

# CARSON BAY 10



11500  
CARSON  
COMPANIES

**PHASE 1  
AVAILABLE FOR  
LEASE 2Q 2026**

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

±77 AC Class A Industrial Business Park | For Lease, Sale or BTS

**FOR FURTHER INFORMATION:**

McCAY DICKSON

(713) 360-7952

MDICKSON@CARSONCOMPANIES.COM

ANOTHER QUALITY DEVELOPMENT BY:



**CARSON  
COMPANIES**

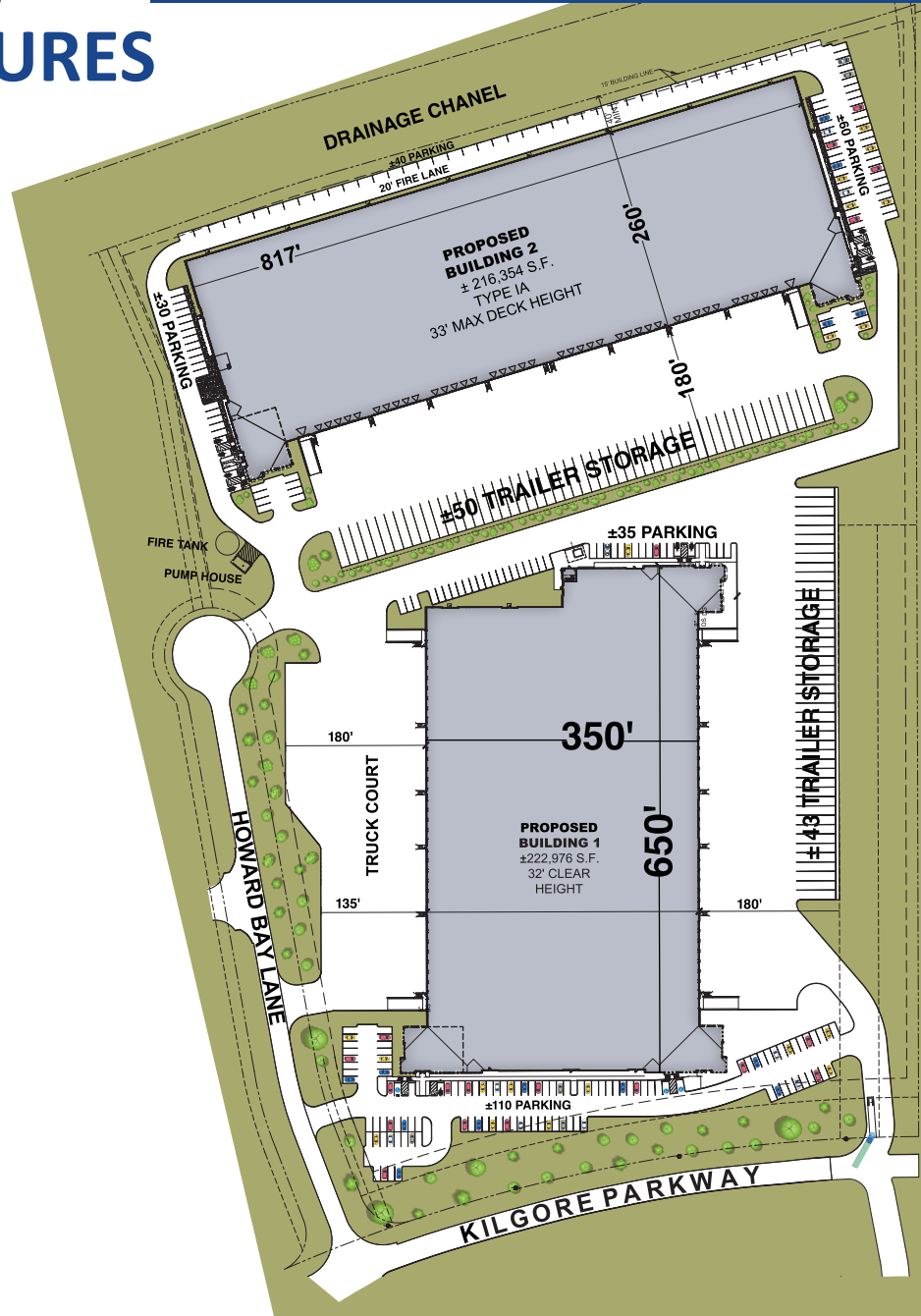
## BUILDING FEATURES

### BUILDING 1

- ± 222,976 SF Total
- Built to Suit Office
- 32' Clear Height
- ESFR Sprinkler System
- 7" Slab
- Dock Doors: 60
- Drive-in Ramps: 4
- Car Parks: ±145
- Trailer Storage: ±55
- 3 Phase/480 Volt/4000 Amps
- Call for Pricing

