**Park Features**

- 26.8 acre master planned business park
- Three points of access for maximum circulation
- Frontage, access and visibility along Interstate 10
- Designed for access controlled truck courts

**Location**

- Quick access to both Barbour’s Cut (12 mins) and Bayport (17 mins) Container Terminal
- Immediate ingress/egress to Interstate 10 + Highway 330
- Close proximity to Highway 59, TX-146, Beltway 8 and Loop 610
- Within a 25 minute drive to Bush International Airport, Hobby Airport and Central Business District

**390,222 SF Available**

Thompson 10 Logistics Center
I-10 at Thompson Rd.
Baytown, TX 77521

Building 1 - 130,074 SF
Building 2 - 260,148 SF

Call Broker for pricing
LOGISTICS CENTER, BAYTOWN, TX

Proposed Alternate Access

BLDG.1
130,074 SF
30 Dock High Doors
2 Loading Ramps

BLDG.2
260,148 SF
60 Dock High Doors
4 Loading Ramps

Truck Queuing Lanes
**BUILDING 1**

- 130,074 SF front load configuration
- 3,258 SF spec office
- 30 - 9x10 dock high doors
- 2 - 12x14 drive in doors
- 32’ clear height
- 46’ x 46’ column spacing (60’ speed bay)
- Separate access points for vehicular and truck traffic
- HazMat storage possible
- Truck queuing lane
- 30 trailer storage positions
- 198 striped parking spaces
- Designed for access controlled truck courts
- ESFR Sprinkler

**BUILDING 2**

- 260,148 SF cross dock configuration
- 3,258 SF spec office
- 60 - 9x10 dock high doors
- 4 - 12x14 drive in doors
- 32’ clear height
- 46’ x 46’ column spacing (60’ speed bay)
- Separate access points for vehicular and truck traffic
- HazMat storage possible
- Truck queuing lane
- 290 striped parking spaces
- 57 trailer storage positions (54 future trailer storage positions)
- Designed for access controlled truck courts
- ESFR Sprinkler
Thompson 10 provides extensive frontage and signage along I-10 near full freeway interchange at Thompson Rd. The property is strategically located 12 minutes from Barbour’s Cut Container Terminal and 17 minutes to Bayport Container Terminal with no traffic lights along the way. Park Amenities include three points of ingress/egress, 185’ truck courts with option to fence for controlled access, dedicated truck queuing lanes and close proximity to full-service truck maintenance, fuel and restaurants. Thompson 10 Logistics Center’s prime highway access allows it to serve as a key distribution center within the Houston marketplace.

Available for Lease 390,222 SF
Building 1 - 130,074 SF | Building 2 - 260,148 SF | Baytown, TX 77521

Get In Touch With Us.

**BILL GOLD**
Senior Vice President
713 577 1709
billy.gold@cbre.com

**FARON WILEY**
Senior Vice President
713 577 1839
faron.wiley@cbre.com

**DAVID HUDDLESTON**
Associate
713 577 1540
david.huddleston@cbre.com

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