BAYTOWN 10 COMMERCE CENTER

±503,775 SF - DELIVERY Q1 2023

ADDITIONAL OPPORTUNITIES FROM 600,000 SF UP TO ±1.4M SF

I-10 EAST & SJOLANDER ROAD | BAYTOWN, TX

A DEVELOPMENT BY: ARCHWAY PROPERTIES

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

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SUPERIOR ACCESS ON INTERSTATE 10

THE PROPERTY'S DIRECT INTERSTATE FRONTAGE OFFERS EXCELLENT ACCESS TO BOTH I-10 EAST AND I-10 WEST, CONNECTING THE SITE TO THE REST OF HOUSTON. PHASE I IS ACCESSIBLE VIA TWO POINTS OF ACCESS ONTO THE I-10 EAST FRONTAGE ROAD. THE REMAINING PHASES OFFER FOUR ADDITIONAL POINTS OF ACCESS.

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OVERALL SITE PLAN

±503,775 SF - DELIVERY Q1 2023

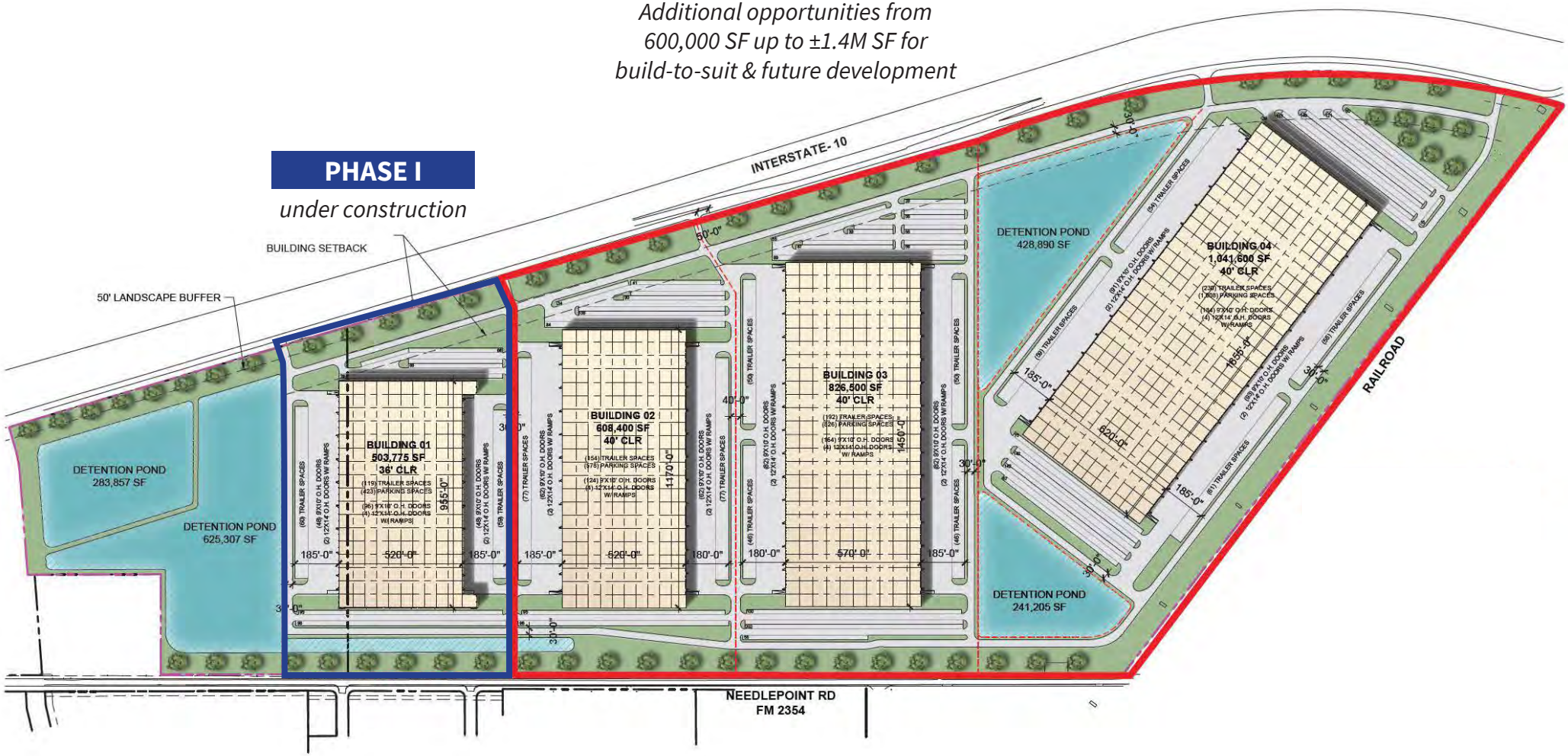
I-10 EAST & SJOLANDER ROAD | BAYTOWN, TX

