

BAYTOWN 10 COMMERCE CENTER

±503,775 SF AVAILABLE FOR OCCUPANCY
ADDITIONAL OPPORTUNITIES UP TO ±2.4M SF
9115 I-10 E | BAYTOWN, TX 77521



A DEVELOPMENT BY:



LEASING BY:



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SUPERIOR ACCESS ON INTERSTATE 10

THE PROPERTY'S DIRECT INTERSTATE FRONTAGE OFFERS EXCELLENT ACCESS TO BOTH I-10 EAST AND I-10 WEST, CONNECTING THE SITE TO THE REST OF HOUSTON. PHASE I IS ACCESSIBLE VIA TWO POINTS OF ACCESS ONTO THE I-10 EAST FRONTAGE ROAD. THE REMAINING PHASES OFFER FOUR ADDITIONAL POINTS OF ACCESS.



KEY

- Entrance Ramps
- Exit
- Turnaround Lane

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OVERALL SITE PLAN

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FUTURE PHASES

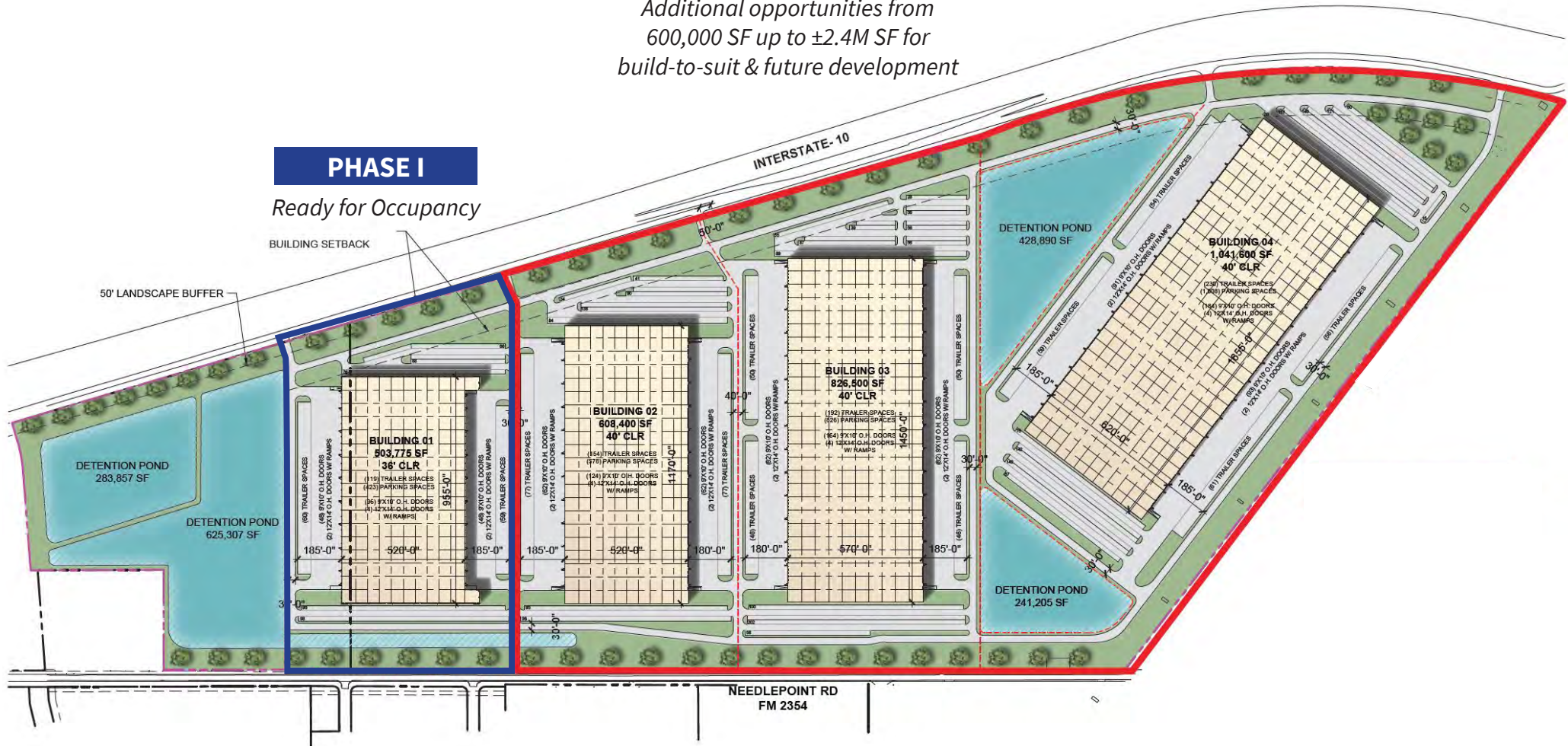
Additional opportunities from
600,000 SF up to ±2.4M SF for
build-to-suit & future development

