

FOR LEASE 1,222,029 SF

**BAYTOWN**  
**INTERMODAL CENTER**

# Baytown Intermodal Center

4000 Cedar Boulevard Baytown, TX 77523







## Features

On behalf of CenterPoint Properties, Cushman and Wakefield is excited to present the availability of the Baytown Intermodal Center, a 1.2+ million square foot dual rail-served campus located just outside of Houston, Texas.

Situated in the Cedar Port Industrial Park at the Grand Parkway and Cedar Boulevard, this unique asset offers dual service to the UP and BNSF rail lines along with an on-site rail car capacity up to 350 rail cars. It also provides convenient access to both shallow-water and deep-water terminals along the Houston ship channel.

Cedar Port Industrial Park is not only located within the Heavy Haul corridor linking Port properties, but it is also in Chambers County, an extremely business-friendly environment with multiple incentives available. This rail campus not only has varying building sizes, but access to multiple pipeline corridors and a heavy electrical substation next door.

### TOTAL ON-SITE RAIL CAR CAPACITY:

Up to 350 cars

### TRUCK LOADING LOCATIONS:

100

### CONTAINER YARDS:

Container Yard 1: 2.5 Acres

Container Yard 2: 3.5 Acres

### COUNTY:

Chambers - tenant incentive friendly

### ACCESSIBILITY:

Via heavy haul permit route from Barbour's Cut and Bayport Terminals

### PROXIMITY TO:

Port of Houston, Bayport and Barbour's Cut Terminals

### HEAVY ELECTRICAL SERVICE & PIPELINE CORRIDOR:

Substation nearby providing heavy capacity

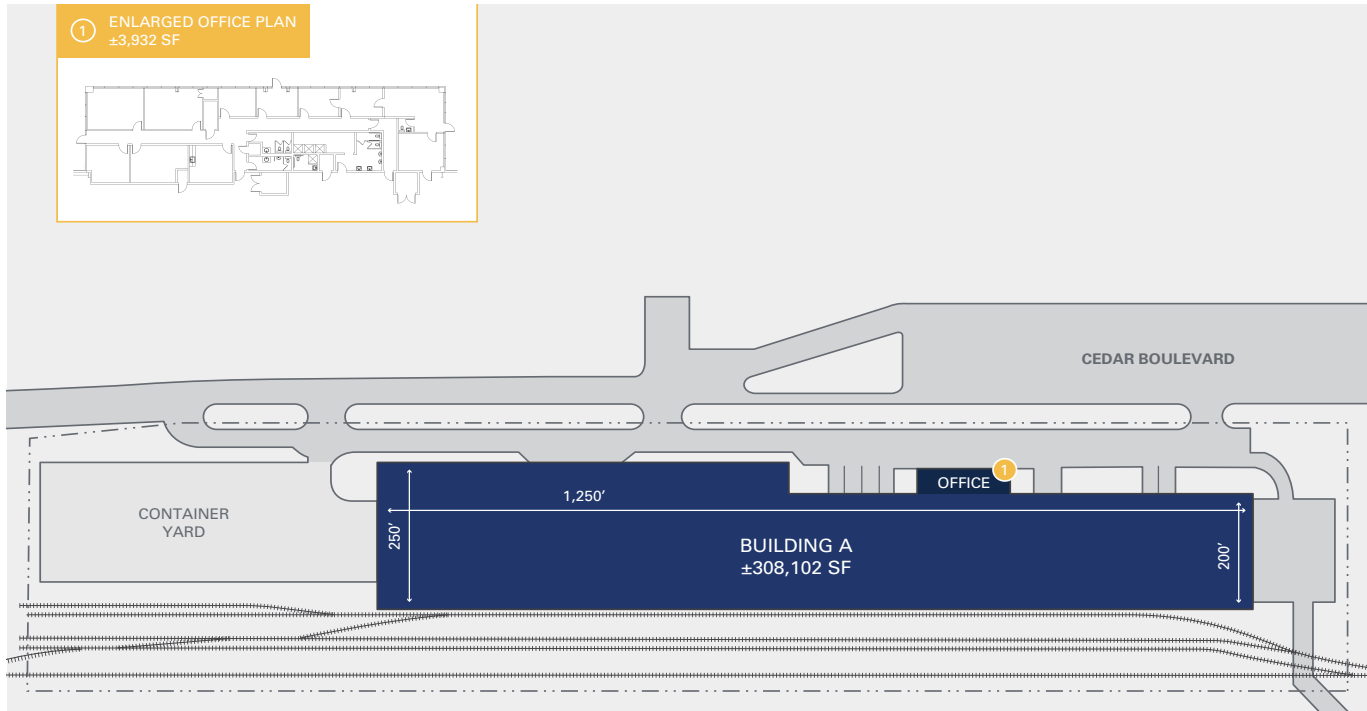
### SERVICED BY:

