

BAYPORT SOUTH



±642,994 SF AVAILABLE - CROSS DOCK

PASADENA, TX 77507

UNDER CONSTRUCTION: APRIL 2020 COMPLETION



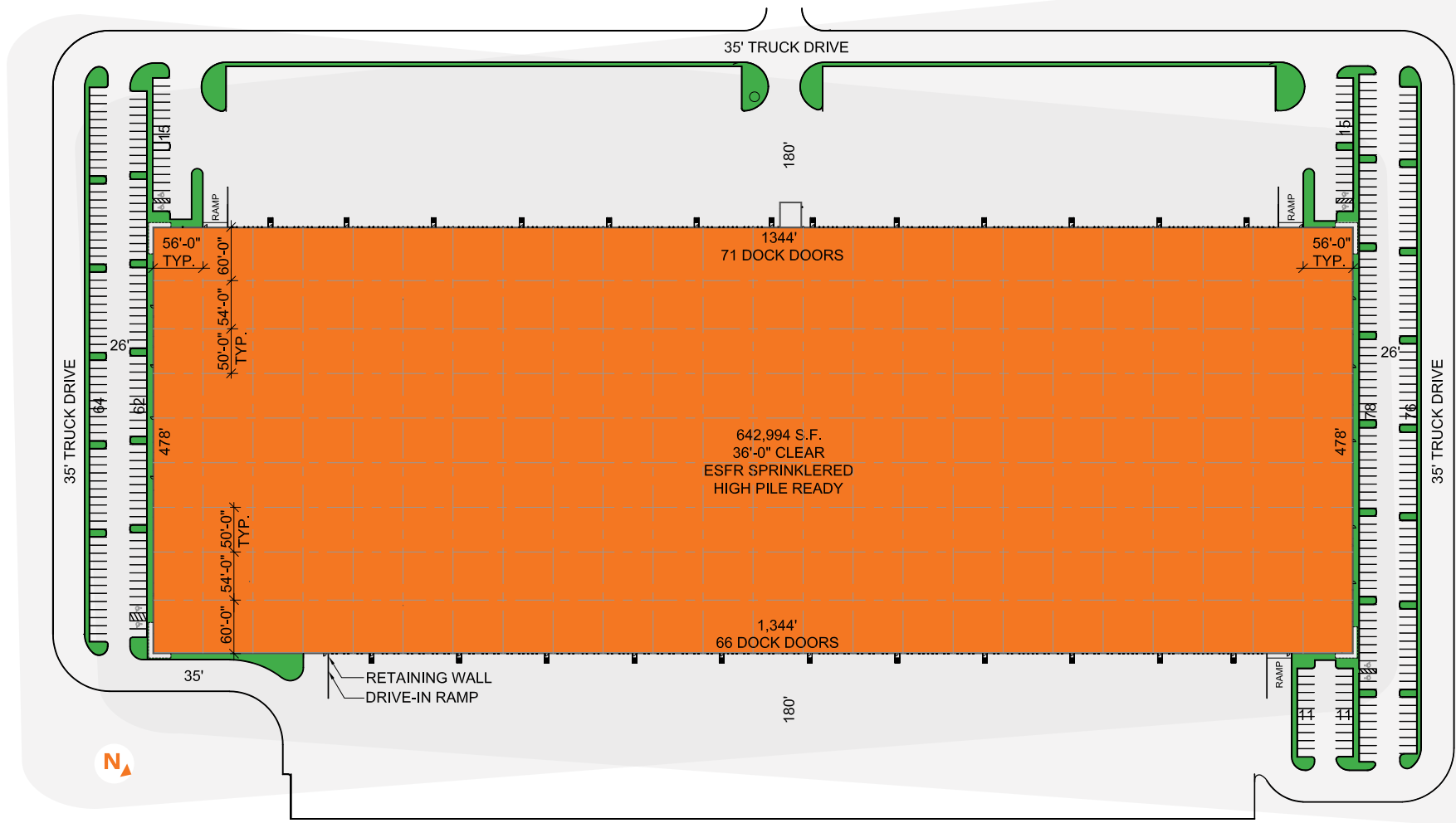
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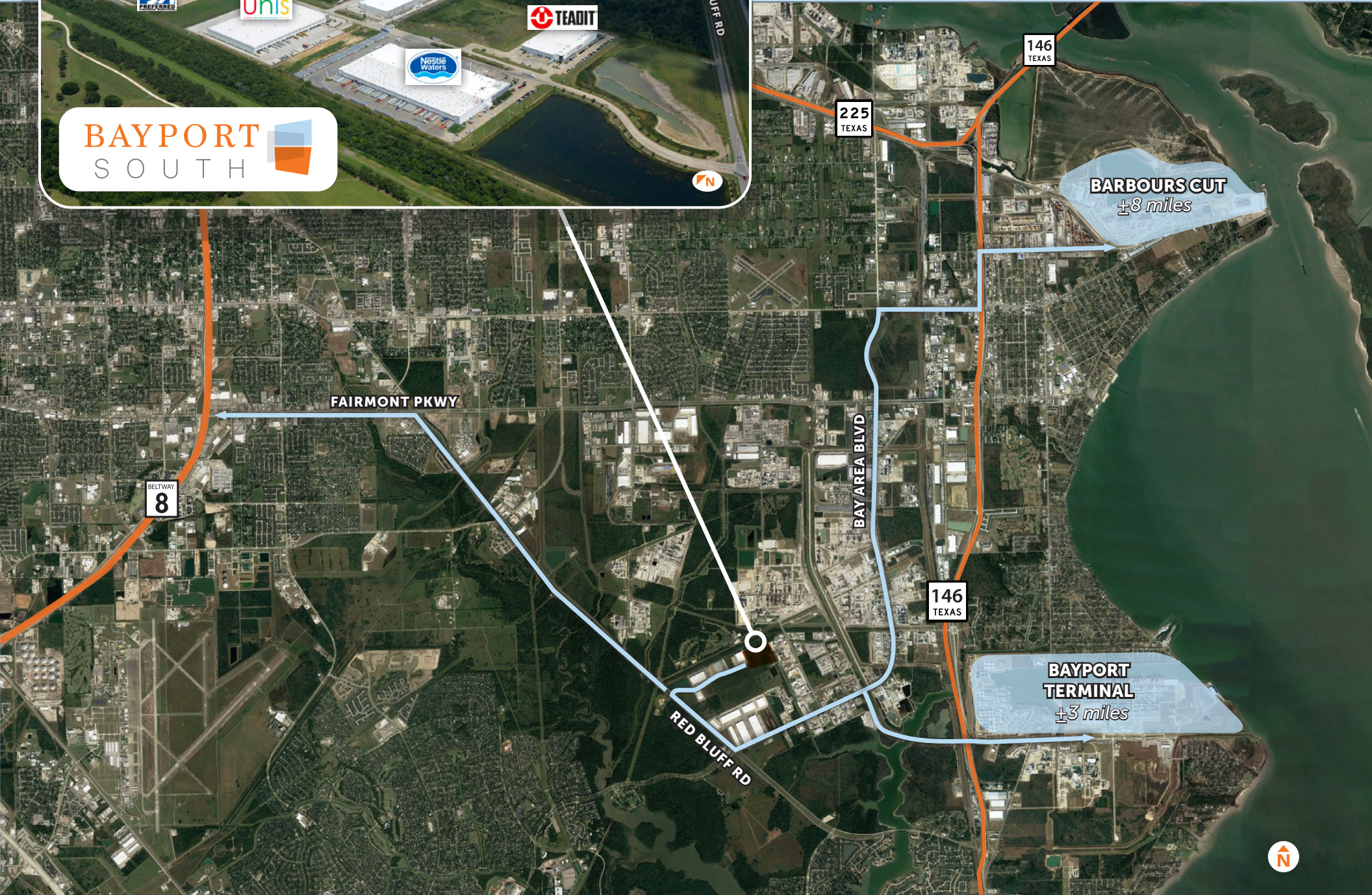
SITE PLAN



