



# For Lease or Sale

**±129,527 SF dock high office/warehouse  
on 7.36 AC**

**Cedar Crossing Distribution Center  
3710 Cedar Boulevard  
Baytown, TX 77520**

## Site features:

- Total Size: 129,527 SF on 7.36 AC (Divisible)
- East End: 67,427 SF
  - ±2,635 SF office
  - ESFR sprinkler system
- West End: 62,100 SF
  - ±1,488 SF office
  - Foam sprinkler system - can be converted to ESFR
- Office Area: 2 office areas totaling 4,123 SF
- Clear height: 22'
- Configuration: Front-load
- Loading: Thirty-two (32) dock high doors, one (1) oversized drive-in ramp
- Column Spacing: 50' x 50'
- Building Depth: 135' to 168'
- Electrical Supply: 3 phase | 480/277 volts | 2,500 amps
- Truck Court: Fenced/secured
- Parking: 40 employee spaces
- Lease Rate / Sales Price: Please contact broker for pricing

**Richard Quarles, SIOR**

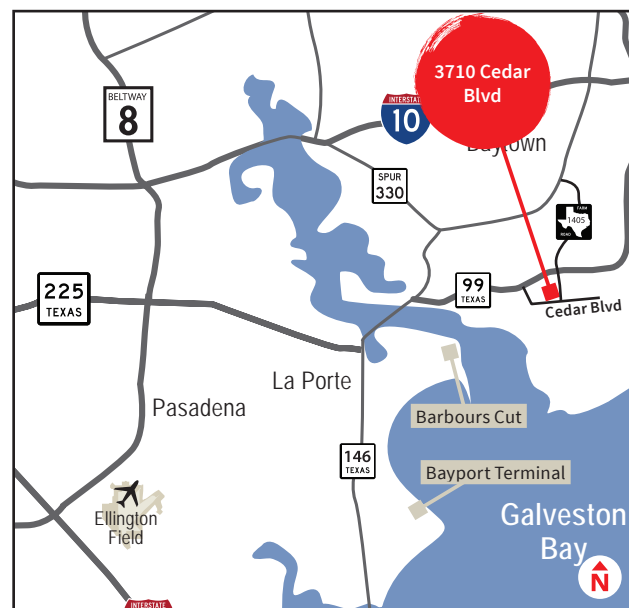
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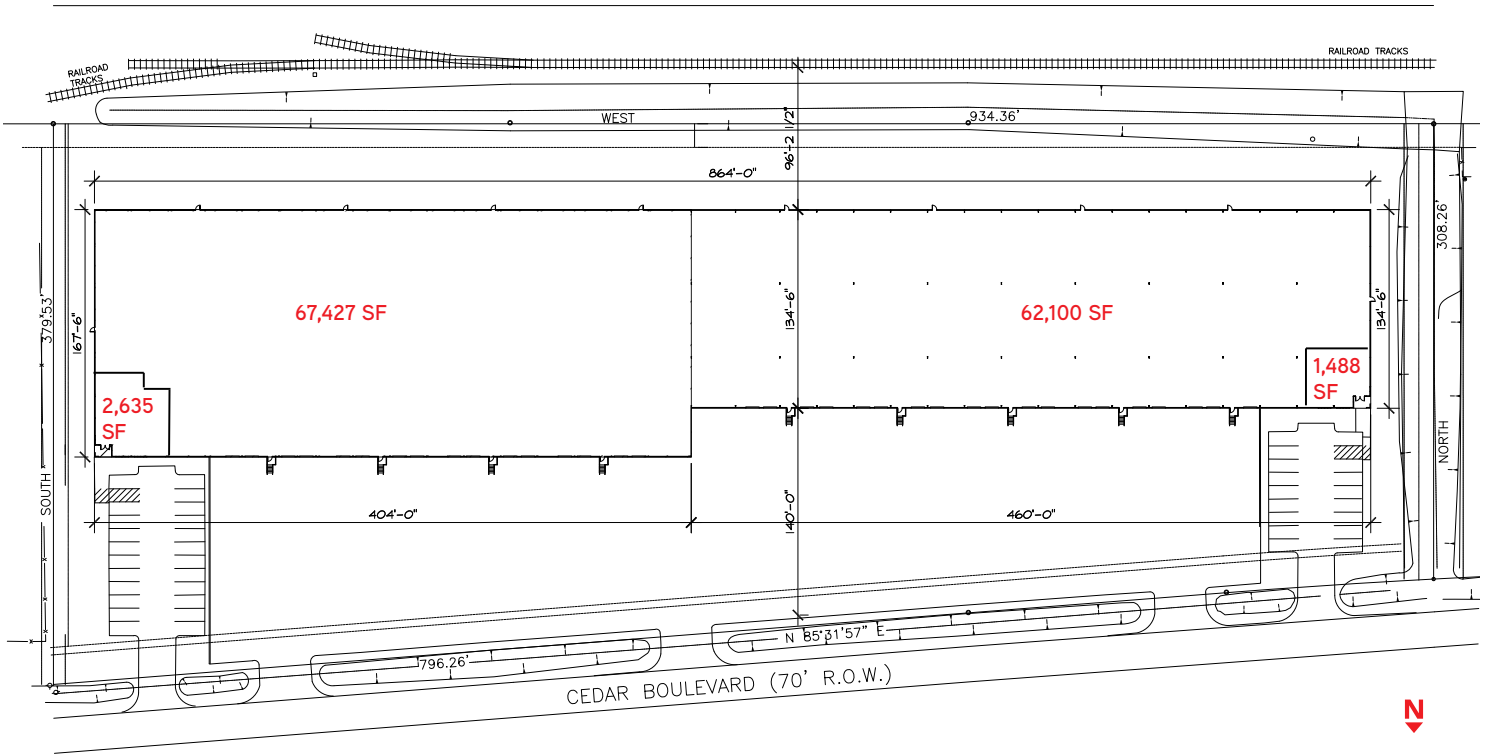