East & west corridors of the Union Pacific railroad and BNSF; capacity to load/unload railcars; hopper cars, trucks and sea bulk containers



## SITE PLANS

### Building A



WAREHOUSE SQ FT:  
308,102

OFFICE SQ FT:  
3,932

TOTAL SQ FT:  
312,034

Rail-Served:  
YES

SPRINKLERED:  
YES

FLOOR LEVEL:  
FULL-DOCK

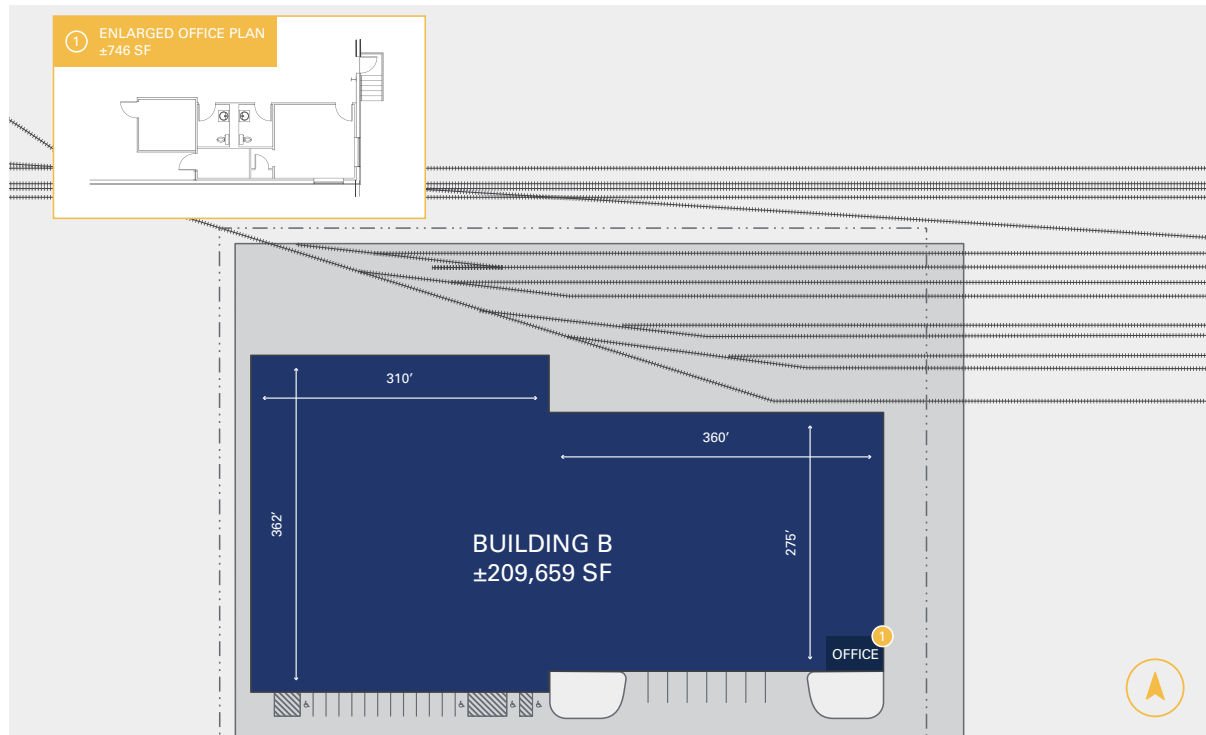
MIN. CLEAR HEIGHT:  
30' +/-

RAIL DOCK  
COVERED



## SITE PLANS

### Building B



WAREHOUSE SQ FT:  
