

EXCLUSIVE OFFERING / SALE OR LEASE

Rail Served Manufacturing Facility

1301 Transport Drive, Baytown TX



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Rail Served Manufacturing Facility

Executive Summary

Address: 1301 Transport Drive, Baytown, TX 77523

Type: Rail Served Heavy Manufacturing Facility

Use: Manufacture / Fabrication of Carbon and Alloy Steel Products

Size: +/- 221,776 SF of Improvements on +/- 33 Acres

Offering: Sale or Lease

Price: Negotiable

Summary:

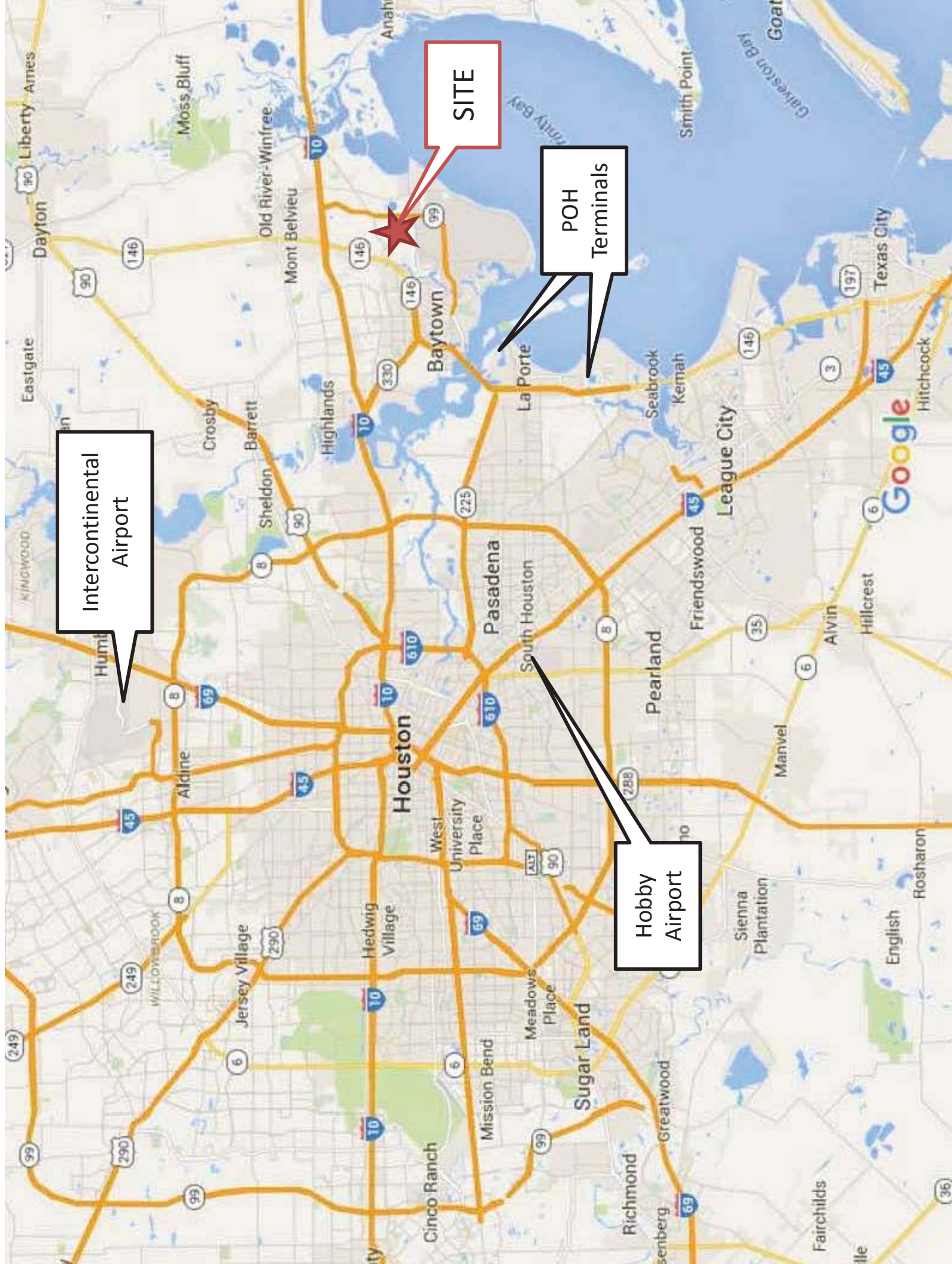
This manufacturing facility consist of approximately 221,776 square feet of improvements including 3 manufacturing buildings, 1 warehouse, 1 sandblast building, 1 paint building, 1 executive office building, lay down and storage on approximately 33 acres. It was designed and built for heavy manufacturing of carbon and alloy steel products and is currently used for the manufacture of Cryogenic Vessels, Tank Cars and Rail Cars as well as Pressure Vessels.

The facility is rail served, totally fenced, stabilized and has ample concrete paving and parking. It has three phase 480 volt power. Each of the manufacturing buildings are piped with central compressed nitrogen and argon stored in on-site vessels. The sandblast and paint buildings are fully contained and are equipped with rail in each building.

