



# For Sale

**±15.976 acres available for sale**

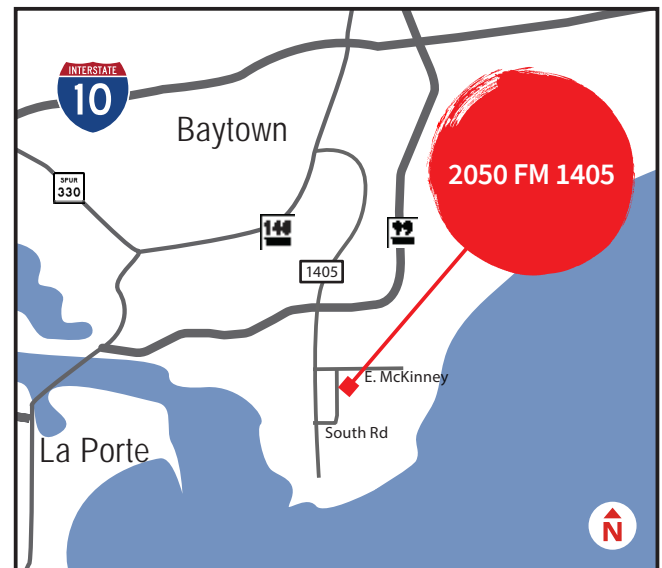
## Site features:

- ±15.976 acres (±695,217 SF) industrial land
- **Dimensions:** 893' x 793'
- **Rail:** Close proximity. Large portion of property is stabilized.
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- **Location:** Excellent access to Highway 99 (Grand Parkway), Interstate 10, SH 225, SH 146, Port of Houston, Bayport and Barbours Cut container terminals.
- **Utilities:** Water well and septic system
- **Price:** \$3,826,092 (\$5.50/SF)

## Cedar Port Industrial Park

**2050 FM 1405  
Baytown, TX 77523  
Chambers County**

**Mark Nicholas, SIOR**  
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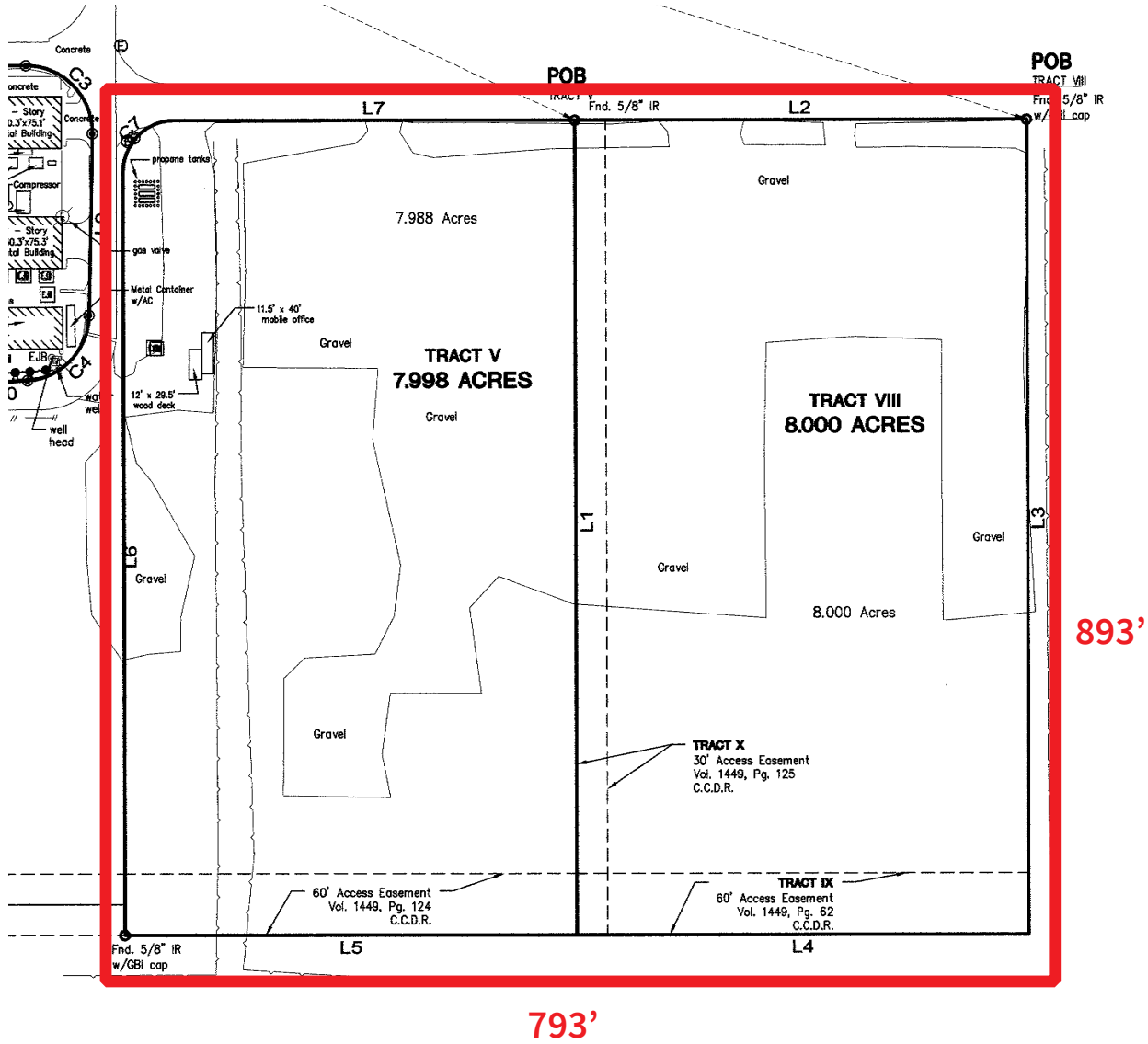


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