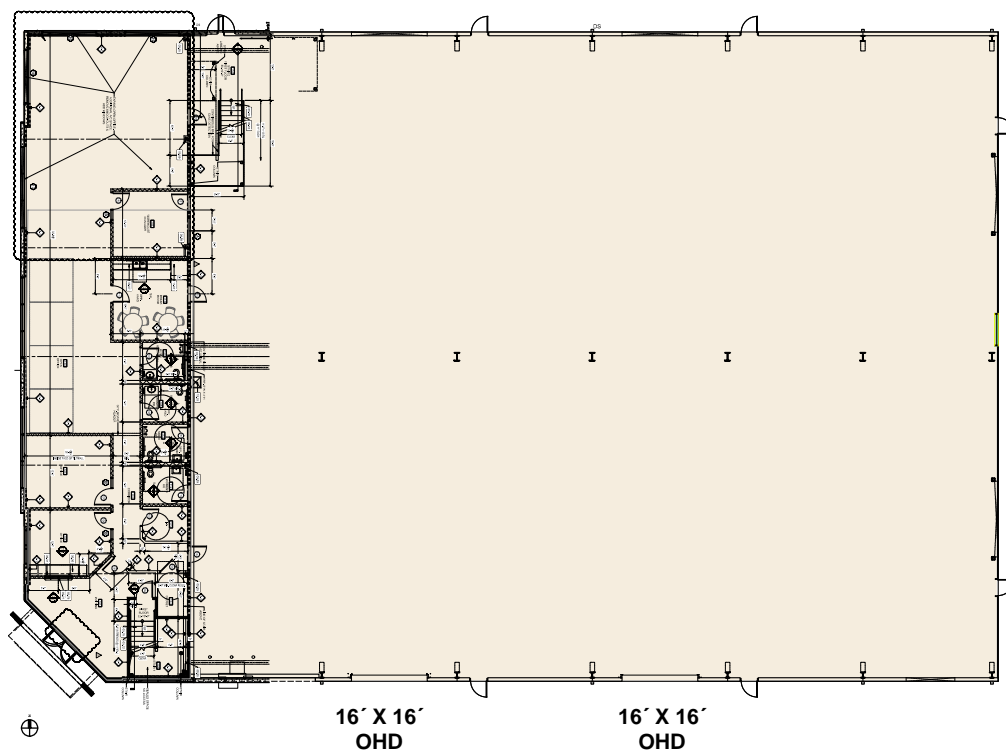
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Ground Floor Plan



Mezzanine



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