209,659

OFFICE SQ FT:  
746

TOTAL SQ FT:  
210,405

Rail-Served:  
YES

SPRINKLERED:  
YES

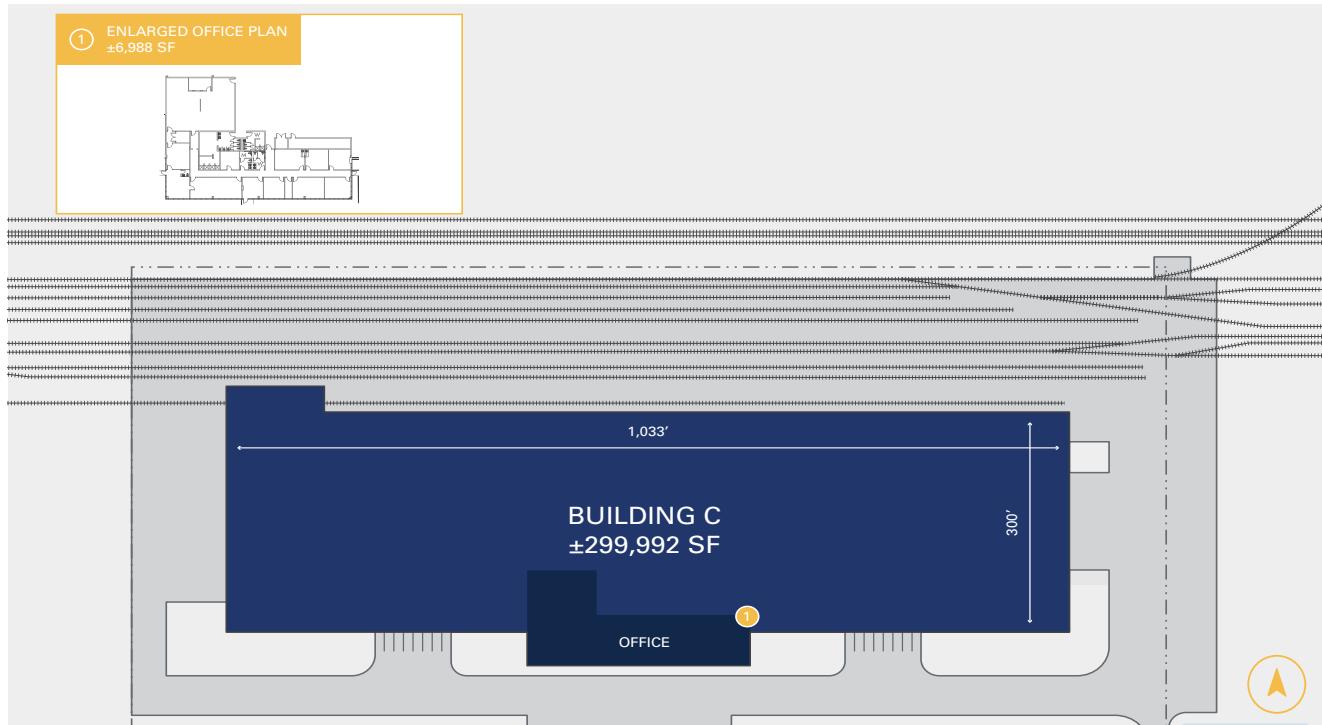
FLOOR LEVEL:  
FULL-DOCK

MIN. CLEAR HEIGHT:  
28' +/-



## SITE PLANS

### Building C



WAREHOUSE SQ FT:  
299,992

OFFICE SQ FT:  
6,988

TOTAL SQ FT:  
306,980

Rail-Served:  
YES

SPRINKLERED:  
YES

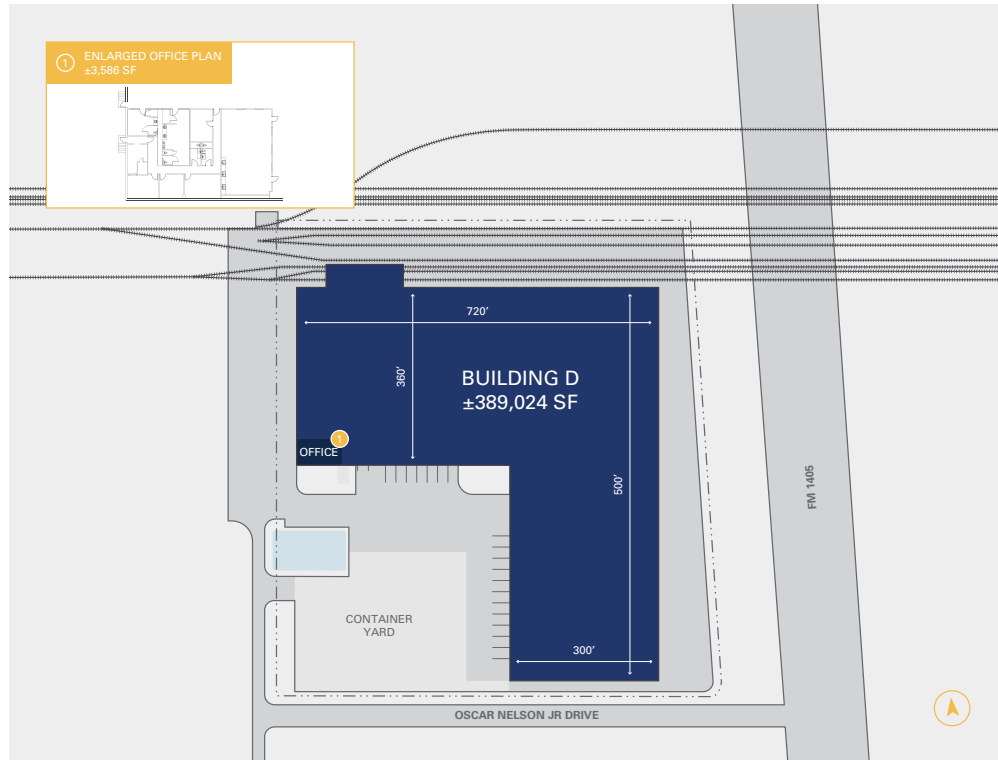
FLOOR LEVEL:  
FULL-DOCK

MIN. CLEAR HEIGHT:  
28' +/-