FUTURE PHASES

Additional opportunities from 600,000 SF up to ±1.4M SF for build-to-suit & future development

PHASE I

under construction



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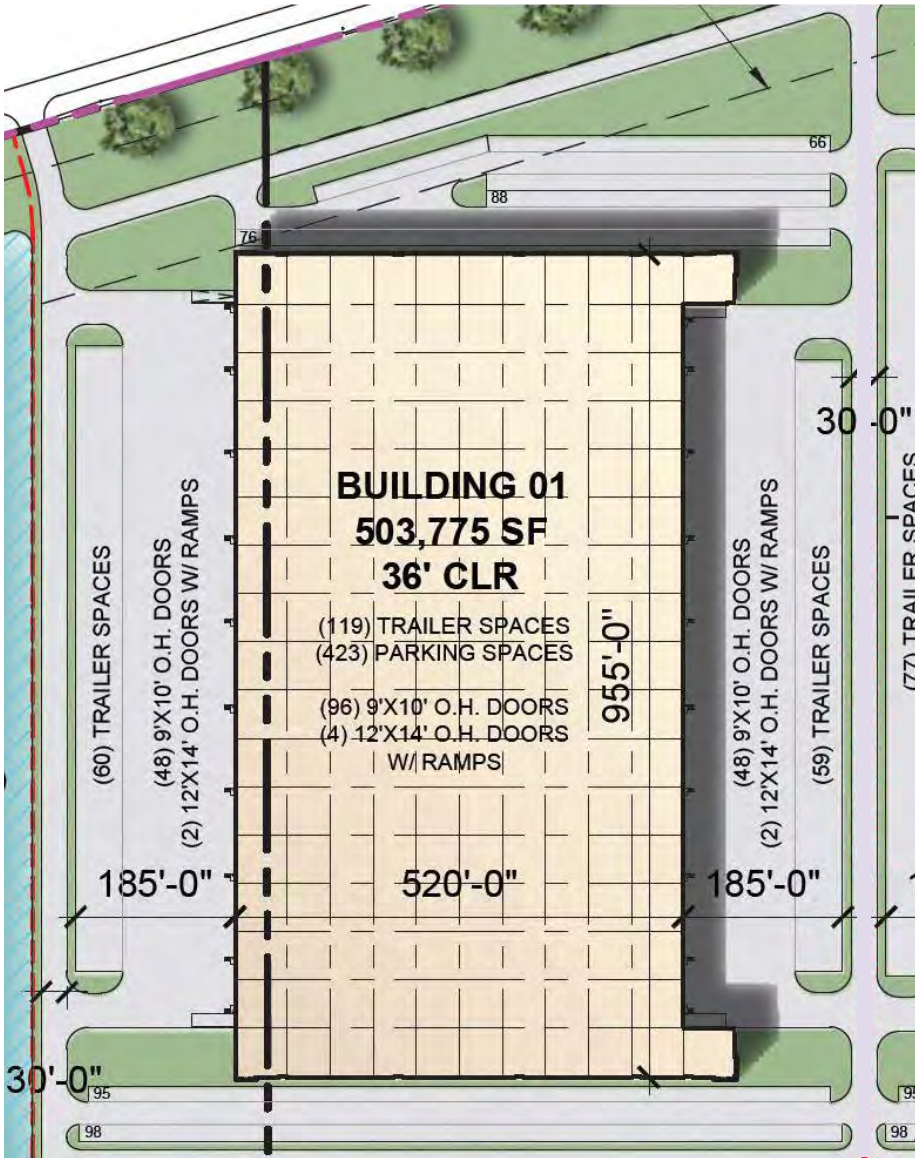
SITE PLAN - PHASE I/BUILDING I

±503,775 SF - DELIVERY Q1 2023
ADDITIONAL OPPORTUNITIES UP TO ±1.4M SF
I-10 EAST & SJOLANDER ROAD | BAYTOWN, TX



Specifications:

- **Building Size:** ±503,775 SF
- **Building Configuration:** Cross Dock
- **Clear Height:** 36’
- **Column Spacing:** 56’ X 50’
- **Speed Bay Depth:** 60’
- **Dock Doors:** 97
- **Drive-In Doors with Ramp Access:** (4) at 12’ X 14’
- **Trailer Storage / Parking:** up to 119 stalls
- **Vehicle Parking:** 423

