

CARSONBAY10



FOR LEASE
± 553,411 SQ. FT

BAY 10 BUSINESS PARK
3722 KILGORE PARKWAY
BAYTOWN, TEXAS 77523
CHAMBERS COUNTY

FOR FURTHER INFORMATION:

McCAY DICKSON
(713) 360-7952
MDICKSON@CARSONCOMPANIES.COM

ANOTHER QUALITY DEVELOPMENT BY:

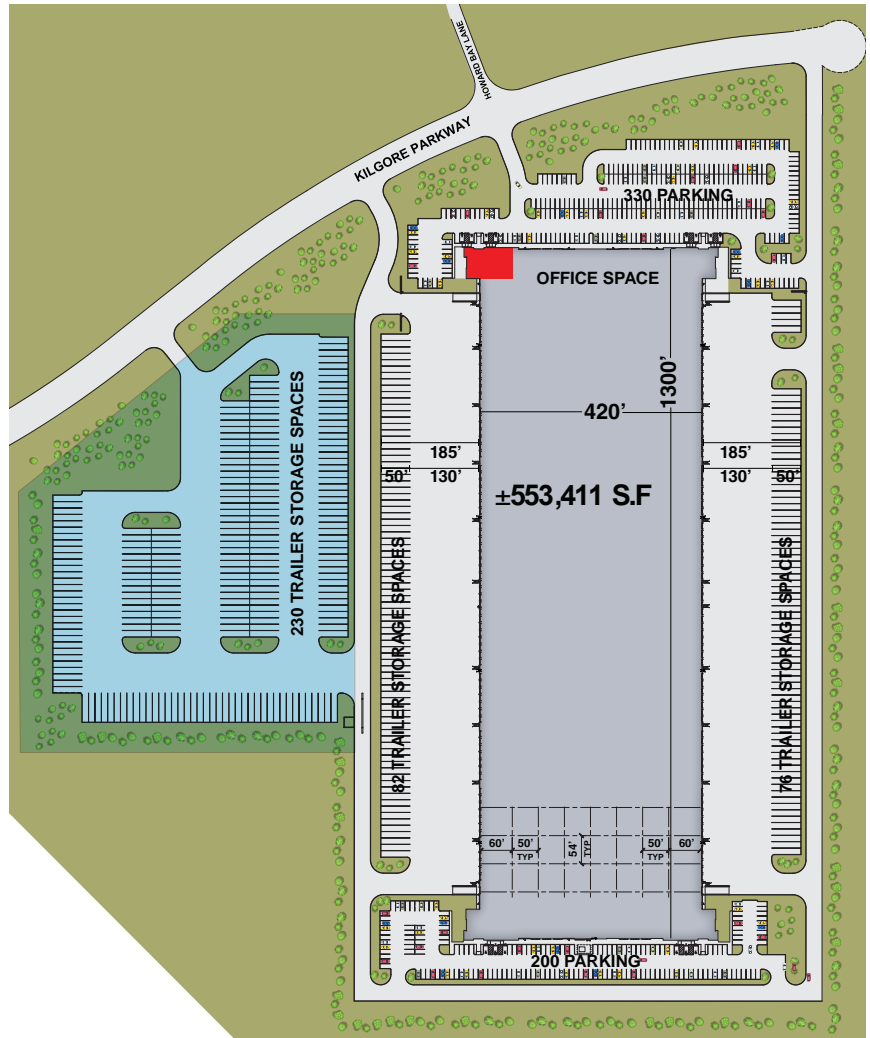
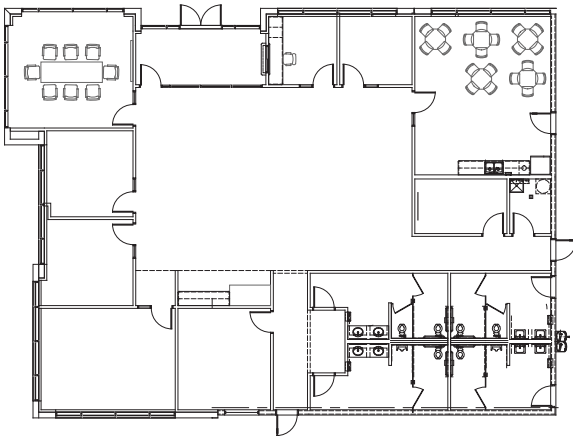


CARSON
COMPANIES

BUILDING FEATURES

- ±553,411 SF Total
- ±4,451 SF spec office
- Dock doors: 136, drive-ins: 4
- 36' clear
- 7" Slab
- LED lights
- ESFR Sprinkler
- 3 Phase/480 Volt/3,000 Amps
- Additional 7 Acres available for trailer parking or BTS
- Lease Rate: Contact Brokers