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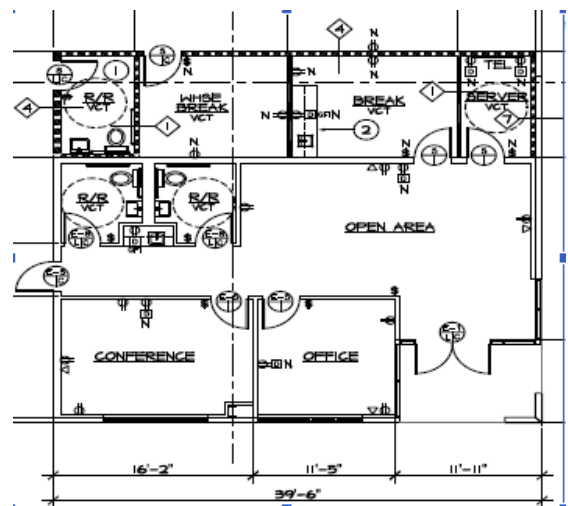
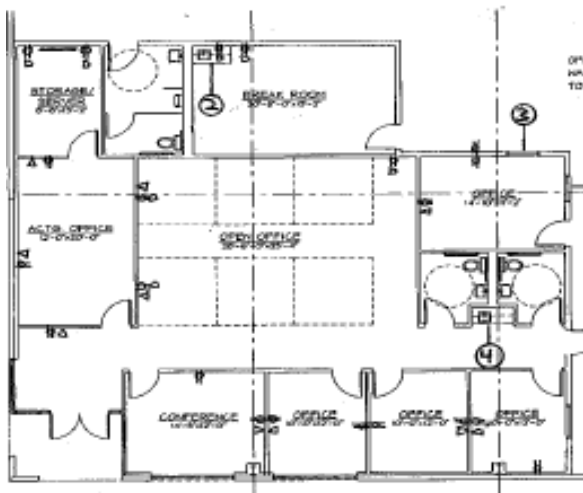
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## Site Plan



**East End office | 2,635 SF**

**West End office | 1,488 SF**



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