## SITE PLANS

### Building D



WAREHOUSE SQ FT:  
389,024

OFFICE SQ FT:  
3,586

TOTAL SQ FT:  
392,610

Rail-Served:  
YES

SPRINKLERED:  
YES

FLOOR LEVEL:  
FULL-DOCK

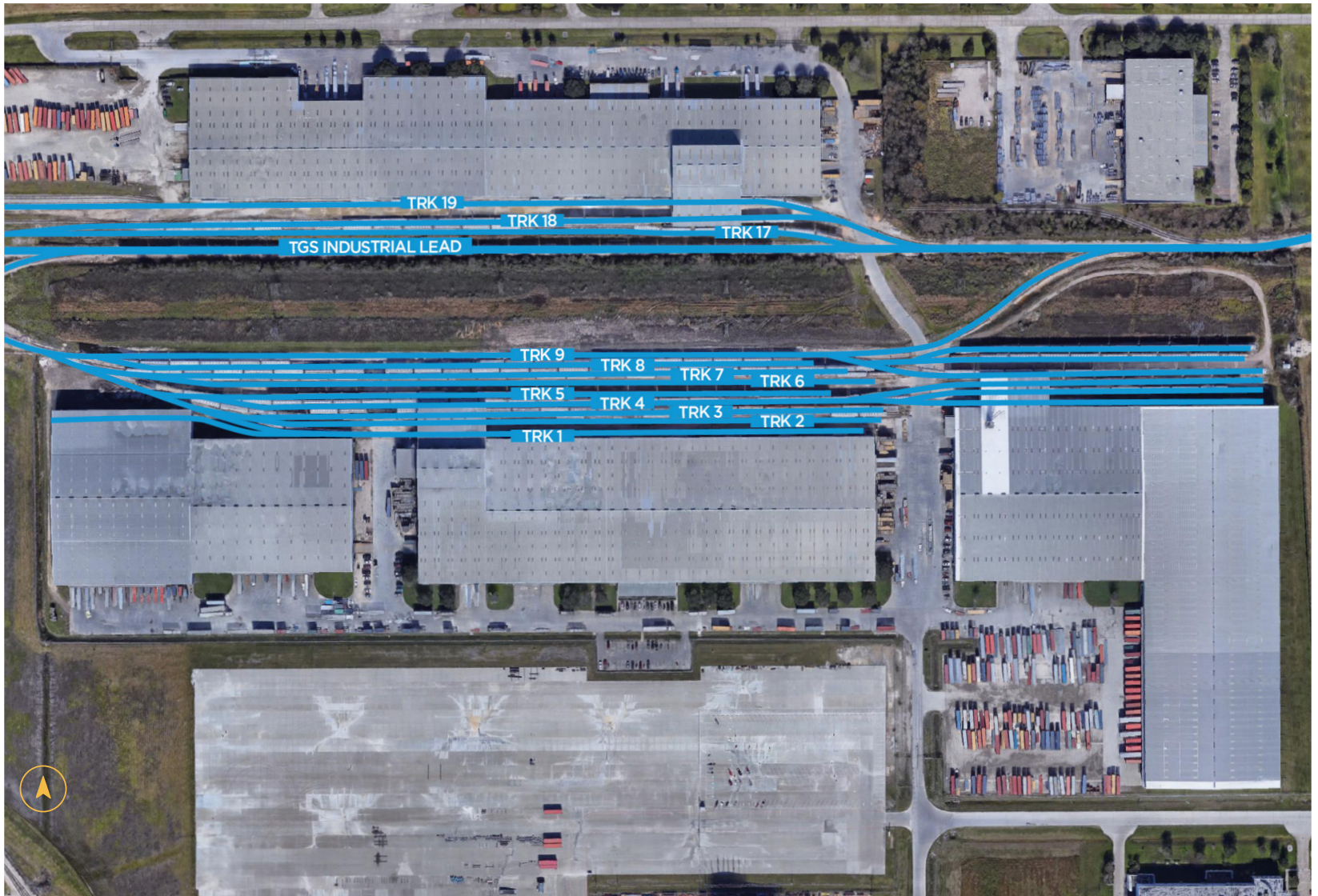
MIN. CLEAR HEIGHT:  
25' +/-

RAIL DOCK  
COVERED



## Rail Map

Mainline rail-service provided by Union Pacific and BNSF Railways



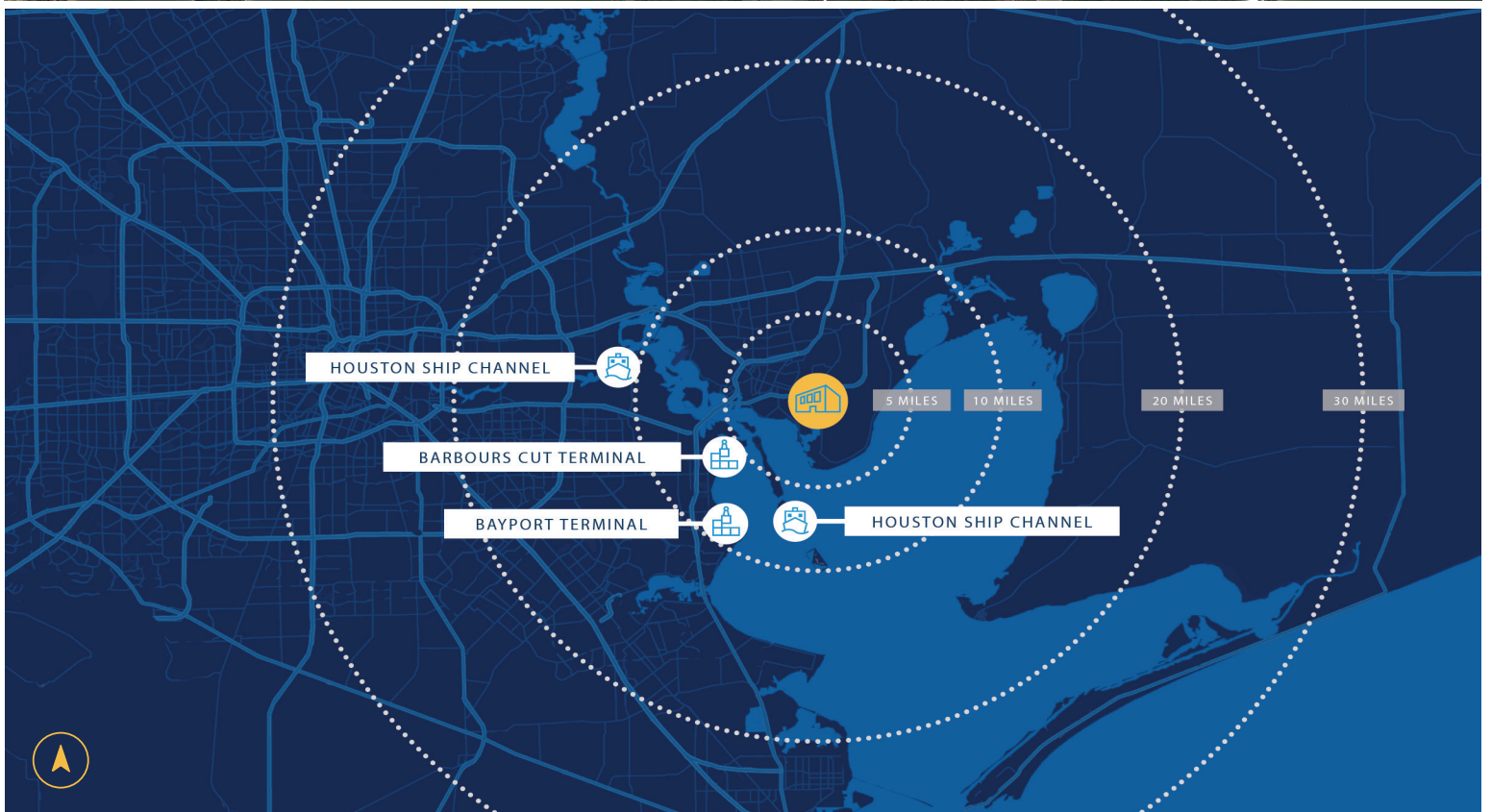
- Unprecedented opportunity to lease multimodal dual rail-served buildings in the heart of the Houston Port nexus.
- Class II rail services enable connectivity to both the Union Pacific and BNSF while providing the switching and car movements necessary for high volume transloading and distribution.
- This site allows tenants to eliminate significant storage and demurrage fees by leveraging existing rail infrastructure on private track.
- Track configurations can be adjusted to allow for specific tenant uses and needs.



