



CEDAR PORT INDUSTRIAL PARK
2050 FM 1405 | BAYTOWN, TEXAS 77523

JARRET VENGHAUS, SIOR

Executive Vice President

+1 713 888 4035

jarret.venghaus@jll.com

RYAN FUSELIER

Executive Vice President

+1 713 888 4032

ryan.fuselier@jll.com

KATIE (MADDEN) TYRA

Sr. Associate

+1 713 818 1286

katie.tyra@jll.com

FOR SALE

Heavy Crane Capacity

Heavy Power

±127,326 SF on ±24 Acres

PROPERTY *Highlights*



TOTAL SF:
±127,326 SF



OFFICE:
±6,749



LAND:
±24 Acres



UTILITIES:
Private Well/Septic



POWER:
Up to 7MVA



FLOOD PLAIN:
Out of the 500-Year



CRANES:
(1) 10-Ton | (1) 20-Ton | (5) 60-Ton



HOOK HEIGHT:
28' - 34'



EAVE HEIGHT:
22' - 56'

- Dedicated heavy-haul road
- Drive-through buildings
- Heavy stabilization
- Ultra-heavy Concrete Rig-up pads
- Possibly rail served



TRACT 2 ±8.2 ACRES

- | Paved and Heavily Stabilized
- | Ultra-Heavy Concrete
- | Rig-Up Pads
- | Heavy Power
- | Utilities Available

TRACT 3 ±4.8 ACRES

- | ±3,750 SF Paint Booth (50'w x 75'l) with 31' eave
- | ±3,750 SF Blast Booth (50'w x 75'l) with 31' eave
- | ±2,400 SF Covered Storage (40'w x 60'l) w/ 22' eave
- | Paved and Heavily Stabilized
- | Ultra-Heavy Concrete
- | Rig-Up Pads
- | Heavy Power
- | Utilities Available

TRACT 1 ±11 ACRES

BUILDING 1

- ±30,109 SF Total
- ±6,749 SF Office
- Drive-through Building
- Paved and Heavily Stabilized

BUILDING 2

- ±87,317 SF Total
- ±3,932 SF Shop Office
- ±16,900 SF Warehouse
- Drive-Through Buildings
- Paved and Heavily Stabilized

BAY 1

- Dimensions: 69'w x 292'l
- Overhead Bridge Cranes:
 - One (1) 60-ton, w/ two (2) 30-ton Hoists, ±34' Hook
 - One (1) 10-ton, w/ two (2) 5-ton Hoists, ±29' Hook
 - One (1) 20-ton, w/ two (2) 10-ton Hoists, ±28' Hook

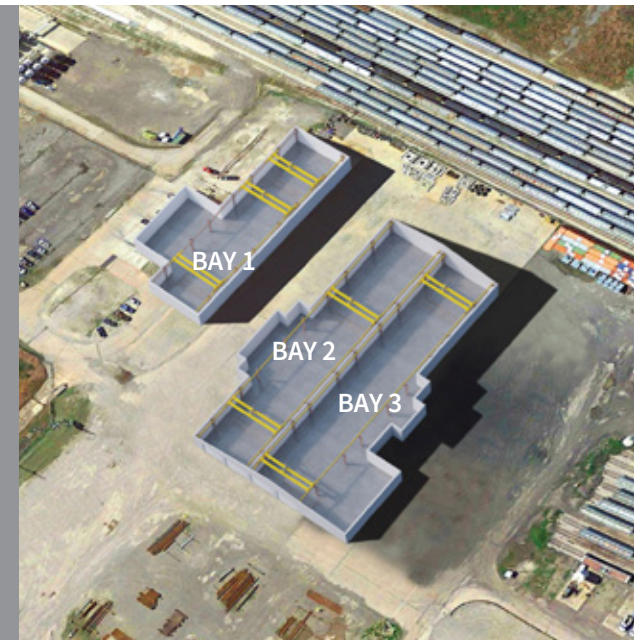
BAY 2

- Dimensions: 71'w x 325'9"l
- Overhead Bridge Cranes:
 - Two (2) 60-ton, w/ two (2) 30-ton Hoists, ±34' Hook
- Overhead Doors:
 - Two (2) 70'w x 34'h Grade

- Overhead Doors:
 - One (1) 20'w x 20'h Grade
 - Two (2) 30'w x 25'h Grade

BAY 3

- Dimensions: 71'w x 325'9"l
- Overhead Bridge Cranes:
 - Two (2) 60-ton, w/ two (2) 30-ton Hoists, ±34' Hook
- Overhead Doors:
 - Two (2) 70'w x 34'h Grade





