



BLACK CREEK® GROUP

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# CEDAR PORT DC1

5400 E GRAND PARKWAY, BAYTOWN, TEXAS, 77523

FOR LEASE | ±638,760 SQ FT expandable | Class A Warehouse Facility | Dual Rail Service Available



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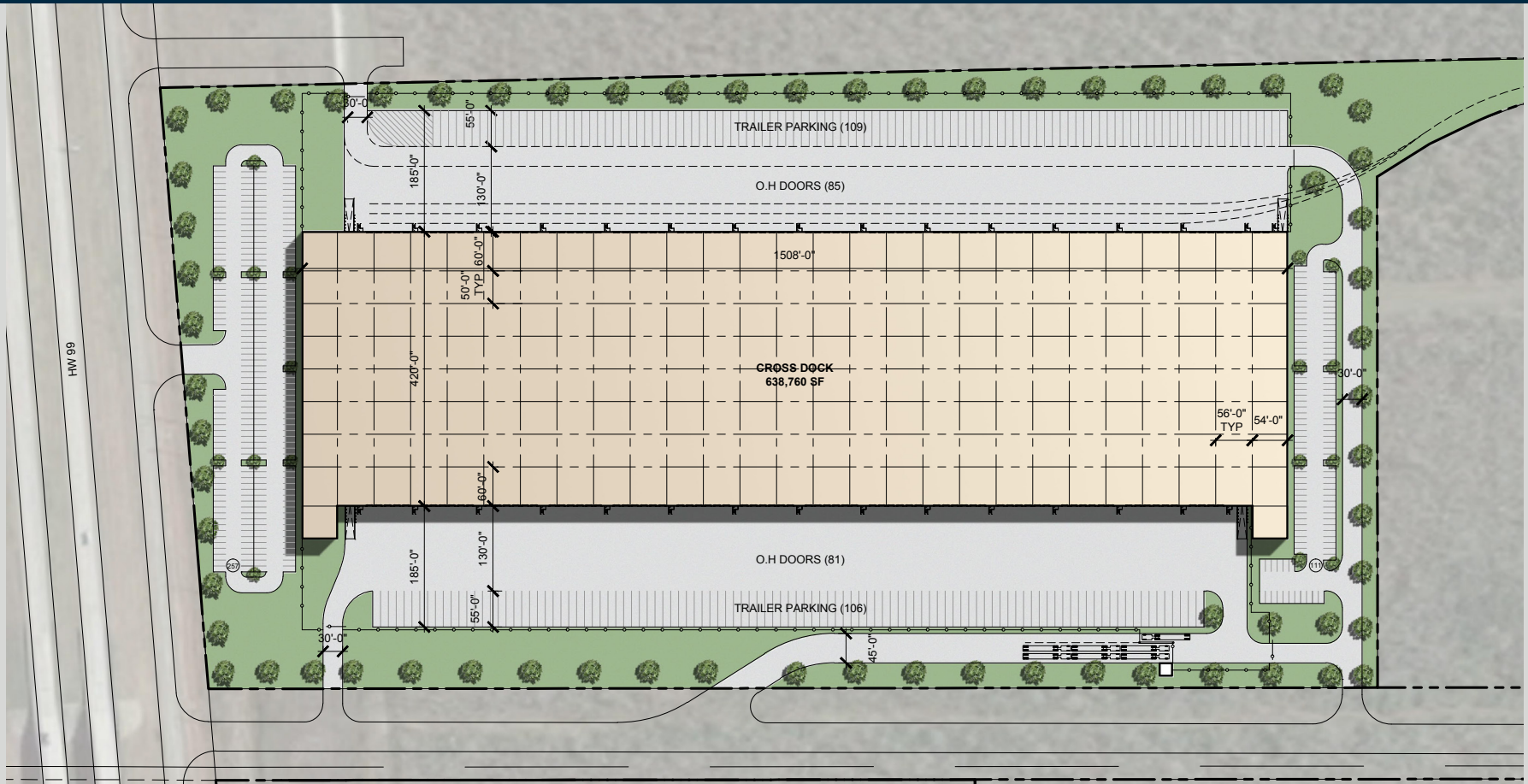
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# Property FEATURES

- ±638,760 square feet EXPANDABLE/DIVISIBLE
- Office space built to suit
- Visibility & Signage along the Grand Parkway
- Cross dock or Front Load configurations available
- Rail served by both Union Pacific & BNSF, switched by TGS
- 56'W x 50'D column spacing with 60'D speed/loading bays
- 36' Clear Height at first column
- Up to 178 (9'x10') dock positions available
- 3 concrete ramps to 12'x14' overhead doors
- 185' truck courts
- ESFR Fire Suppression
- ± 215 trailer parking positions
- ± 396 car parking positions
- 5 points of ingress/egress
- Queuing lane with optional guard house for up to 12 inbound trucks
- Additional acreage available for expansion or outside storage



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# Location HIGHLIGHTS

- Located on the Grand Parkway within the master-planned, deed-restricted Cedar Port Industrial Park
- Excellent access to major regional thoroughfares FM 1405, SH 225, SH 146 and Interstate 10
- Minutes from the Port of Houston, Bayport and Barbours Cut terminals
- Access to more than 100 miles of dual-service (UP & BNSF) operating rail track within the park
- Access to two private barge terminals with ability to handle overweight containers
- Ingress & egress via heavy haul corridors throughout the park
- Business friendly Chamber County location with tax incentives and Foreign Trade Zone available



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Proximity/Drive Times		
Barbours Cut Terminal	15 min	11.6 miles
Bayport Terminal	18 min	15.2 miles
Interstate 10	10 min	14.6 miles
SH 225	12 min	9.8 miles
Exxon - Baytown	11 min	8.7 miles
Chevron Philips - Baytown	12 min	10.4 miles
Beltway 8 via. 225	20 min	21.1 miles

## ABOUT BLACK CREEK GROUP

*Black Creek Group is an experienced real estate investment management and development firm that has bought or built over \$19 billion of investments over its 25-year history. The firm manages diverse investment offerings across the spectrum of commercial real estate – including office, industrial, retail and multifamily – providing a range of investment solutions for both institutional and wealth management channels. Black Creek Group has nine offices across North America with more than 300 professionals. More information is available at [www.blackcreekgroup.com](http://www.blackcreekgroup.com).*



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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

### Colliers International

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date