

255,513 SF FOR LEASE

BAYTOWN 10 COMMERCE CENTER

Building 1 | 9120 Interstate 10 East | Baytown, TX | 77521



A Project of:



255,513 SF

Available for
Immediate
Occupancy



175 ACRES

Additional Land for
Future Phases (Build to
Suit or Design Build)

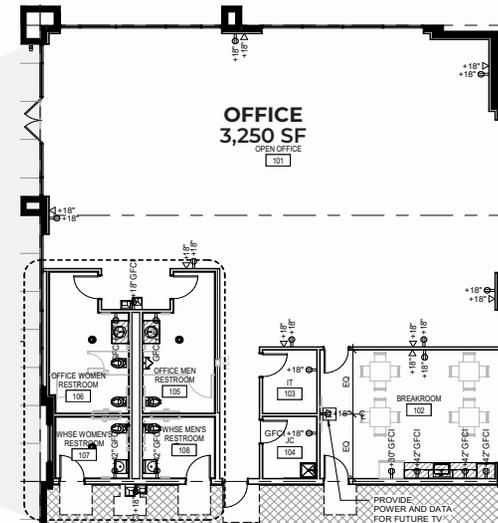
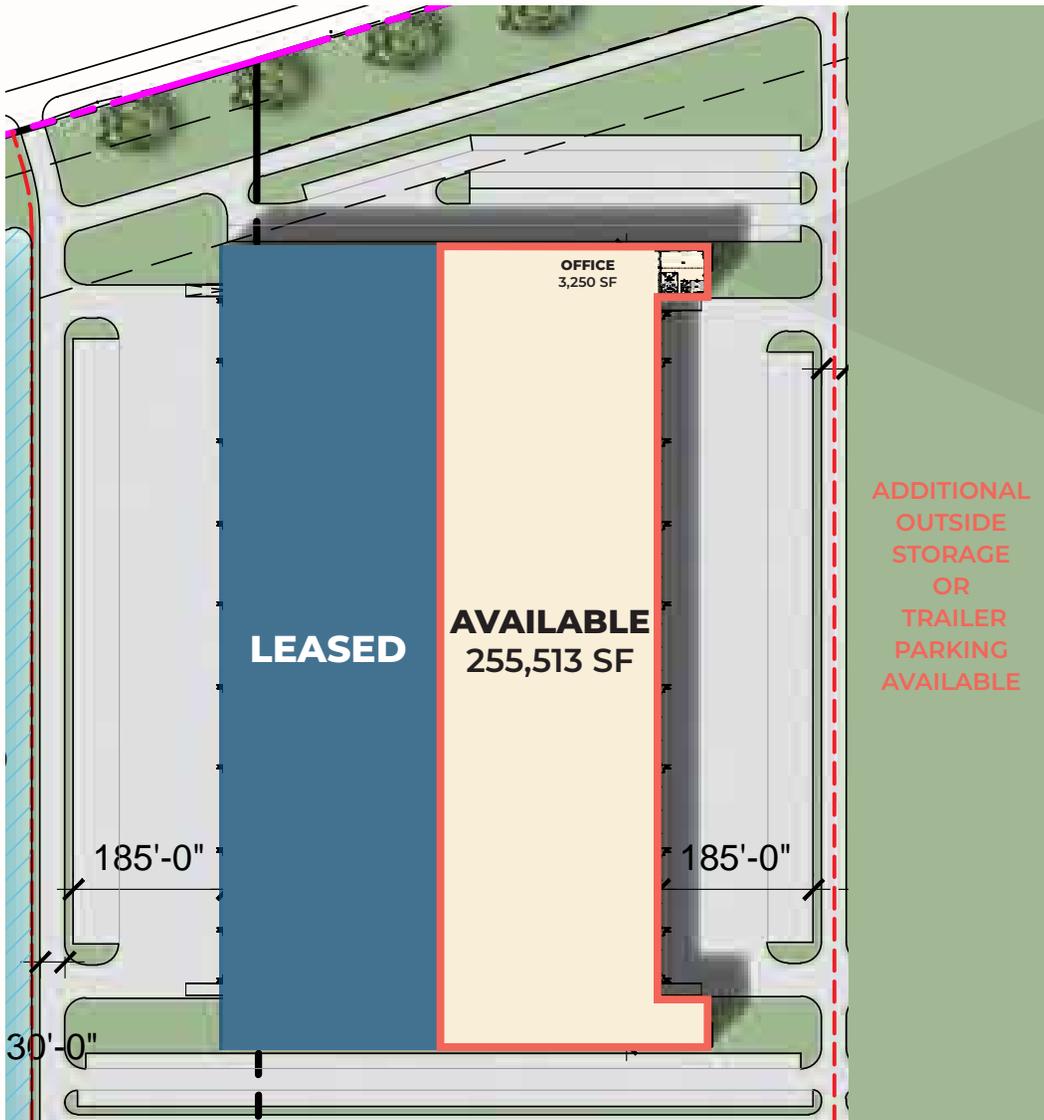