PROPERTY SPECIFICATIONS & FEATURES

- ±642,994 SF building
- ±41.56 acre site
- New construction
- 36' clear height
- ESFR sprinkler system
- High pile ready facility
- Dock high, with cross-dock capabilities
- Up to 150 trailer storage parking spaces
- 56" x 50' column spacing
- 60' loading bay
- Foreign trade zone capable
- (4) 12'-14' overhead doors with ramp
- 180' truck courts
- Parking: ±332 spaces
- Lighted intersection for superior access
- LEED registration pending

PROXIMITY TO CONTAINER PORTS



LOCATION FAST FACTS

The Property is strategically located within Houston's port market only 3 miles from Bayport Terminal and 8 miles from Barbours Cut.

VIA MAJOR HIGHWAYS

LOCATION	APPROX. MILEAGE
Bayport Terminal	3 miles
Barbours Cut	8 miles
Beltway 8	7 miles
HWY 225	8 miles
I-10	14 miles
Hobby Airport	15 miles
Downtown Houston	23 miles
IAH Airport	37 miles
Austin	180 miles
San Antonio	220 miles
Dallas	260 miles

PORT HOUSTON DATA POINTS

- Port Houston receives 68% of all container loads that enter the gulf
- Refineries in Houston produce approximately 74% of all plastics resins in the US.
- Collectively the Refineries have been going through a \$60 billion expansion since 2015.
- Liners arrive with full containers and depart with plastic resins.



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