

GRAND PORT

LOGISTICS PARK

1M SF AVAILABLE

FTZ 171 CAPABLE

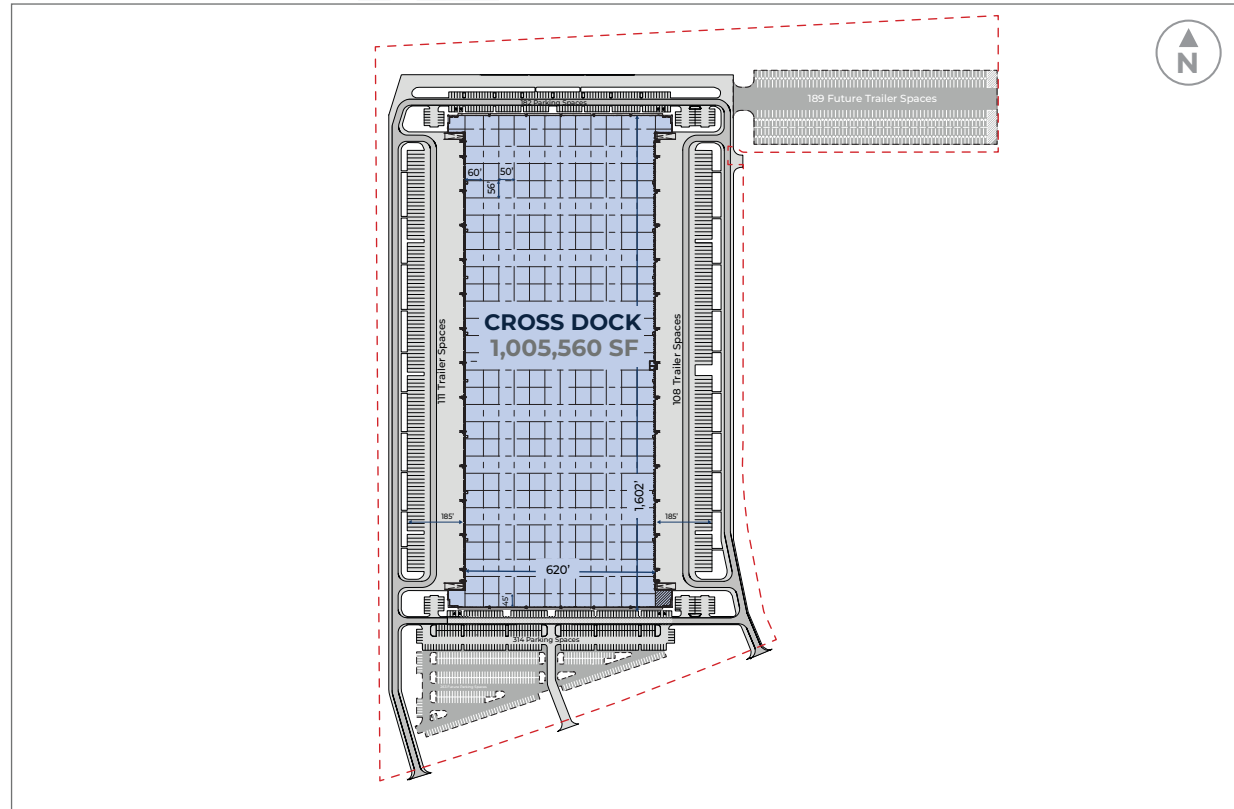
KILGORE PKWY FRONTAGE
BAYTOWN, TX (HOUSTON MSA)



81.95-acre logistics hub located at the northwest corner of Highway 99 & Kilgore Parkway.

Proximity to Interstate 10 and multiple Port of Houston terminals.

Flexible site accommodating up to 1M SF, ideal for Class A industrial facilities.