# Location

Baytown Intermodal Center has every location advantage you need: Strategic and easy access to I-10, which runs through the heart of Houston, access to heavy haul roads into and surrounding the Center, and a location in business-friendly Chambers County.

In addition to its dual rail and regional interstate access, it is proximate to shallow water barge docks, the deep-water Houston Ship Channel and the Bayport and Barboours Cut terminals at the Port of Houston





## Port of Houston

*The Baytown Intermodal Center is located in Cedar Port Industrial Park, the nation's largest rail and barge-served industrial park. It is at the center of the fast-growing U.S./Mexico Gulf Coast Industrial Complex. The park is bordered by a twenty-mile portion of the Houston Ship Channel lined with major national and international industrial companies. The Highway 225 corridor parallel to the Houston Ship Channel is the "Petrochemical Capital of the Western World." It's home to more than 100 major manufacturing and storage facilities, and it's experiencing tremendous growth as it expands its occupier base beyond energy to businesses in sectors such as household goods, food, and building materials, both raw and finished products.*

The Port of Houston has become the country's #1 region for exports, leading the nation in foreign waterborne tonnage. It's long been known as the home to the largest petrochemical manufacturing complex in the Americas. Energy production, the export of crude oil, increasing global demand for chemicals produced in the region, and the productivity of some 200 companies around the Port are major drivers of its success.

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- **6th-ranked U.S. container port by total TEUs**
  - **Largest Gulf Coast container port, handling 69% of U.S. Gulf Coast container traffic**
  - **Largest Texas port with 96% market share in containers**





## About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve. For more information on CenterPoint Properties, visit [www.bayportintermodal.com](http://www.bayportintermodal.com), follow @centerpointprop on Twitter or engage with us on LinkedIn.

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[www.baytownintermodal.com](http://www.baytownintermodal.com)



Jim Foreman  
Executive Director, Brokerage  
713.963.2824  
[jim.foreman@cushwake.com](mailto:jim.foreman@cushwake.com)

Beau Kaleel  
Executive Director, Brokerage  
713.963.2844  
[beau.kaleel@cushwake.com](mailto:beau.kaleel@cushwake.com)

Michael Flynn  
Director, C&W Rail Advisory Group  
908.868.2022  
[michael.flynn@cushwake.com](mailto:michael.flynn@cushwake.com)

Brooke Forrest  
Brokerage Associate  
713.331.1735  
[brooke.forrest1@cushwake.com](mailto:brooke.forrest1@cushwake.com)

