

**BAYPORT SOUTH
BUSINESS PARK
BUILDING V**

187,983 SF UNDER CONSTRUCTION
CLASS A CROSS-DOCK FACILITY
Q2 2022 DELIVERY
PASADENA, TEXAS



Leasing by:



Jones Lang LaSalle Brokerage, Inc.

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A development by:



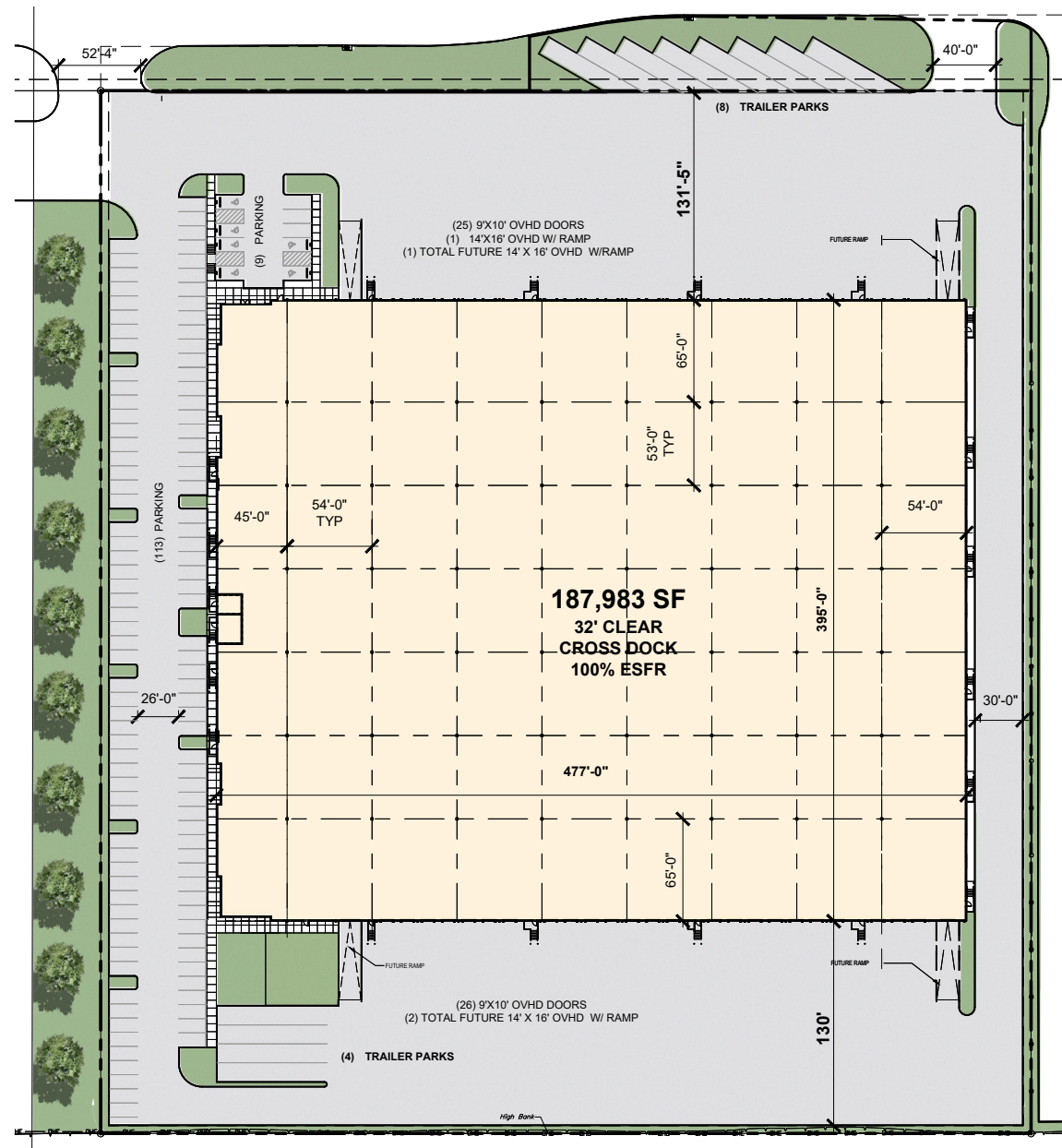
**JOHNSON
DEVELOPMENT
ASSOCIATES, INC.**

Part of TheJohnsonGroup

Development Specifications:

DEVELOPMENT SPECIFICATIONS & FEATURES

- Building size: ±187,983
- Office: ±1,800 SF Spec Office
- Building Configuration: Cross Dock
- Clear height: 32'
- ESFR Sprinkler System
- Dock doors: (51) 9'x10'
- Drive in doors: (1) 14'x16' drive in door with ramp included; additional available
- Truck Court Depth: 130'
- Speed Bay Depth: 65'
- Typical Column Spacing: 54'x53'
- Dock Levelers: 28 mechanical levelers with 40,000 lbs capacity (Serco WS800)
- Off Dock Trailer Spaces: 12
- Parking: ±122 auto spaces
- Warehouse lighting: 20' FC LED
- TPO membrane roof