PHASE I

Ready for Occupancy

BUILDING SETBACK

50' LANDSCAPE BUFFER



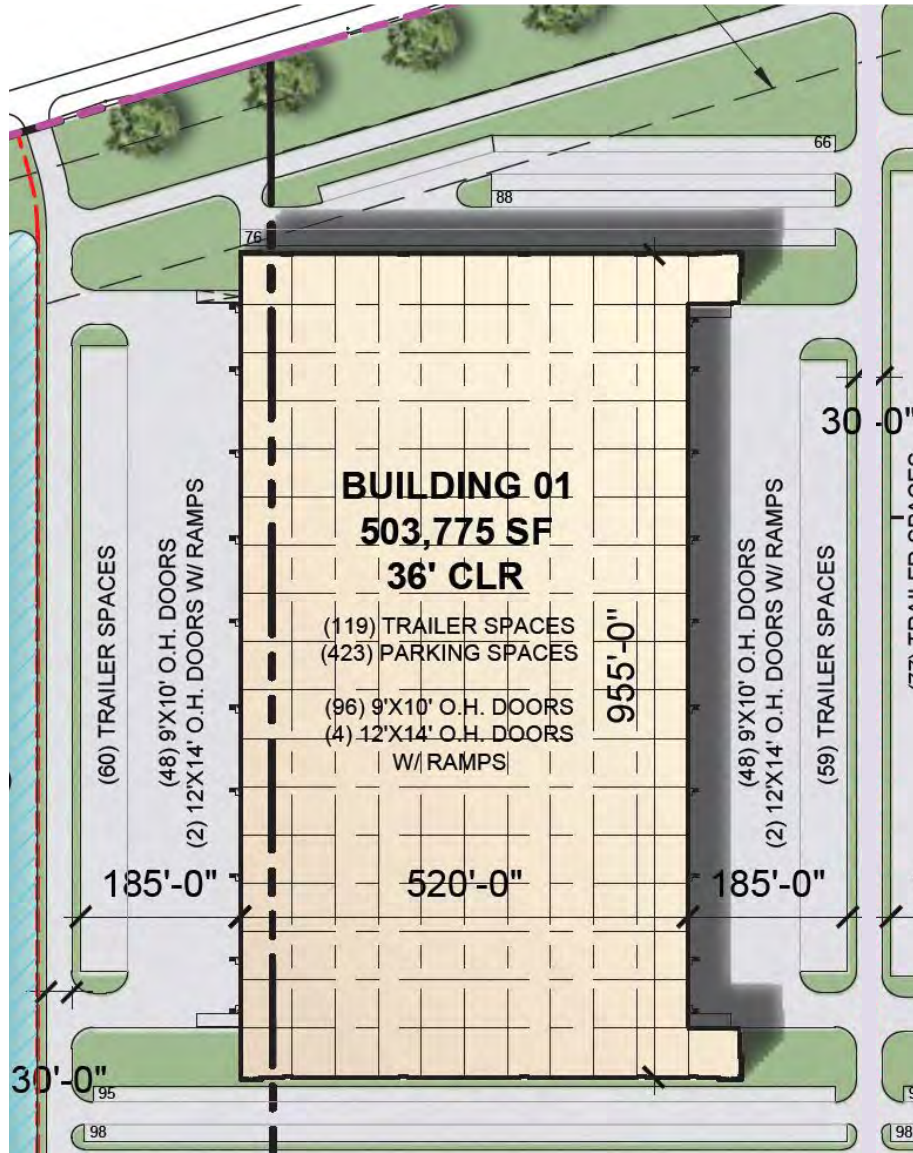
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SITE PLAN - PHASE I/BUILDING 1

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ADDITIONAL OPPORTUNITIES UP TO ±2.4M SF

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Specifications:

- **Building Size:** ±503,775 SF
- **Building Configuration:** Cross Dock
- **Clear Height:** 36'
- **Column Spacing:** 56' X 50'
- **Speed Bay Depth:** 60'
- **Dock Doors:** 97
- **Drive-In Doors with Ramp Access:** (4) at 12' X 14'
- **Dock Levelers:** 24 available with 40,000 lbs capacity (mechanical)
- **Trailer Storage / Parking:** up to 119 stalls
- **Vehicle Parking:** 423

Additional Features:

- Interstate 10 Frontage
- High Pile Ready Design
- Dock High Loading
- Foreign Trade Zone Capable

Pre-finish Improvements:

- **Office:** ±3,250 SF
- **Motion Sensor LED Lights**

INTERIOR PHOTOS

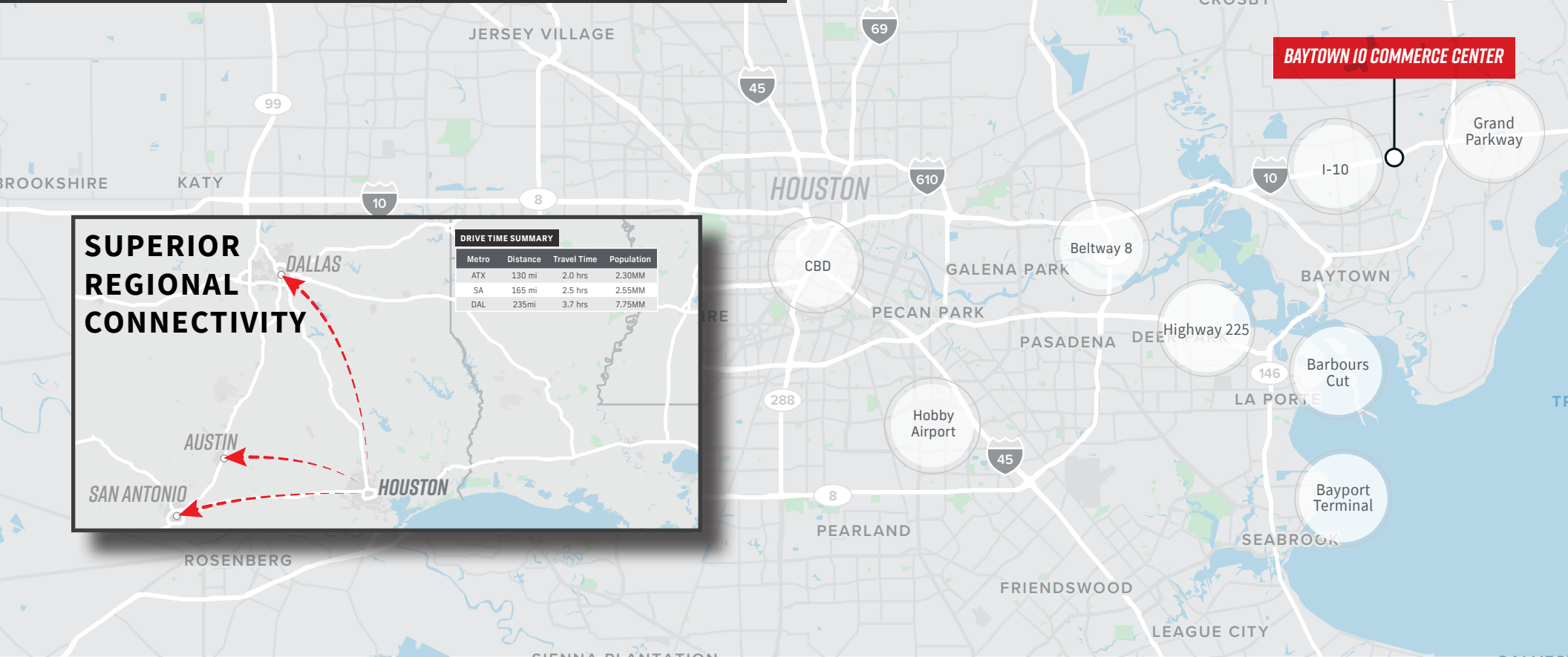
±503,775 SF AVAILABLE FOR OCCUPANCY
PRE-FINISH IMPROVEMENTS COMPLETED
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MISSION CRITICAL LOCATION FOR TENANT OPERATIONS / FULFILLMENT

- Baytown 10 Commerce Center is located with exceptional proximity to the Port of Houston.
- Frontage along a I-10 offers easy access to The Grand Parkway, Beltway 8, I-610, Highway 225, & Highway 146.
- The Southeast submarket is located in the midst of the petrochemical hub of the United States.



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