



FOR SALE: ±65 ACRE STORAGE YARD

6225 FM 1942 | Baytown, Texas 77521

SALE PRICE: CALL FOR INFORMATION



B. Kelley Parker III, SIOR
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1330 Post Oak Blvd., Suite 2700
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cushmanwakefield.com



Offering

Cushman & Wakefield is pleased to exclusively offer a unique and well-located storage yard in Baytown, Texas for sale. Located on the northeast corner of FM 1942 and N. Main Street, 3 miles north of I-10 and only 3 miles from Mont Belvieu industrial complex. This 65-acre property includes 41.5 acres of developed yard, 23.5 acres for future development, and 5,700 sf in office space with a 15,200 sf warehouse. This is an ideal opportunity for a user looking to purchase property that is ready to occupy and operate.

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Property Features

- ±65 acre storage yard
- 1200 feet of FM 1942 frontage
- 5,700 sf office building
- 15,200 sf warehouse - 18' eave
- 1,000 amp 480V 3-phase service
- 100% stabilized yard to 12+” thick with 12” of lime sub-base
- 60’ light poles for ample lighting
- Water, compressed air and power at each light pole
- Fenced
- 45’ private drive into property
- Commercial water well and septic
- Detention in place for full development with automated wetwell pump package
- Fire water pump/system
- 30’ monument sign
- 4” natural gas line
- High speed data and phone
- Pipe loading system

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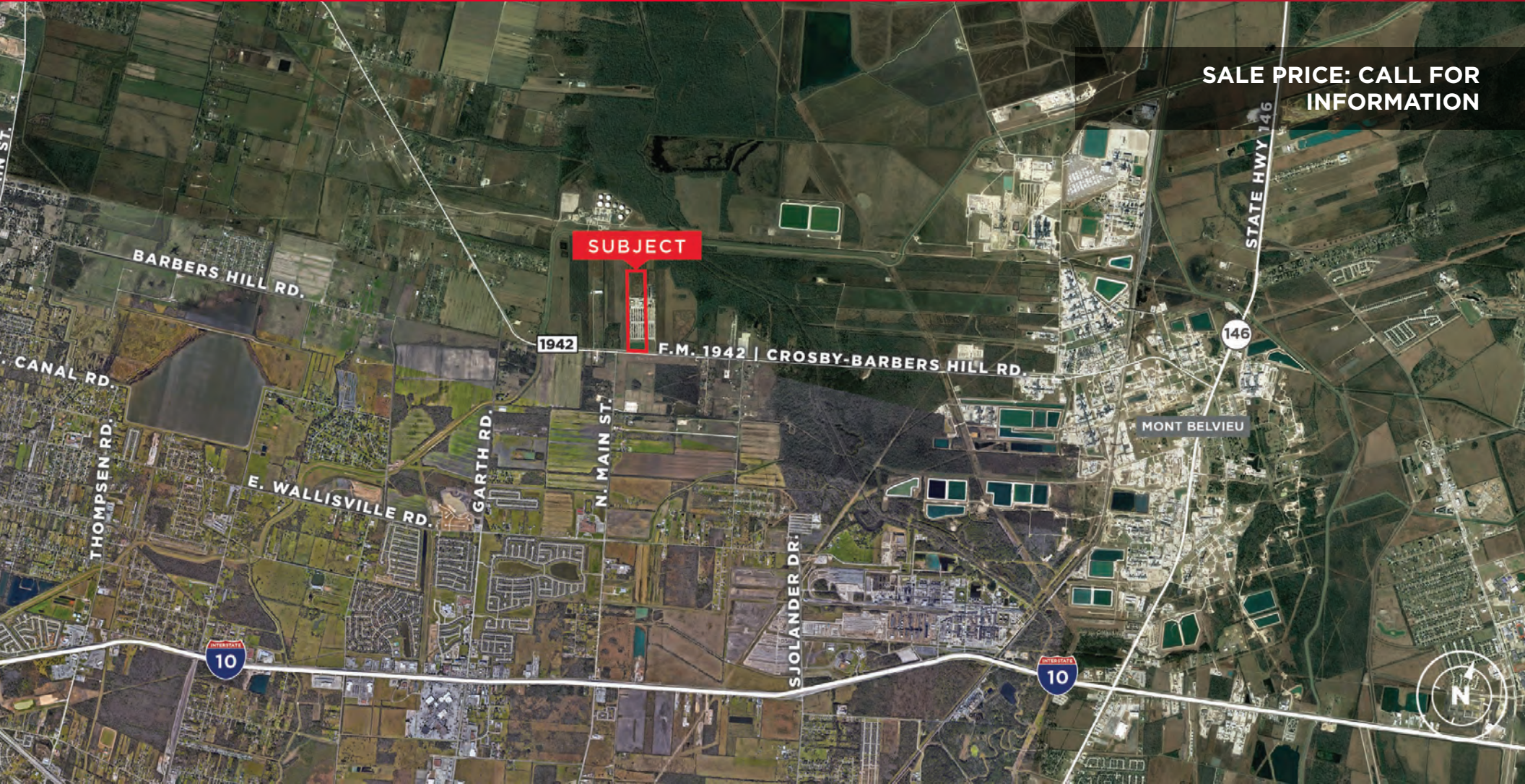
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