STRATEGIC PORT LOCATION

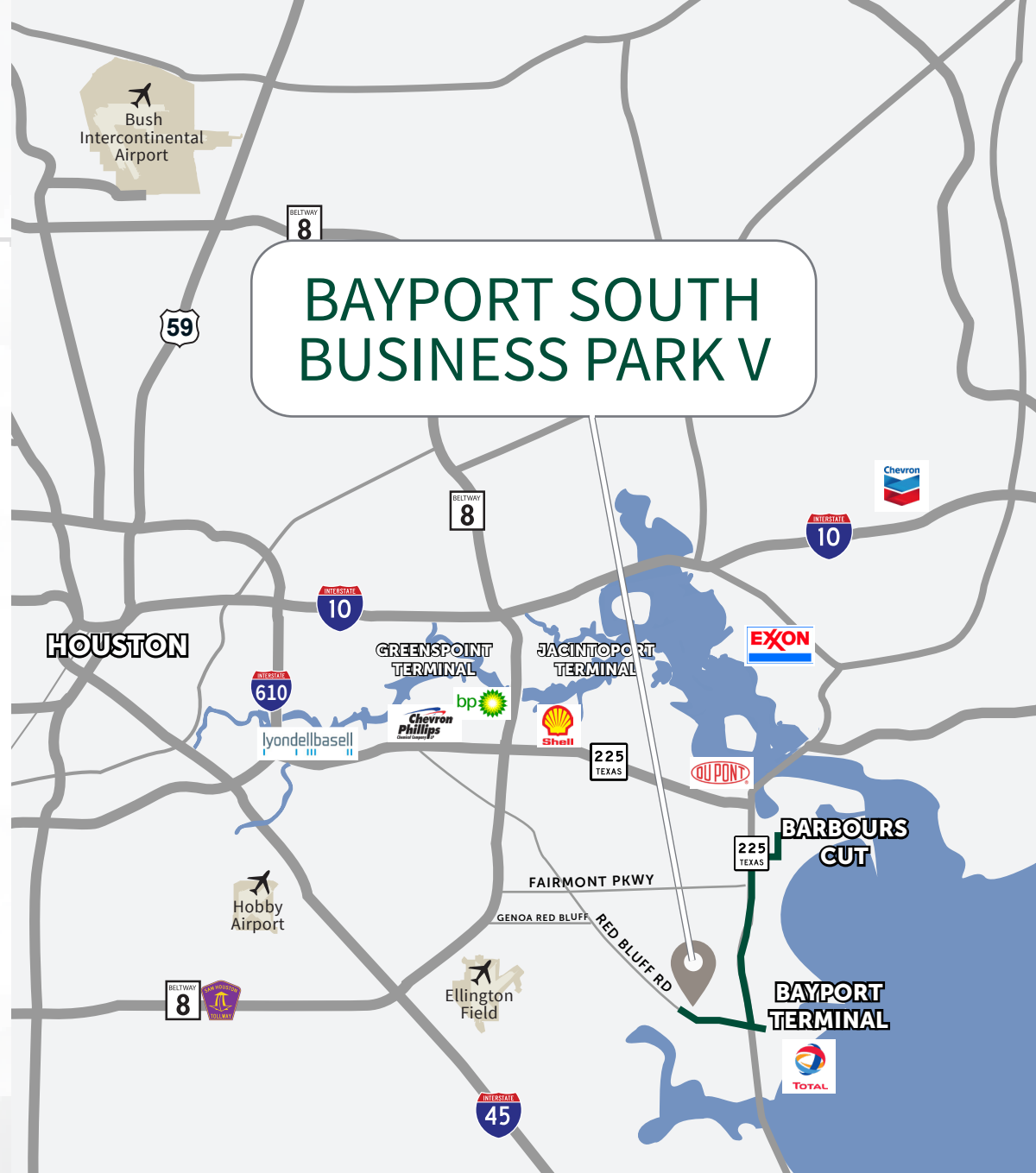
The Property is strategically located within Houston's port submarket only 3 miles from Bayport Terminal and 8 miles from Barbours Cut.

VIA MAJOR HIGHWAYS

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

- Port Houston receives 68% of all container loads that enter the gulf
- Refineries in Houston produce approximately 74% of all plastics resins in the US.
- Collectively the Refineries have been going through a \$60 billion expansion since 2015.



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LOCATION FAST FACTS

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- Port Houston receives 68% of all container loads that enter the gulf
- Refineries in Houston produce approximately 74% of all plastics resins in the US.
- Collectively the Refineries have been going through a \$60 billion expansion since 2015.
- Balanced Trade: Shippers arrive with full containers of imported goods and depart with full containers of plastic resins

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