Rwj Airpark

Beach

Baytown

Tabbs Bay

Cedar Bayou

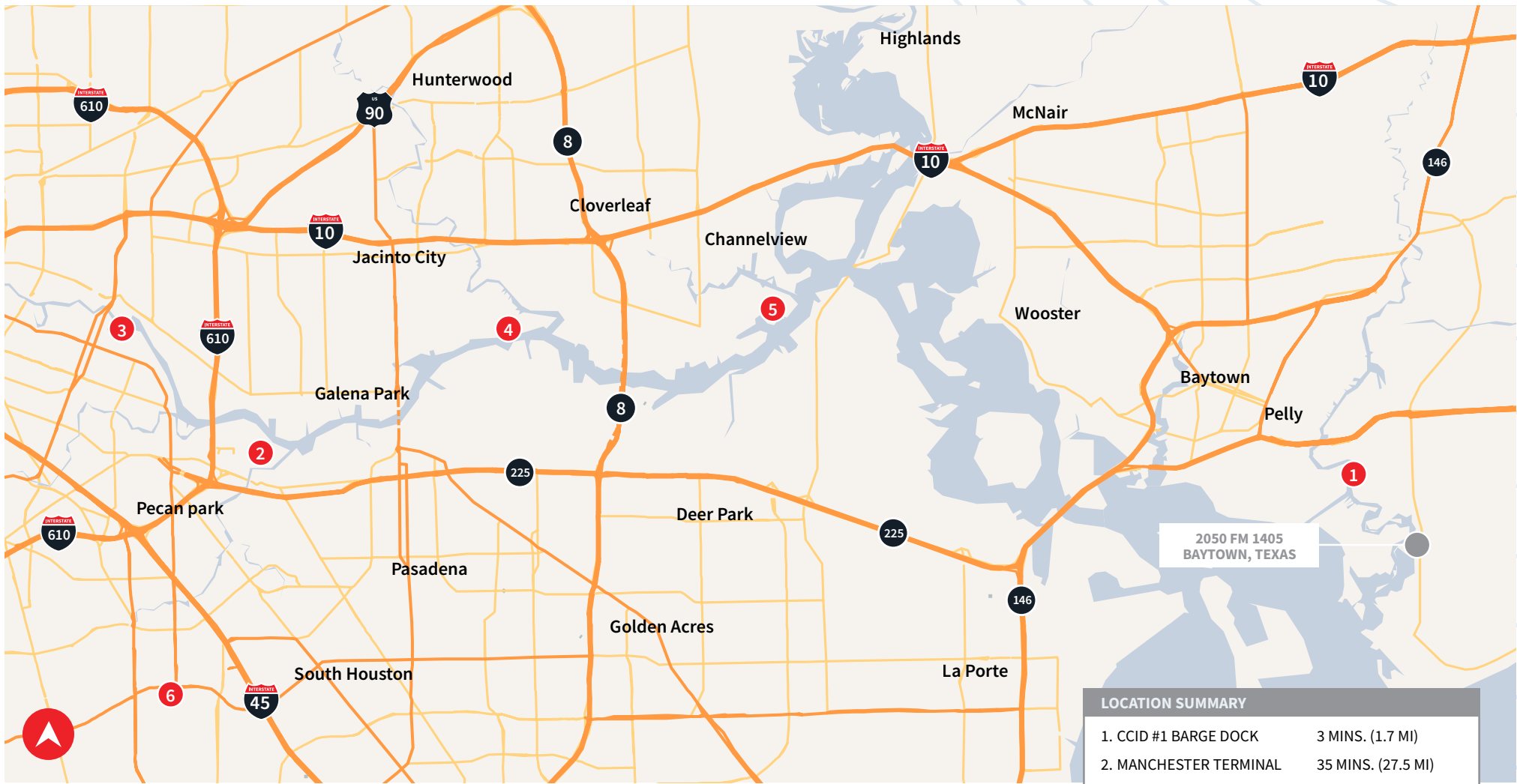
Cedar Bayou

Atkinson
Island Wildlife
Management
Area

Morgan's Point

La Porte

2050 FM 1405
BAYTOWN, TEXAS



LOCATION SUMMARY	
1. CCID #1 BARGE DOCK	3 MINS. (1.7 MI)
2. MANCHESTER TERMINAL	35 MINS. (27.5 MI)
3. POH TURNING BASIN	37 MINS. (29.4 MI)
4. GREENS PORT	35 MINS. (25.4 MI)
5. JACINTO PORT 16655	32 MINS. (24.6 MI)
6. HOBBY AIRPORT	39 MINS. (32.6 MI)

FOR SALE PRICE OR MORE INFORMATION

JARRET VENGHAUS, SIOR
Executive Vice President
 +1 713 888 4035
 jarret.venghaus@jll.com

RYAN FUSELIER
Executive Vice President
 +1 713 888 4032
 ryan.fuselier@jll.com

KATIE (MADDEN) TYRA
Sr. Associate
 +1 713 818 1286
 katie.tyra@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

