

PORT 10

LOGISTICS CENTER

MULTI-MODAL LOGISTICS CENTER IN BAYTOWN, TEXAS



www.Port10LogisticsCenter.com



THE PROJECT

A state of the art logistics center featuring multi-modal capabilities for truck, rail, ship and barge served transport needs. I-10 frontage provides direct access to four deep water terminals on a coast to coast transportation corridor.



THE SITE

- Established freeway exits for easy east and west bound access
- City of Baytown Utilities
- Four major truck stops adjacent to site
- Nearby restaurants and retail amenities for employees
- Strong workforce
- Out of the flood plain
- Access to all Class I Railroads

BUILDING FEATURES

- Cross Docked Buildings for Non-Rail Users
- Rear-Load/Flex Buildings
- Rail-served Buildings
- Dock High Loading
- Rail-served by UPRR
- ESFR Sprinklers
- Foreign Trade Zone #84
- 28' - 36' Clear Heights
- 190' Truck Courts
- Onsite Truck, Trailer, Container and Rail Storage

PROJECT SCHEDULE

BUILDING	TYPE	SIZE
PHASE I		
1	Cross Dock	294,323 SF
2	Cross Dock	485,673 SF
7	Dock-high	128,567 SF
8	Dock-high	84,106 SF
PHASE II		
3	Rail-served	415,522 SF
4	Rail-served	389,866 SF
5	Rail-served	749,866 SF
6	Rail-served	499,966 SF