### BUILDING 2

- ± 216,354 SF Total
- Built to Suit Office
- 32' Clear Height
- ESFR Sprinkler System
- 7" Slab
- Dock Doors: 40
- Drive-in Ramps: 4
- Car Parks: ±130
- Trailer Storage: ±50
- 3 Phase/480 Volt/4000 Amps
- Call for Pricing



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

# CARSON BAY 10



3180

DETENTION POND



GRAND PARKWAY

99

KILGORE PARKWAY

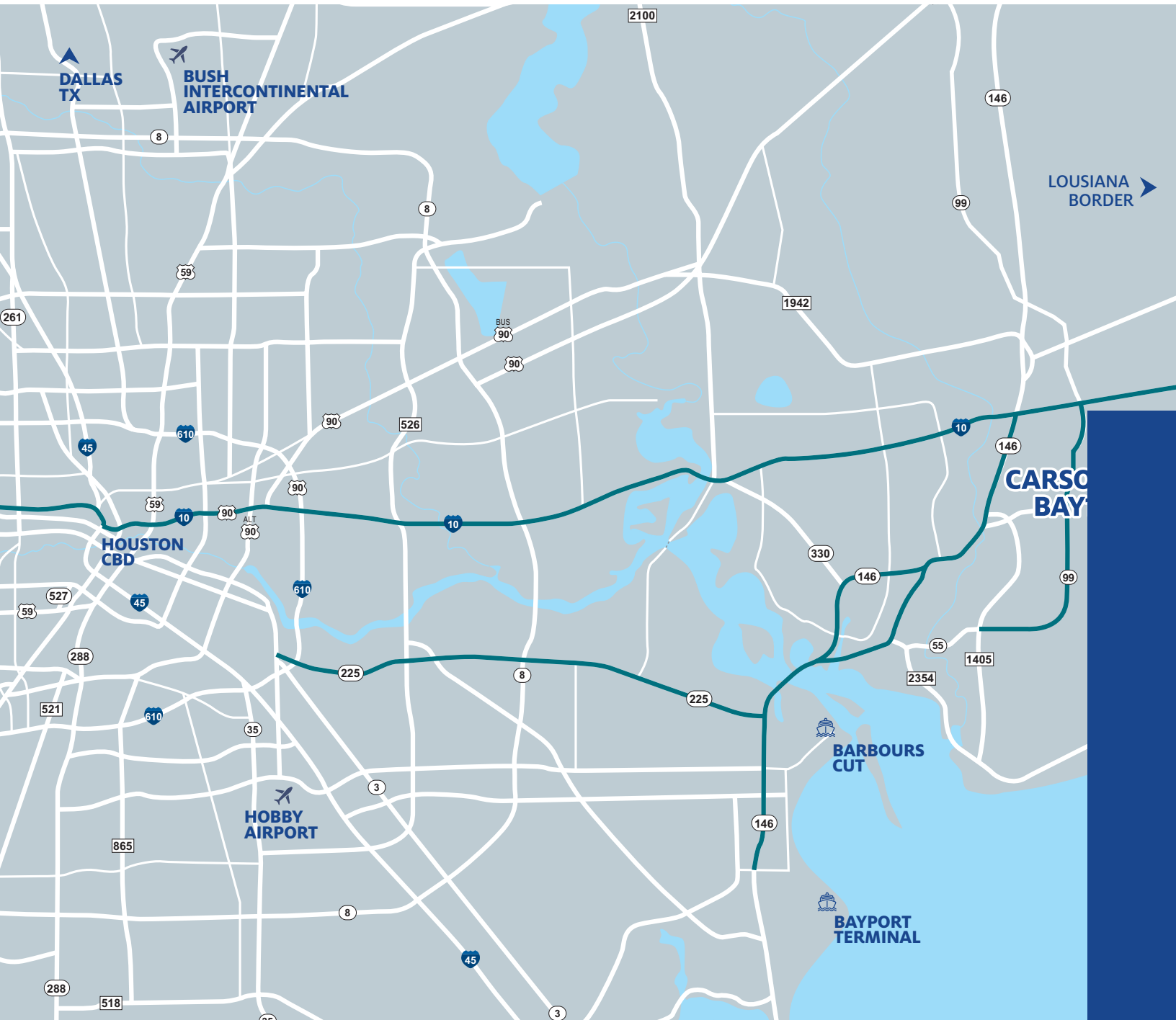


WHITE CAP

RELOCATING TRAILERS FOR EASY AND SAFE

# CARSON BAY 10

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



**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