

CEDAR PORT INDUSTRIAL PARK



7525 SUTTON ROAD
Baytown, TX 77523

— 511,000 SF FOR SUBLEASE —

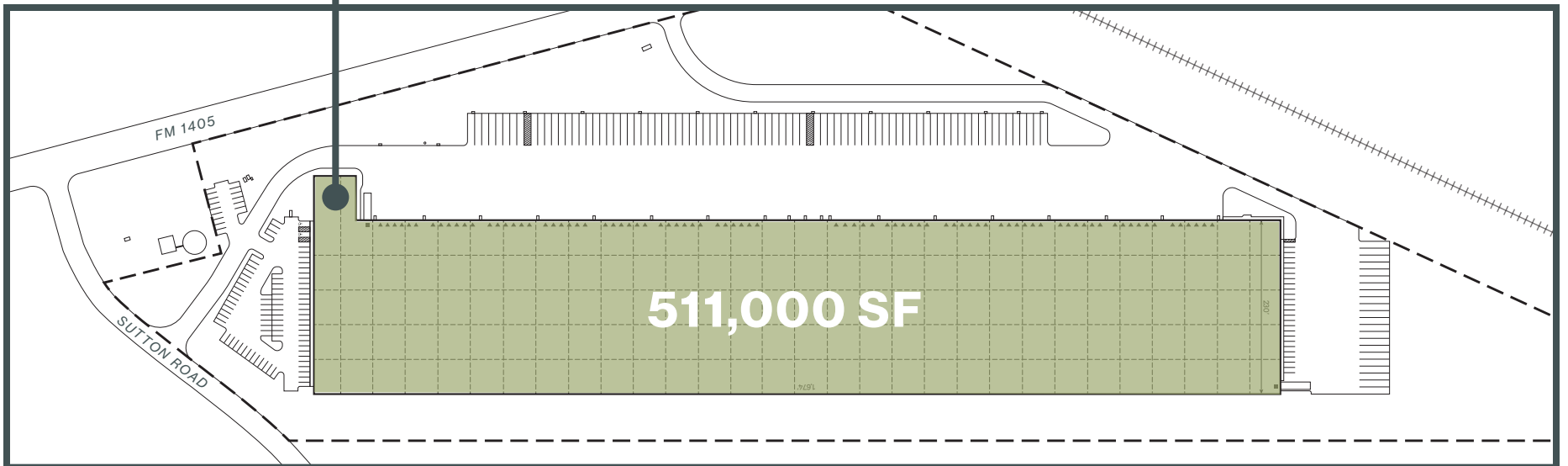
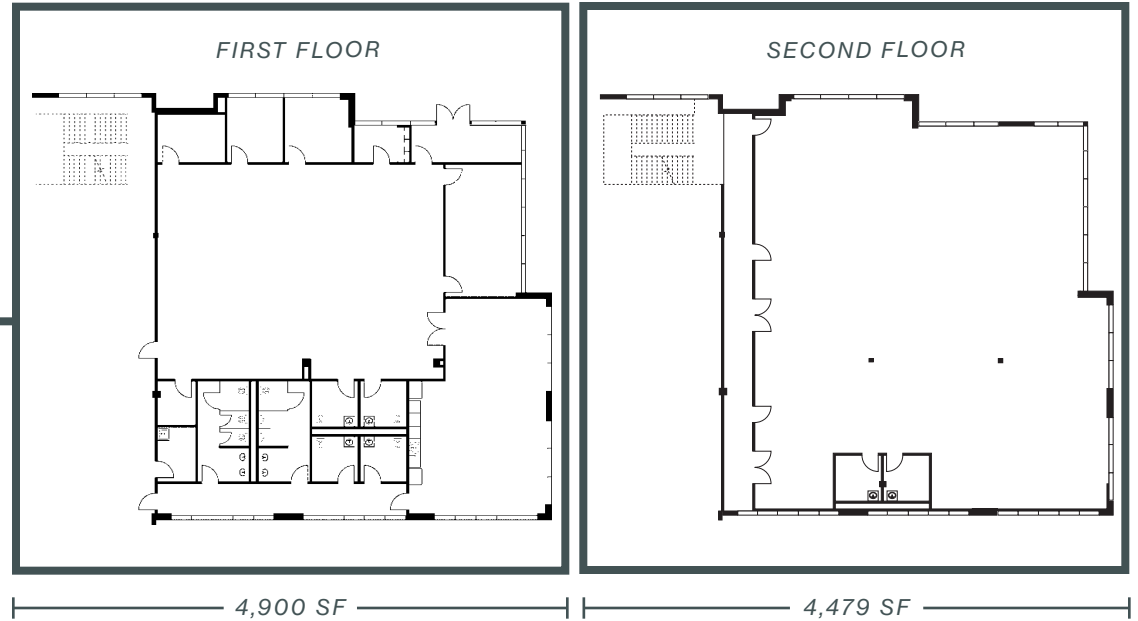
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PROPERTY HIGHLIGHTS