The three manufacturing buildings total approximately 178,800 square feet of crane served manufacturing space plus 4,800 SF of shop office and lunch rooms. They are equipped with 21 overhead bridge cranes and 86 overhead grade-level rollup doors. Eave heights range from 32 to 68 feet and the overhead cranes range from 10 tons to 50 tons with up to 50 foot clear height under hook. Most of the bays in each manufacturing building are equipped with multiple power feeds of 110 and 480 volt, compressed air, argon and nitrogen connections. All buildings have access to rail and one has rail running through the building.

The executive office consist of approximately 11,250 square feet in a 2-story stand-alone building. It is fully multiple offices, conference rooms and kitchen.

The facility is located in AmeriPort Industrial Park located in West Chambers County Texas just outside of Baytown. AmeriPort is a 700+ acre rail served master planned industrial park and is home to several major manufacturing and distribution companies.



SITE

POH
Terminals

Intercontinental
Airport

Hobby
Airport

Transport Dr

Sandblast
& Paint
Buildings

11,250 SF
Executive
Office

13,000 SF
Warehouse

B-2
48,800 SF
Crane
Served

B -1
40,800 SF
Crane
Served
With Rail

B-3 90,000 SF
Crane Served +
4,800 SF Off

+/- 33
Acres

Manufacturing Building #1

This building was built in 2011 for the primary purpose of manufacturing and service of large cryogenic vessels and rail cars. It is 68' wide and 600' long with a 58' eave height. It has two (2) 50 ton and two (2) 10 ton overhead bridge cranes with 50' under hook. There are four (4) 20' wide X 25' high overhead doors and a rail spur runs completely through the building.

Use:	Manufacture/Fabrication of Rail Cars and Carbon and Alloy Metal Products
Dimensions:	68 X 600'
Eave Height:	58'
O H Doors:	4ea 20' X 25' (2ea on each end)
O H Cranes	2ea 50 Ton (50' clear height under hook) + 2ea 10 Ton
Power	110 / 480 volt connections throughout and at most bays.
Gas / Air	Nitrogen and Compressed Air connections throughout and at most bays



Manufacturing Building #2

This building was built in 2011 and is contiguous to Building 5-H but is separated by a wall. The two buildings have cross access via 4 overhead doors between the two buildings. It 80' wide X 600' long with a 32' eave height. It has six (6) 10-ton bridge cranes. Each end of the building has a 20' wide X 22' high overhead door and there are thirty-six (36) 12' wide X 14' high overhead doors along the east wall.

Use: Manufacture/Fabrication of Carbon and Alloy Metal Products

Dimensions: 80' X 600'

Eave Height: 32'

O H Doors: 2ea 20' X 22' + 36ea 12' X 14'

O H Cranes 6ea 10 Ton

Power 110 / 480 volt connections throughout and at most bays.

Gas / Air Nitrogen, Argon, and Compressed Air connections throughout and at most bays



Manufacturing Building #3

Built in 2012 this building is 150' wide by 600' long and has a 35' eave. It has two working sides, each approximately 75' wide, that run the length of the building. The east side has; eight (8) 10-ton bridge cranes, two (2) 20' wide x 25' high overhead doors at each end and eight (8) 16' X 16' overhead doors on the side. The west side has three (3) 10-ton bridge cranes and a 14' wide X 16' high overhead door in each bay along the west side of the building. There are three office/lunchroom extensions totaling +/- 4,880 SF attached to the building. A rail spur runs the full length of the building just outside to the east.

Use: Manufacture/Fabrication of Carbon and Alloy Metal Products

Dimensions: 150' X 600' + (2) @ 20' X 62' + (1) @ 20' X 120' (office/lunchroom)

Eave Height: 35'

O H Doors: 4ea 20' X 25' + 8ea 16' X 16' + 30ea 14' X 16'

O H Cranes 11ea 10 Ton bridge cranes

Power 110 / 480 volt connections throughout and at most bays.

Gas / Air Nitrogen, Argon, and Compressed Air connections throughout and at most bays



Sandblast and Paint Buildings

The facility is equipped with two separate buildings for sandblasting and painting of the manufactured products. Both buildings are equipped with rail spurs. The sandblast building is 26' X 105' with a 32' eave and a 20' wide X 26' high overhead door. It has a 25' X 20' addition for housing of the compressor and equipment. The paint building is 35' X 110' with 32' eave and a 20' X 26' overhead door at each end. The internal paint booth is 24' X 100'.

Use: Sandblast and Paint
Dimensions: Sandblast 26' X 100' + 20' X 25', Paint 35' X 110'
Eave Height: 35'
O H Doors: 3ea 20 X 66'



Warehouse

Built in 2012 the warehouse is 65' X 200' with a 24' eave height. It has a 10' X 15' overhead at each end of the building and 12 along the south side.

Use: Warehouse
Dimensions: 65' X 200'
Eave Height: 24'
O H Doors: 14ea 10' X 15'



Canopy

Built in 2012 for hydro testing the canopy is 80' X 80, has a 36" concrete containment wall and a collection drain for oil/water/fuel. It has six (6) 400 BBL frac tanks for testing water and the capability of testing up to 10,000 PSI.



Office

The executive office consist of approximately 11,250 square feet in a stand-alone two story brick building..

Downstairs;

- Reception area

- Seating area w/ reception window and visitor restroom

- Side office

Executive Offices

- 7 offices behind card access

- Conference / board room

- Restroom

- Kitchen w/ seating and sink area

Upstairs

- 6 offices

- Conference room

- 32 cubicles

- 4 restrooms

- Kitchen w/ seating and sink area





Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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