OFFICE SPACE



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs

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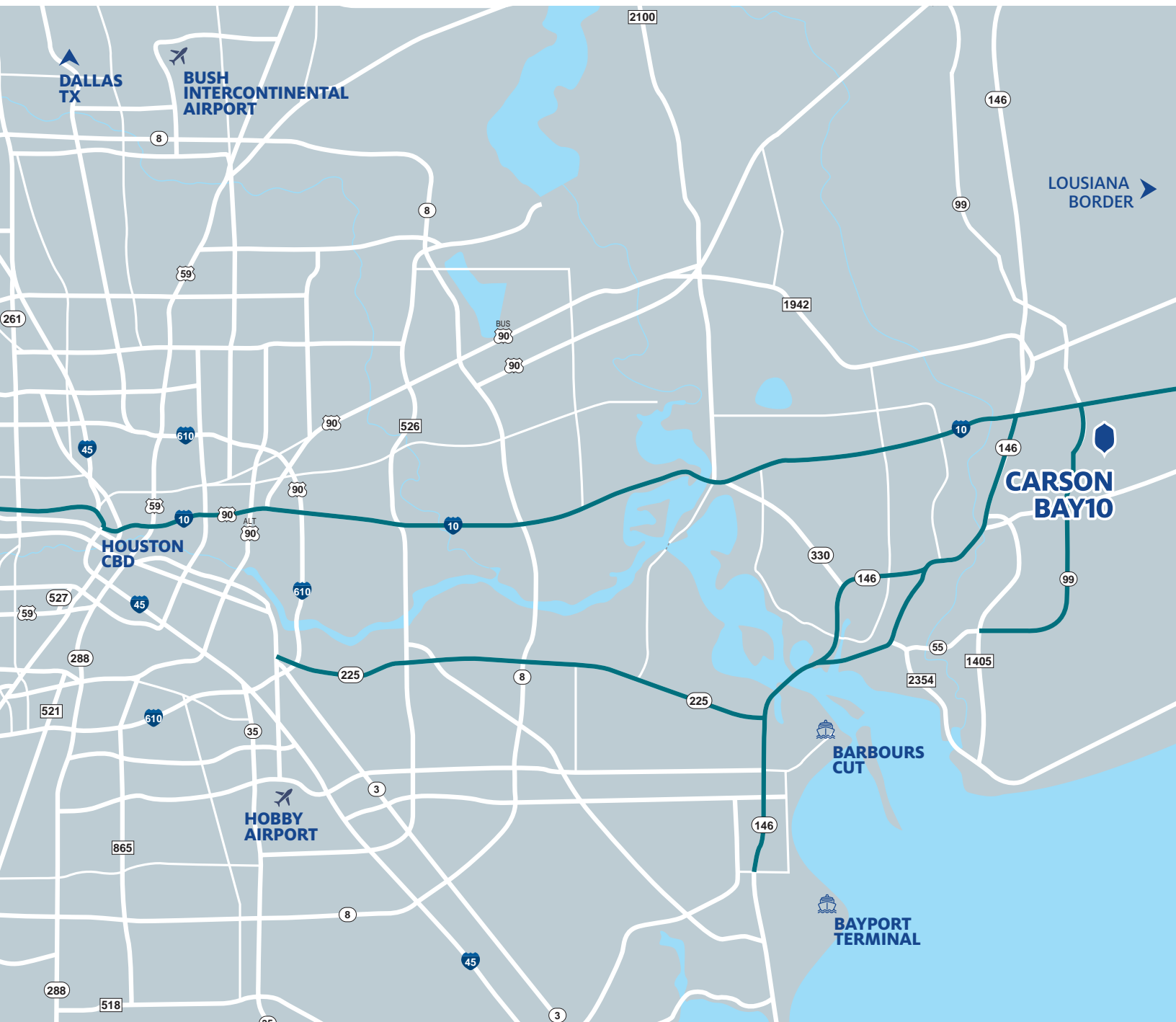


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**BAYPORT CONTAINER
TERMINAL**
22.9 Miles – 28 Minutes



**BARBOURS CUT
TERMINAL**
18.6 Miles – 26 Minutes



**BUSH INTERNATIONAL
AIRPORT**
42.7 Miles – 40 Minutes



**HOBBY
AIRPORT**
33.8 Miles – 35 Minutes



**HOUSTON
CBD**
33.1 Miles – 30 Minutes



**SAN ANTONIO,
TX**
229 Miles – 3.25 Hours



**DALLAS,
TX**
269 Miles – 3.75 Hours



**BORDER
OF LOUISIANA**
90 Miles – 1.3 Hours