±1,005,560 SF
on 81.95 acres



Build-to-suit
opportunities



Cross-dock
configuration



185'
truck courts



40' minimum
clear height



7" to 8" thick, fully
reinforced floor slab



±219 trailer spaces
±189 future spaces



±496 auto spaces
±263 future spaces



56' x 50' column spacing;
60' at staging bays



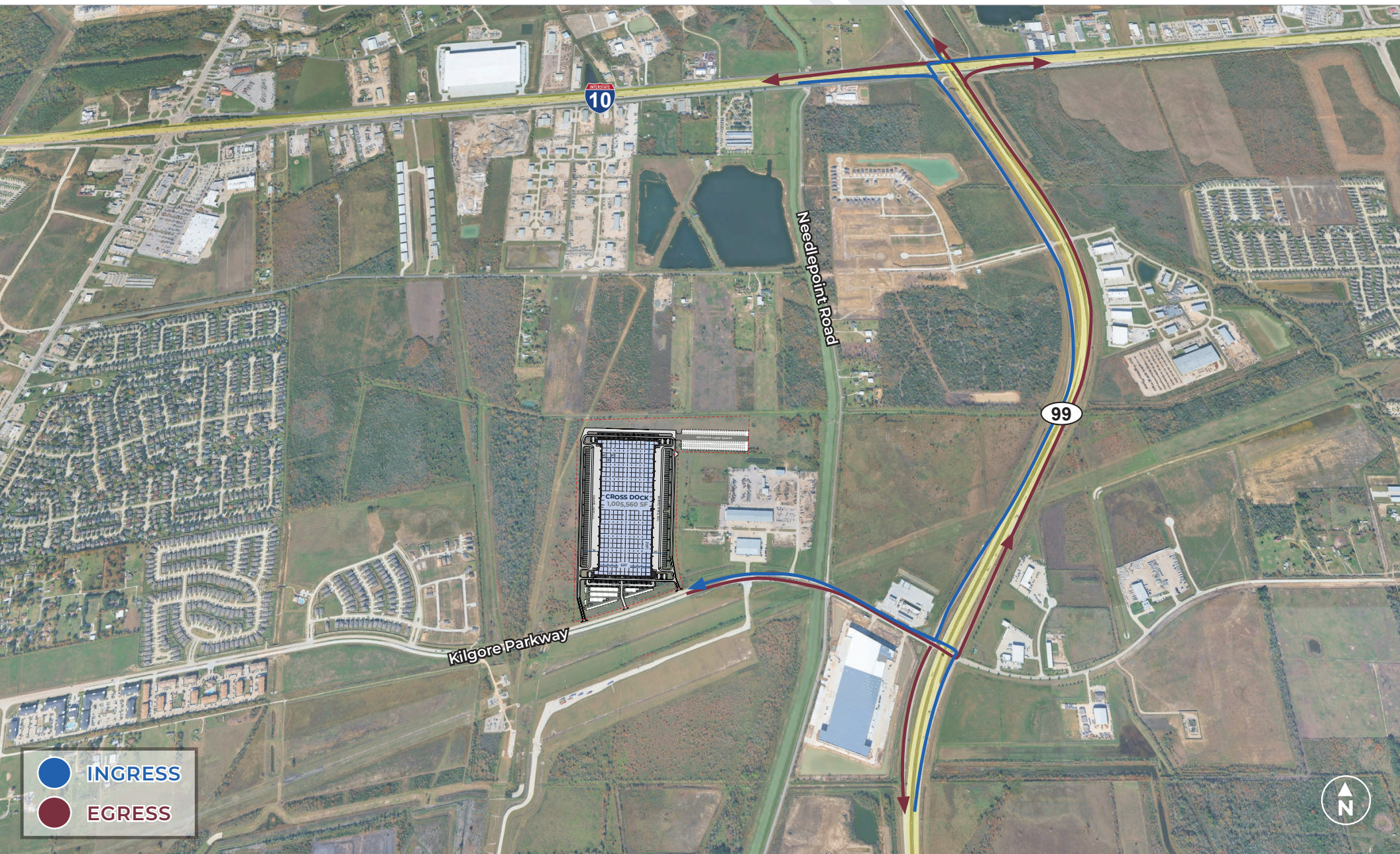
FTZ 171 capable

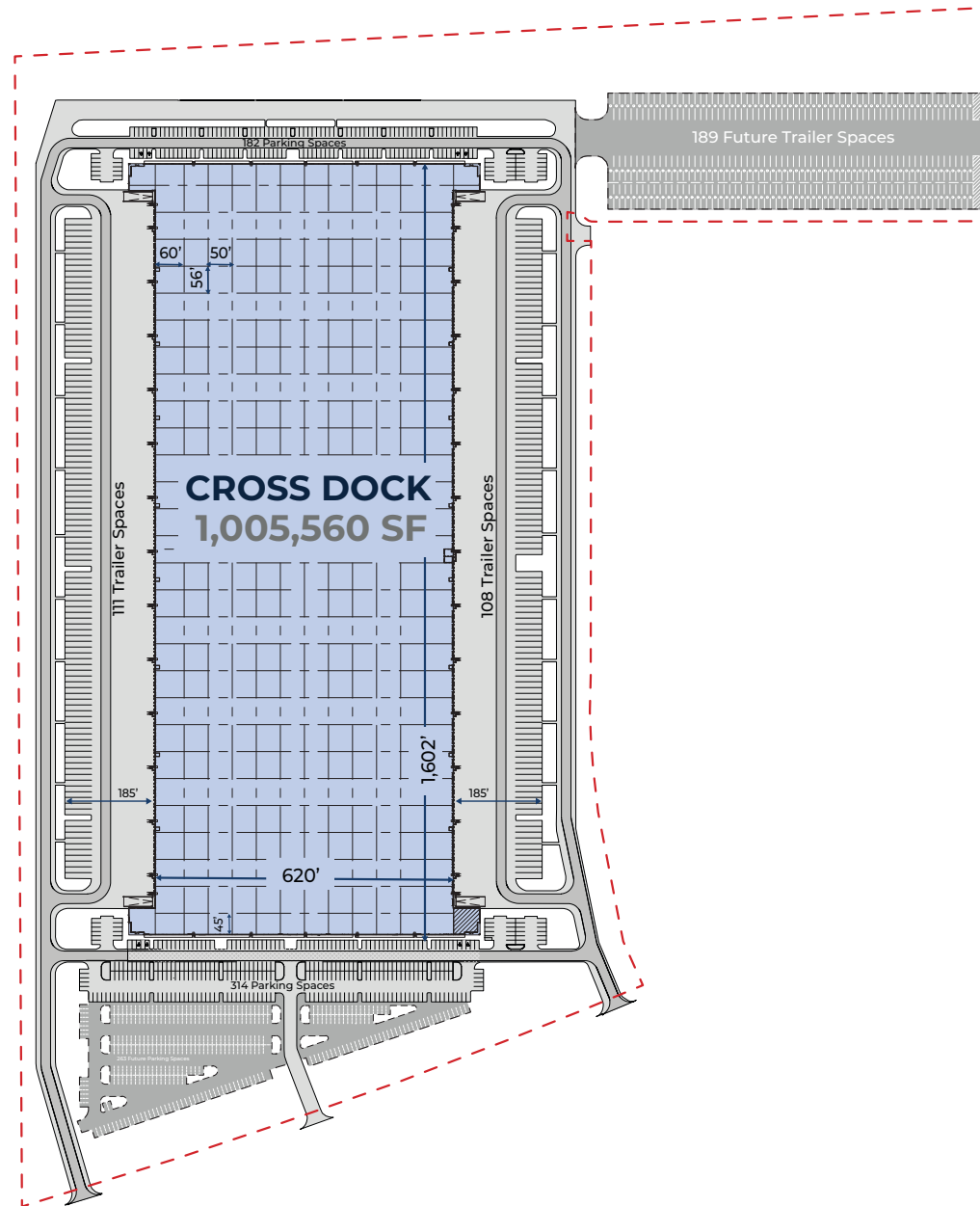


ESFR sprinkler
system



(2) 3,000 Kva transformers
9,000 amps







BUSINESSES

1. Palmer Logistics
2. Quantix
3. Greif Packaging
4. Soltex
5. Geodis
6. Access World
7. Plantgistix
8. KTN
9. Chevron/Phillips Chemical
10. SUNPAN
11. Cosco Shipping
12. TI Energy
13. Safavieh
14. Palmer Logistics
15. SBM Life Science
16. Gulf Coast Crating
17. Smart Warehousing

Development

HILLWOOD
A PEROT COMPANY

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Leasing

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**DRIVE
TIMES**

State Highway 99

0.5 mi. 1 min.

Beltway 8 via I-10

19 mi. 18 min.

Port of Houston
Barbour's Cut Terminal

17 mi. 15 min.

Port of Houston
Bayport Terminal

22 mi. 20 min.

DEVELOPMENT



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