DIRECT ACCESS

To Interstate-10 with
Proximity to
Port of Houston
Container Terminals

FLOOR PLAN BUILDING ONE

Building 1 | 9120 Interstate 10 East | Baytown, TX | 77521



PROPERTY HIGHLIGHTS

- 255,513 SF Available
- 3,250 SF Pre-Finished Office
- 36' Clear Height
- 48 Dock High Doors
- Two (2) 12'X14' Drive-In Loading Doors
- 60' Speed Bays
- 57 Trailer Stalls
- Up to 303 Vehicle Parking Spaces
- Outside Storage or Additional Trailer Parking Available Adjacent to Premises
- Foreign Trade Zone (FTZ) Capable
- Ability to Provide Private, Fenced Truck Apron
- Direct Frontage on Interstate 10 with Convenient Access to Port of Houston Container Terminals

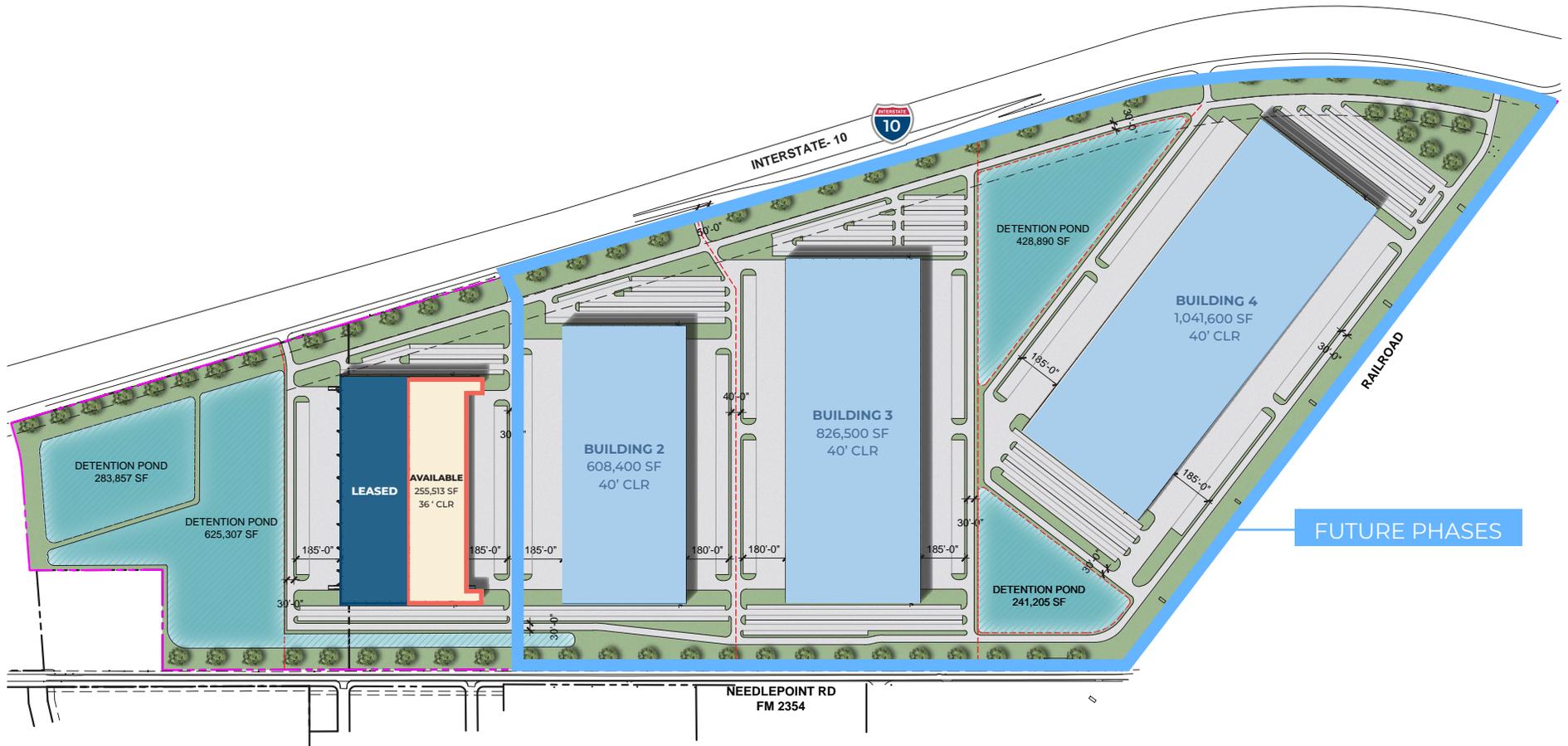
BUILDING ONE ADDITIONAL TRAILER PARKING OR
OUTSIDE STORAGE AVAILABLE

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ADDITIONAL TRAILER PARKING OR
OUTSIDE STORAGE AVAILABLE

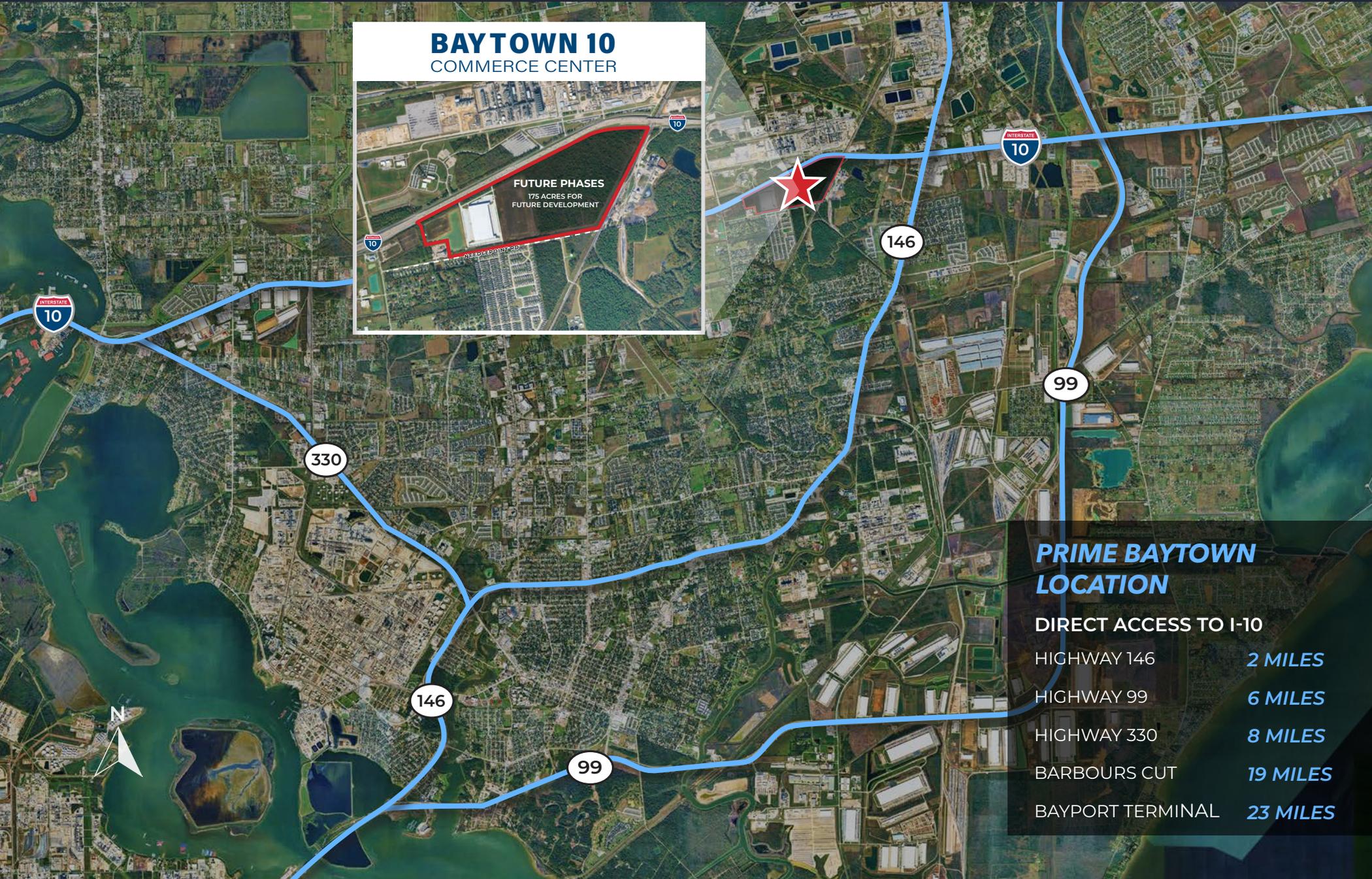
SITE PLAN FUTURE PHASES CONCEPTUAL PLAN



LEASED		AVAILABLE	PROPOSED		
BUILDING 1	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	
248,262 SF	255,513 SF	608,400 SF	826,500 SF	1,041,600 SF	

