

# CARSON BAY 10



11500  
 **CARSON**  
COMPANIES

**FOR LEASE**  
**±644,634 SF**

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

**FOR FURTHER INFORMATION:**

McCAY DICKSON

(713) 360-7952

MDICKSON@CARSONCOMPANIES.COM



ANOTHER QUALITY DEVELOPMENT BY:

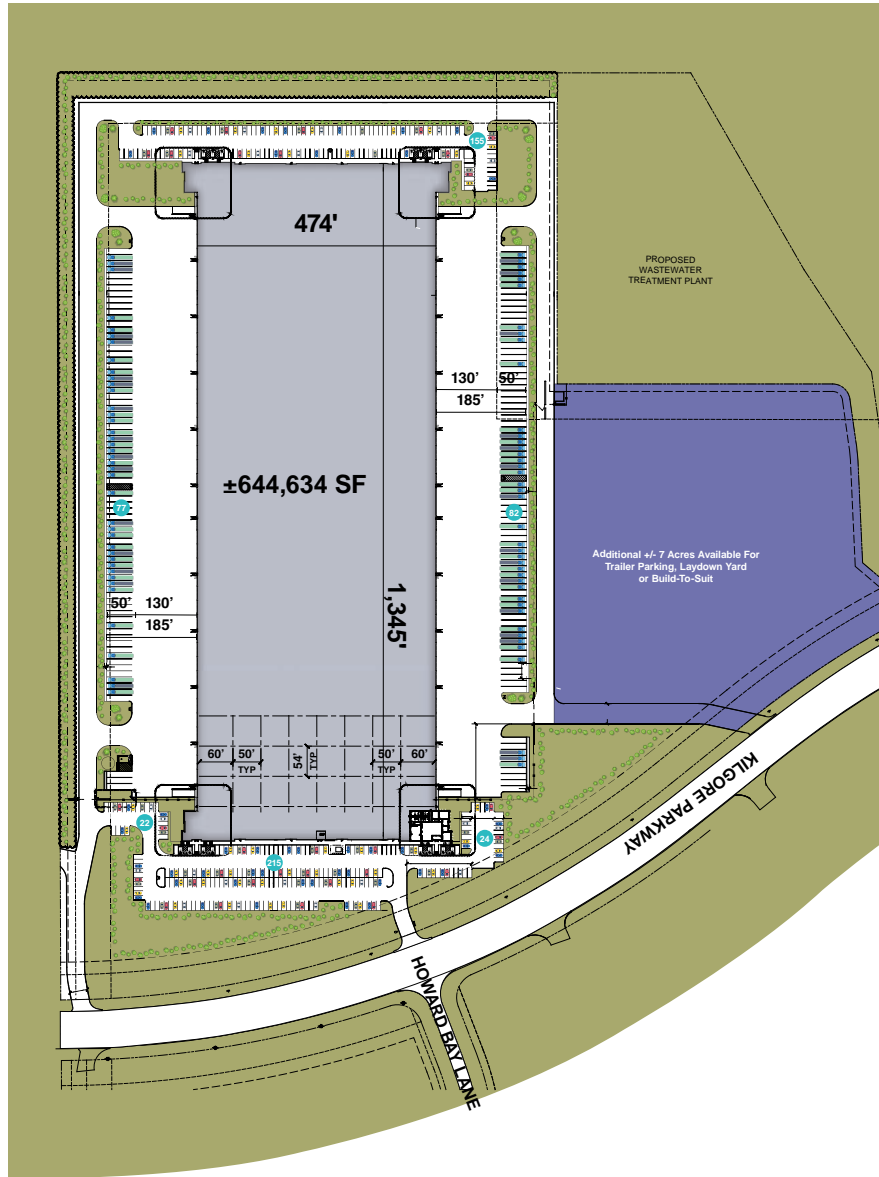
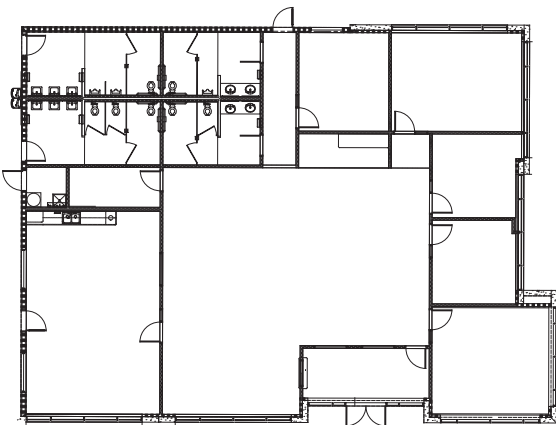
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### BUILDING FEATURES

#### BUILDING 3

- ±644,634 SF Total
- ±4,451 SF Office
- 40' Clear Height
- 8" Slab
- LED Lights
- Dock Doors: 185
- Drive-in Ramps: 4
- Trailer Parks: 159
- Auto Parks: 416
- ESFR Sprinkler
- 3 Phase/480 Volt/3,000 Amps
- Additional ±7 acres available for trailer parking, laydown yard or BTS
- Call for Pricing

#### Office Space



SITE WORK
PAD READY
WALLS IN PLACE
UNDER ROOF
READY FOR OCCUPANCY

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

Strategically positioned in a well established industrial corridor, **Carson Bay10** offers a prime location approximately 30 miles east of downtown Houston. This positioning provides direct access to the Grand Parkway and close proximity to I-10, enabling seamless connectivity to Houston's Ship Channel, Port of Houston, and major petrochemical facilities. The area benefits from a robust energy sector workforce and established infrastructure supporting the region's extensive petrochemical and logistics operations, making it an ideal location for industrial and distribution activities serving the greater Houston market.