BUILDINGS 3-4

Architectural rendering



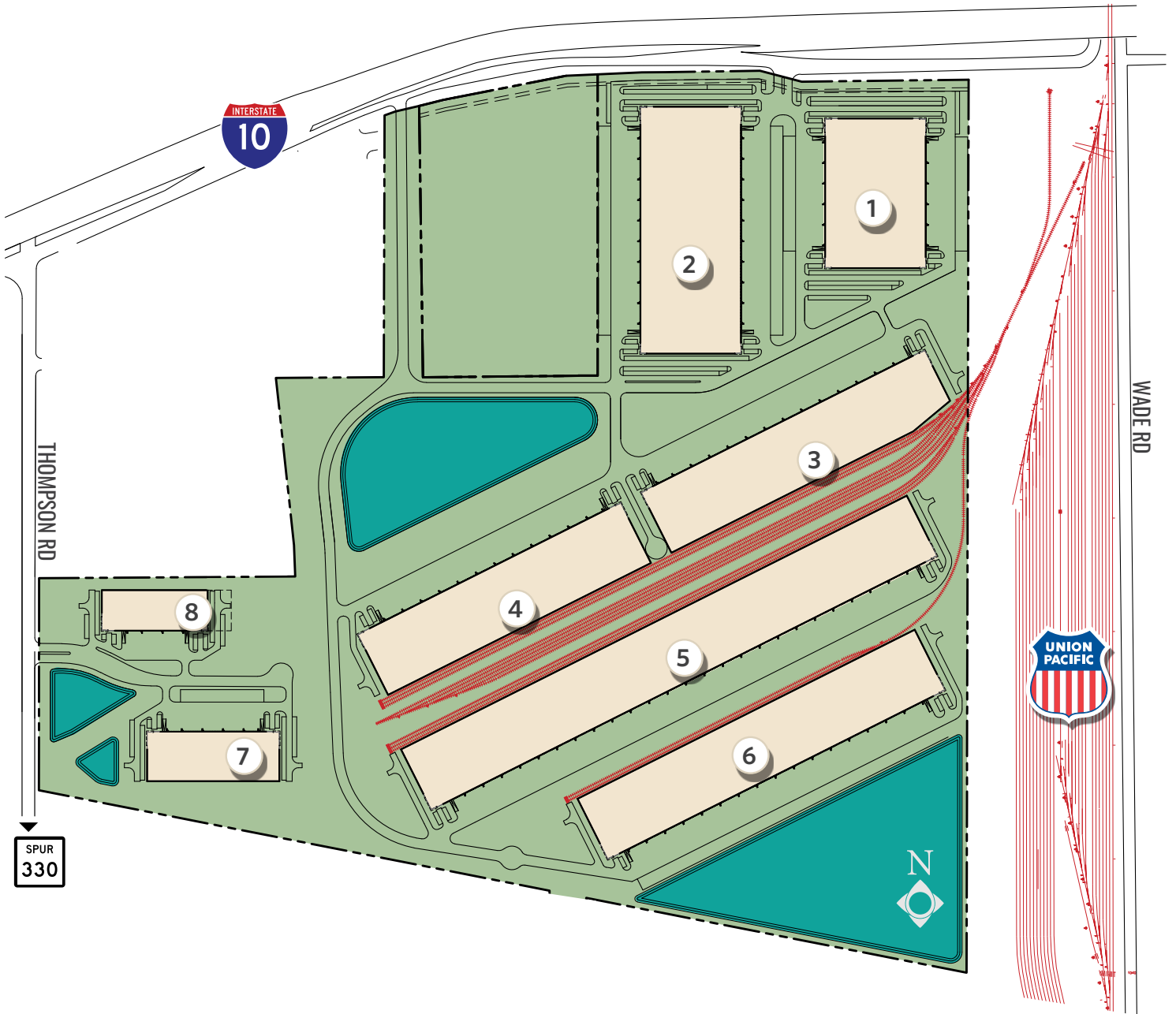
BUILDINGS 7-8

Architectural rendering



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SITE PLAN



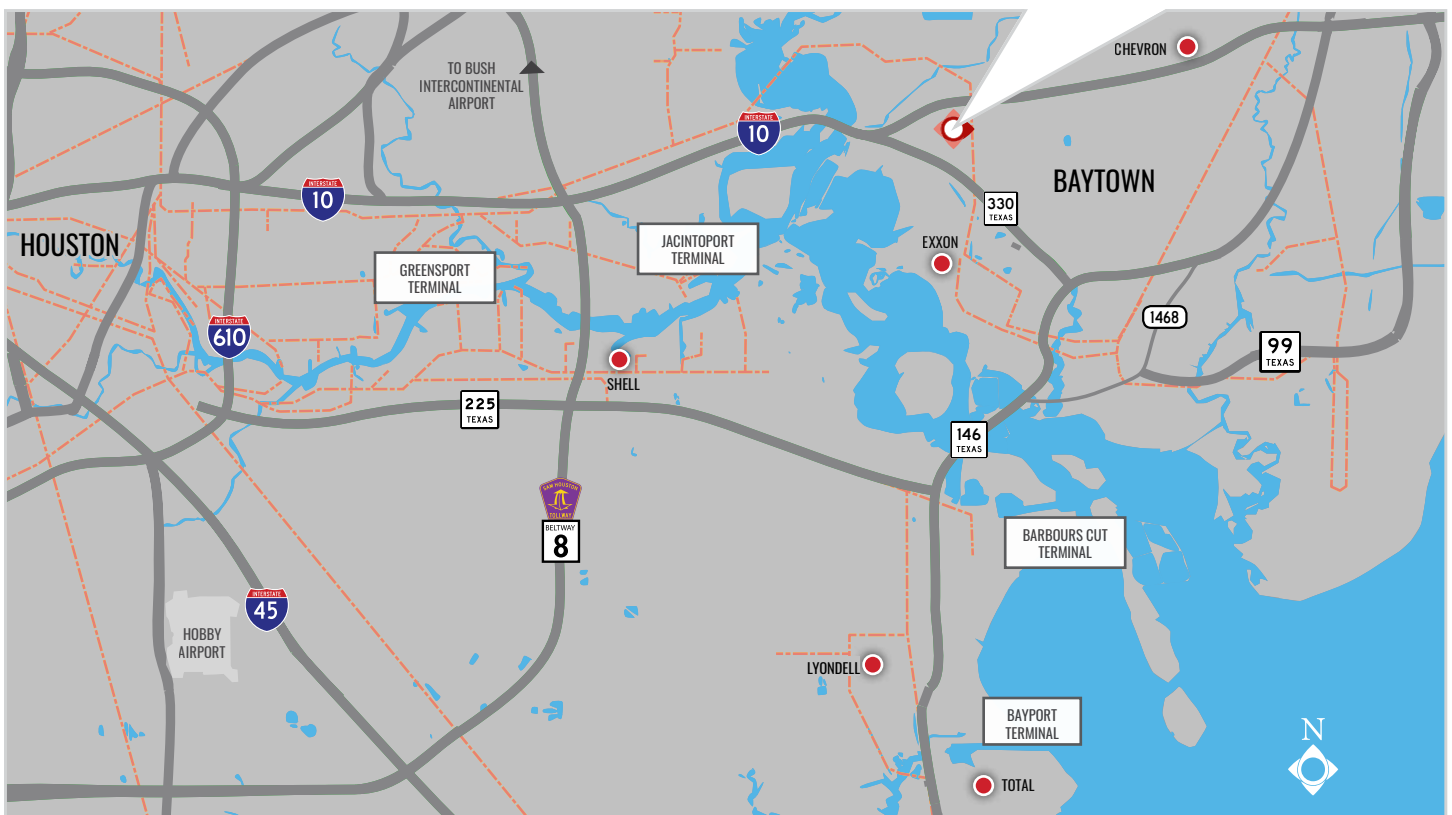
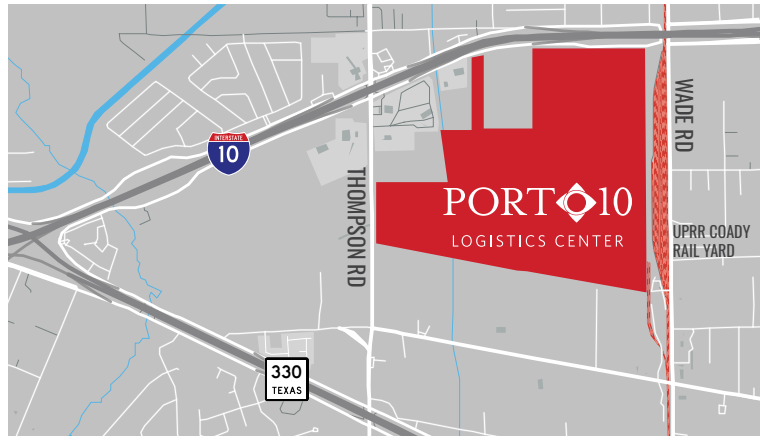
NEARBY AMENITIES



CONVENIENT LOCATION

Located just south of I-10 at the Thompson Road exit, Port 10 Logistics Center is conveniently located near major industry locations, both major Houston airports as well as Port of Houston terminals.

VIA MAJOR HIGHWAYS	
LOCATION	APPROX. DRIVE TIME
Exxon	6 minutes
Barbours Cut Terminal	10 minutes
Chevron	14 minutes
Grand Parkway	14 minutes
Bayport Terminal	15 minutes
Jacintoport Terminal	15 minutes
Greensport Terminal	18 minutes
Shell	18 minutes
Lyondell	19 minutes
Total	19 minutes
Bush Intercontinental Airport	32 minutes
Hobby Airport	27 minutes



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