

Lease, Purchase & Build-to-Suit Opportunities Spec buildings from 15,000 s.f. and up

Land Parcels available from 2-45 Acres



FOR INFORMATION:



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OWNED AND DEVELOPED BY:



Site Features

- ±15,000 39,000 SF proposed craneready buildings located on 58 AC
- Shovel-ready land sites for Lease, Purchase, Design Build or BTS Requirements
- Exceptional frontage and visibility on I-10 and Sjolander Rd
- Utilities: Provided by City of Baytown
- Detention in place
- Timing: TBD
- Contact Broker for Pricing



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I-10 EAST AT SJOLANDER RD BAYTOWN, TX 77521

INTERSTATE 10 BLDG 02 BLDG 01 39,000 SF 39,000 SF BLDG 04 15,000 \$F BLDG 03 15,000 \$F EWAY BLVD GAT BLDG 05 15,000 \$F SJOLANDER RD BLDG 11 15,000 SF BLDG 10 15,000 SF **GATEWAY BLVD** BLDG 07 15,000 SF BLDG 08 BLDG 09 15,000 SF 15,000 SF Ń

Site Plan

FOR INFORMATION:

JLL®

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I-10 EAST AT SJOLANDER RD

BAYTOWN, TX 77521

Location

Located along I-10 at the Sjolander Road exit, Gateway Ten Business Park is conveniently located near major refineries and petrochemical plant locations as well as Port of Houston terminals.

Via Major Highways	
LOCATION	APPROX. DRIVE TIME
Chevron	2 minutes
Grand Parkway	8 minutes
Exxon	15 minutes
Jacintoport Terminal	17 minutes
Shell	18 minutes
Total	19 minutes
Barbours Cut Terminal	21 minutes
Greensport Terminal	21 minutes
Bayport Terminal	24 minutes
Lyondell	28 minutes
Bush Intercontinental Airport	34 minutes
Hobby Airport	32 minutes



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