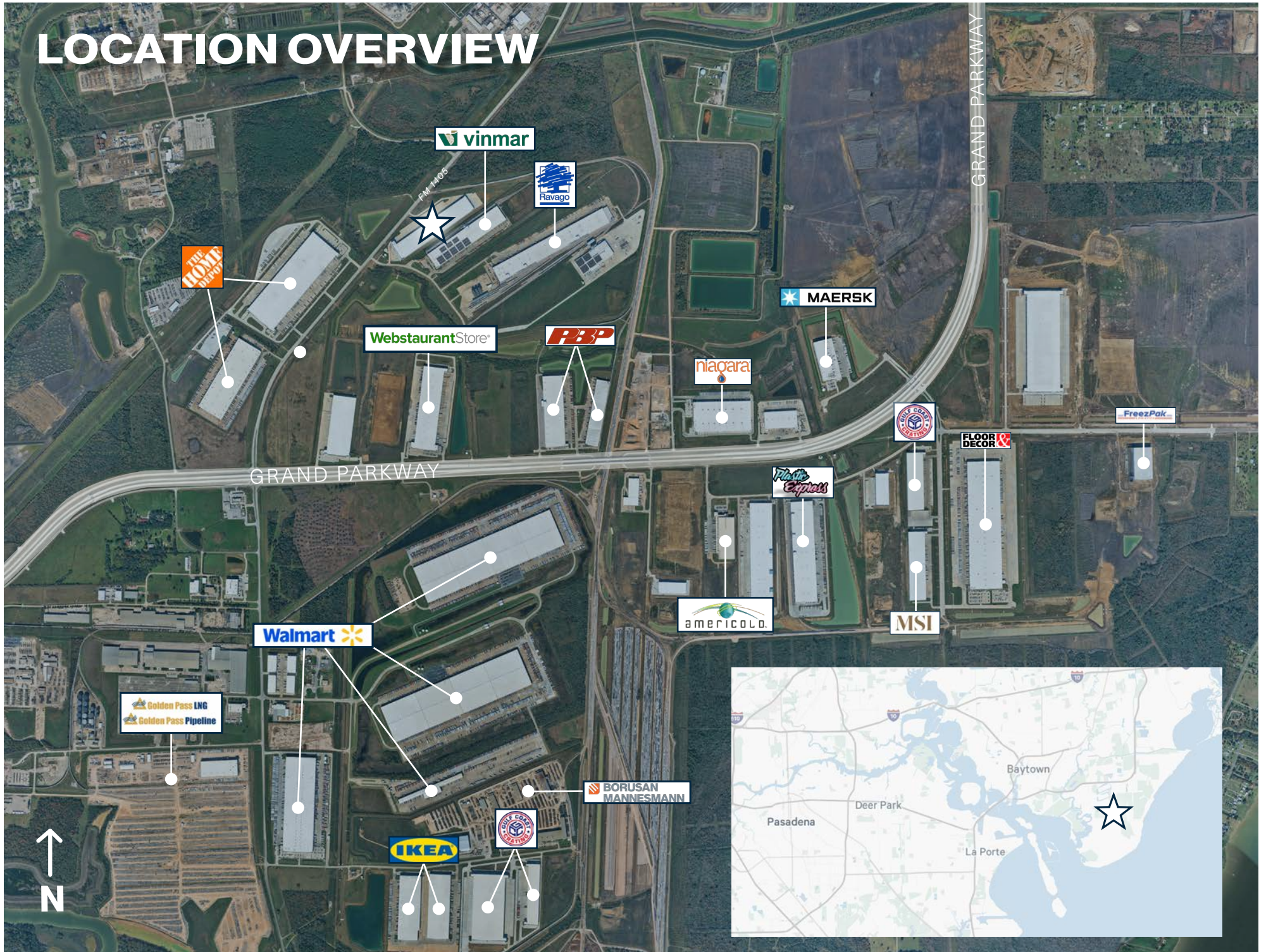
-  511,000 SF Total (Divisible to 250,000 SF)
-  9,379 SF Office Total (Two-Story)
-  34' Clear Height
-  ESFR Sprinklers
-  114 (9'x10') Dock Doors
-  2 (12'x14') Drive-In Doors
-  Fully Fenced and Secured
-  1 Guard Shack
-  30 Dock Restraints
-  30 Mechanical Dock Levelers
-  122 Trailer Parks
-  Can Be Rail-Served
-  4,000 Amps of Power
-  Sublease Expires: September 2033

SITE PLAN





LOCATION OVERVIEW



7525 SUTTON ROAD

Baytown, TX 77523



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