Additional Features:

- **Interstate 10 Frontage**
- **High Pile Ready Design**
- **Dock High Loading**
- **Foreign Trade Zone Capable**

Pre-finish Improvements:

- **Office:** ±3,250 SF
- **Motion Sensor LED Lights**

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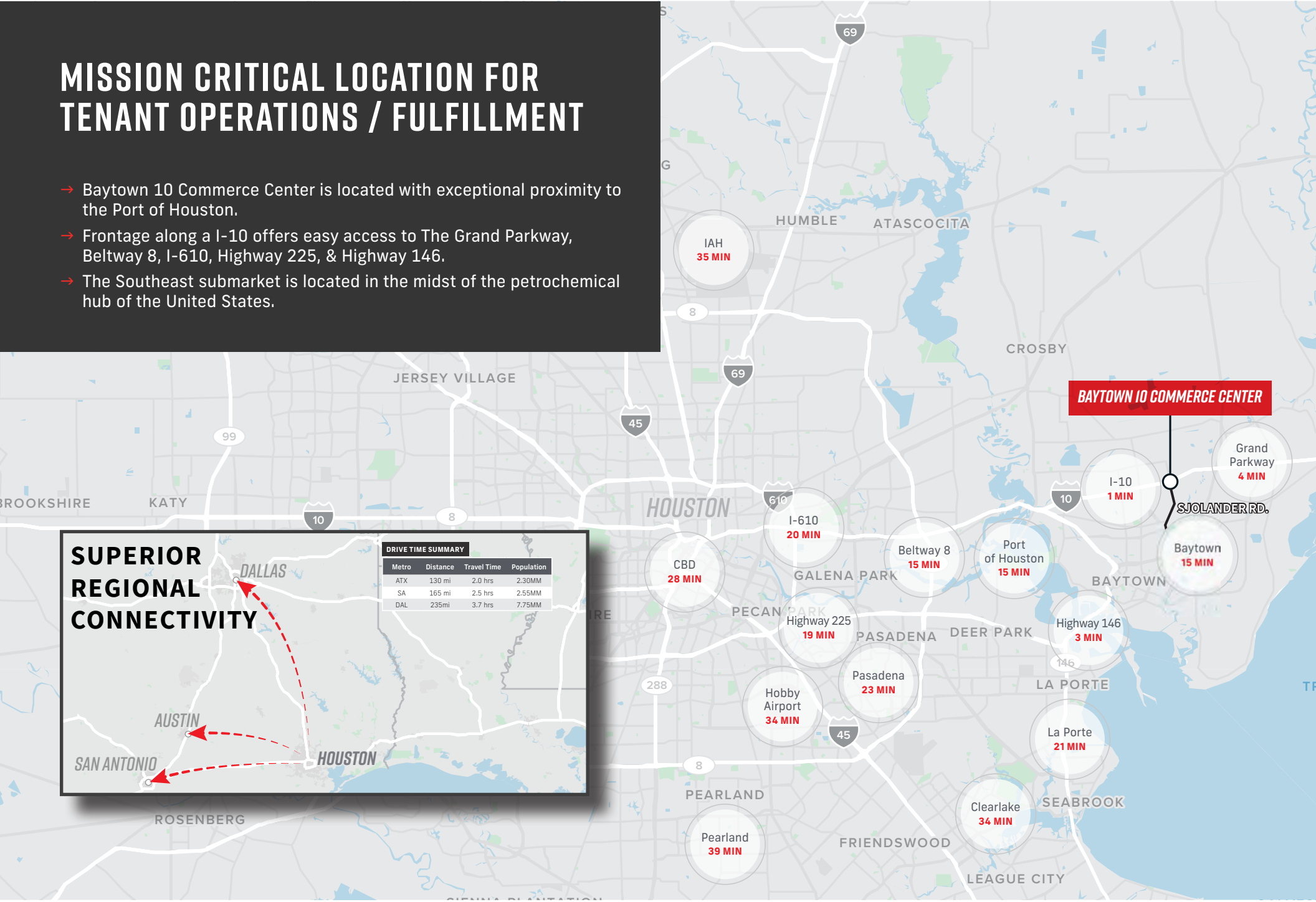
MISSION CRITICAL LOCATION FOR TENANT OPERATIONS / FULFILLMENT

- → Baytown 10 Commerce Center is located with exceptional proximity to the Port of Houston.
- → Frontage along a I-10 offers easy access to The Grand Parkway, Beltway 8, I-610, Highway 225, & Highway 146.
- → The Southeast submarket is located in the midst of the petrochemical hub of the United States.



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