

SOUTH 16TH COMMERCE CENTER

±109,080 SF AVAILABLE - FRONT LOAD

1301 SOUTH 16TH STREET, LA PORTE, TX 77571



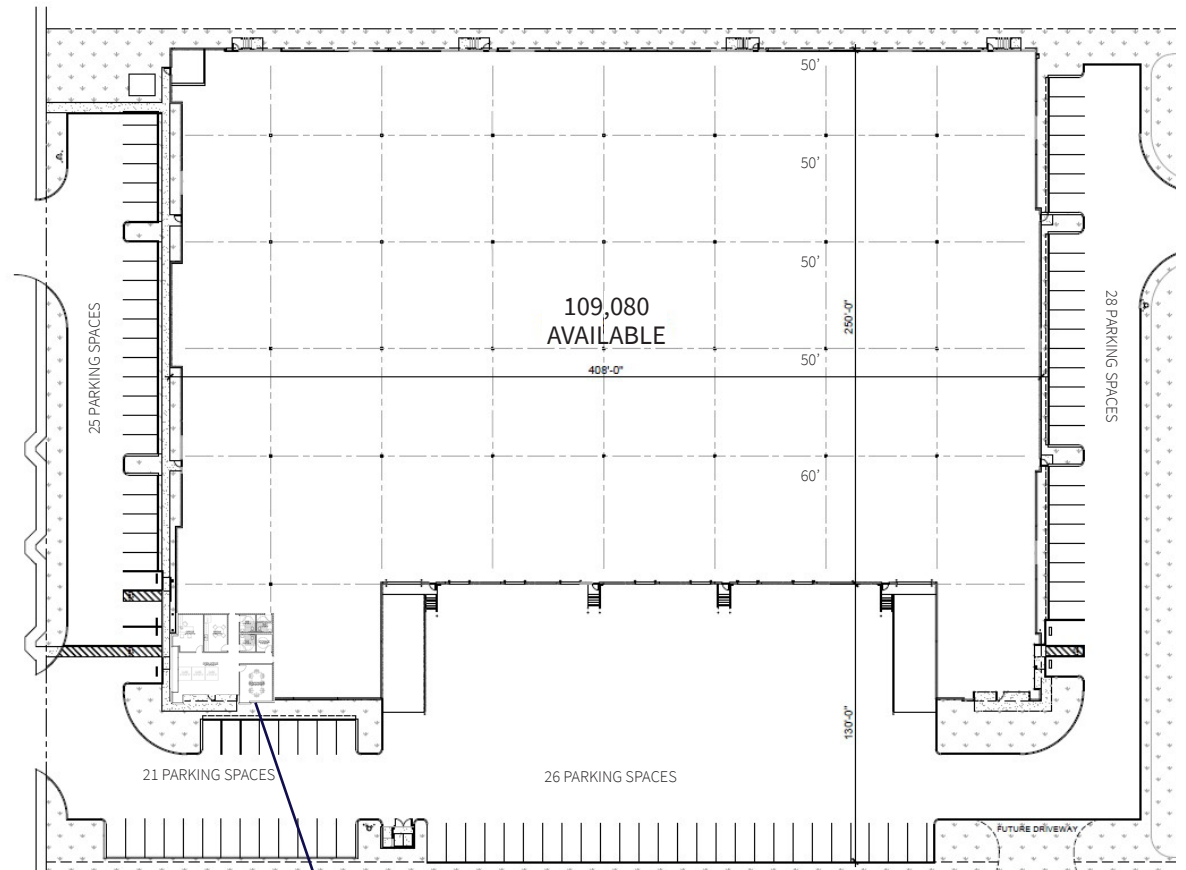
OWNED AND OPERATED BY:  **Sagard**

LEASING BY:  **JLL**
Jones Lang LaSalle Brokerage, Inc.

SITE PLAN

PROPERTY SPECIFICATIONS

- Available: ±109,080 SF on 5.60 Acres
- Divisible to ±40,000 SF
- Office: ±1,800 SF Spec Office
- Clear height: 28'
- ESRF Sprinkler System
- LED lights in warehouse
- Dock doors: (7) 9' x 10' (with pit levelers)
- Drive in doors: (2) 14'x16'
- Front load configuration
- 130' Truck court depth
- 50' x 52' Column spacing
- 60' Speed bays
- Parking: ±100 spaces
- City of La Porte; PUD Zoning
- Lease rate: contact broker



EXISTING OFFICE PLAN: ±1,800 SF



PROXIMITY TO CONTAINER PORTS



LOCATION FAST FACTS

The Property is strategically located within Houston's port market only 4 miles from Barbours Cut and 5 miles from Bayport Terminal.

VIA MAJOR HIGHWAYS

LOCATION	APPROX. MILEAGE
HWY 146	1 mile
HWY 225	3 miles
Barbours Cut	4 miles
Bayport Terminal	5 miles
Beltway 8	7 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

- Largest Gulf Coast container port, handling 75% of US Gulf Coast container traffic.
- Largest Texas port with 97% market share in containers.
- Port Houston closed 2025 as its best year in history, handling 4.3 million TEUs - up 4% in TEUs and 3% in total tonnage year-over-year.
- #1 US export gateway for resin, with approximately 62% of US market share - more than 929,000 TEUs of resin exports shipped worldwide annually.
- A \$300 billion oil refinery is planned for Brownsville - the first new US refinery in 50 years.



LEASING:



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