ACCESS MAP

BAYTOWN



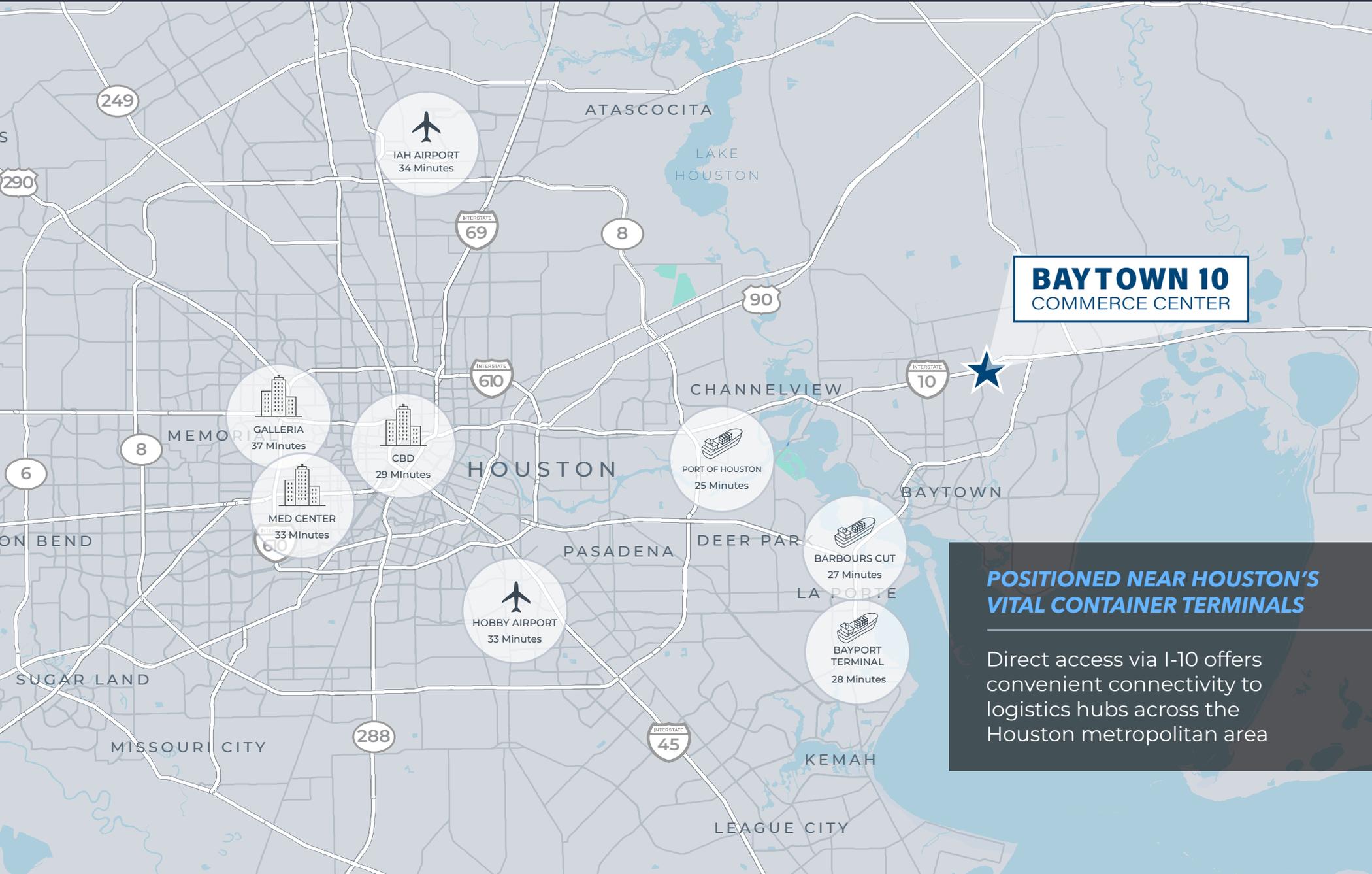
BAYTOWN 10
COMMERCE CENTER

FUTURE PHASES
175 ACRES FOR
FUTURE DEVELOPMENT

MEADOWPOINT RD

PRIME BAYTOWN LOCATION

- DIRECT ACCESS TO I-10**
- HIGHWAY 146 **2 MILES**
 - HIGHWAY 99 **6 MILES**
 - HIGHWAY 330 **8 MILES**
 - BARBOURS CUT **19 MILES**
 - BAYPORT TERMINAL **23 MILES**



BAYTOWN 10
COMMERCE CENTER

POSITIONED NEAR HOUSTON'S VITAL CONTAINER TERMINALS

Direct access via I-10 offers convenient connectivity to logistics hubs across the Houston metropolitan area

ECONOMIC VITALITY

BAYTOWN 10 COMMERCE CENTER



Texas is the leading destination for corporate relocations & expansion projects.



THE TEXAS TRIANGLE

Baytown 10 Commerce Center offers a prime location for serving the large population base of the Texas Triangle, the economic engine of Texas defined by the cities of Houston, Dallas-Fort Worth, Austin, and San Antonio, and the interstate highways that connect them. The Texas Triangle has approximately 21 million residents that live within the region, making up more than two-thirds of the state's total population.

Texas Economic Development & Tourism | Office of Governor Greg Abbott | gov.texas.gov/business

TEXAS BY THE NUMBERS



#1 Export state for 92 different countries



Texas led the nation in high tech exports for the 12th year in a row in 2024

26 Commercial Airports

22 Interstate Highways

58 Freight Railroad

19 Sea Ports

34 Foreign Trade Zones

52 Fortune 500 Companies



DISTRIBUTION REACH



1 - DAY DRIVE

11 HOURS
53,009,009M PEOPLE



2 - DAY DRIVE

22 HOURS
224,145,229M PEOPLE



BAYTOWN 10

COMMERCE CENTER

TRANSWESTERN LEASING CONTACTS

CRAIG BEAN

713.490.3784

Craig.Bean@tranwestern.com

BRIAN GAMMILL

713.270.3321

Brian.Gammill@tranwestern.com

A Project of:

