

GRAND PORT

LOGISTICS PARK

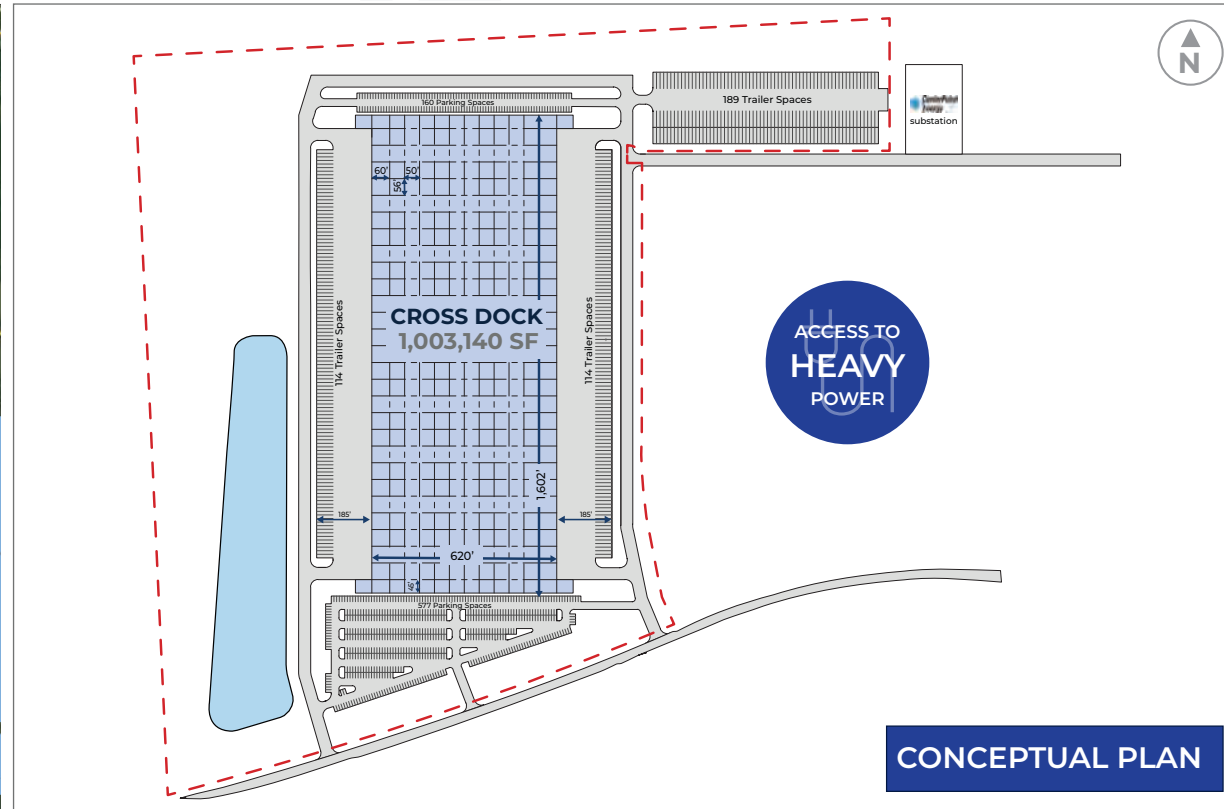
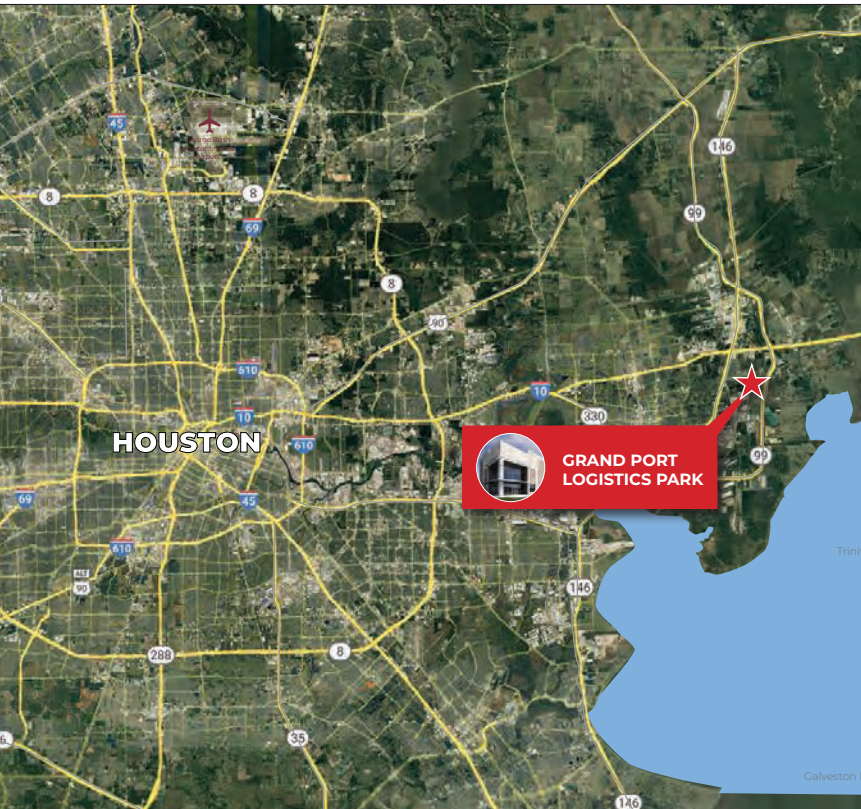
KILGORE PKWY FRONTAGE
BAYTOWN, TX (HOUSTON MSA)

**1M SF Available Now
For Build-to-Suit**

FTZ 171 CAPABLE

Grand Port Logistics Park is a 94.5 acre logistics hub located near the Northwest corner of Highway 99 and Kilgore Parkway, one mile, three minute drive south of I-10. It offers prime access to a skilled labor pool and several port terminals. The business-friendly market has state-of-the-art infrastructure, including rail, container, and barge transportation, making it ideal for Class A industrial facilities. The Port of Houston is the nation's busiest waterway and Grand Port Logistics Park is less than 17 miles from Barbour's Cut and 22 miles from Bayport. This flexible site can accommodate up to 1M SF, is perfect for optimizing distribution channels and has access to heavy power.





CONCEPTUAL PLAN



±1,003,140 SF
on 94.5 acres



Build-to-suit
opportunities



Cross-dock
configuration



185'
truck courts



40' minimum
clear height



6" to 8" thick, fully
reinforced floor slabs



±417 trailer spaces



±737 auto spaces



56' x 50' column spacing;
60' at staging bays



FTZ 171 capable



ESFR sprinkler
system



Access to heavy
power

Development



RYAN BAUMGARTNER

713 304 8878 (c)
ryan.baumgartner@hillwood.com

BRYNDAN NERREN

936 635 3736 (c)
bryndan.nerren@hillwood.com

Leasing



TYLER MANER

713 300 0321 (c)
tmaner@streamrealty.com

GARRET GEACONE

903 879 1776 (c)
garret.geacone@streamrealty.com



Development



RYAN BAUMGARTNER

713 304 8878 (c)
ryan.baumgartner@hillwood.com

BRYNDAN NERREN

936 635 3736 (c)
bryndan.nerren@hillwood.com

Leasing



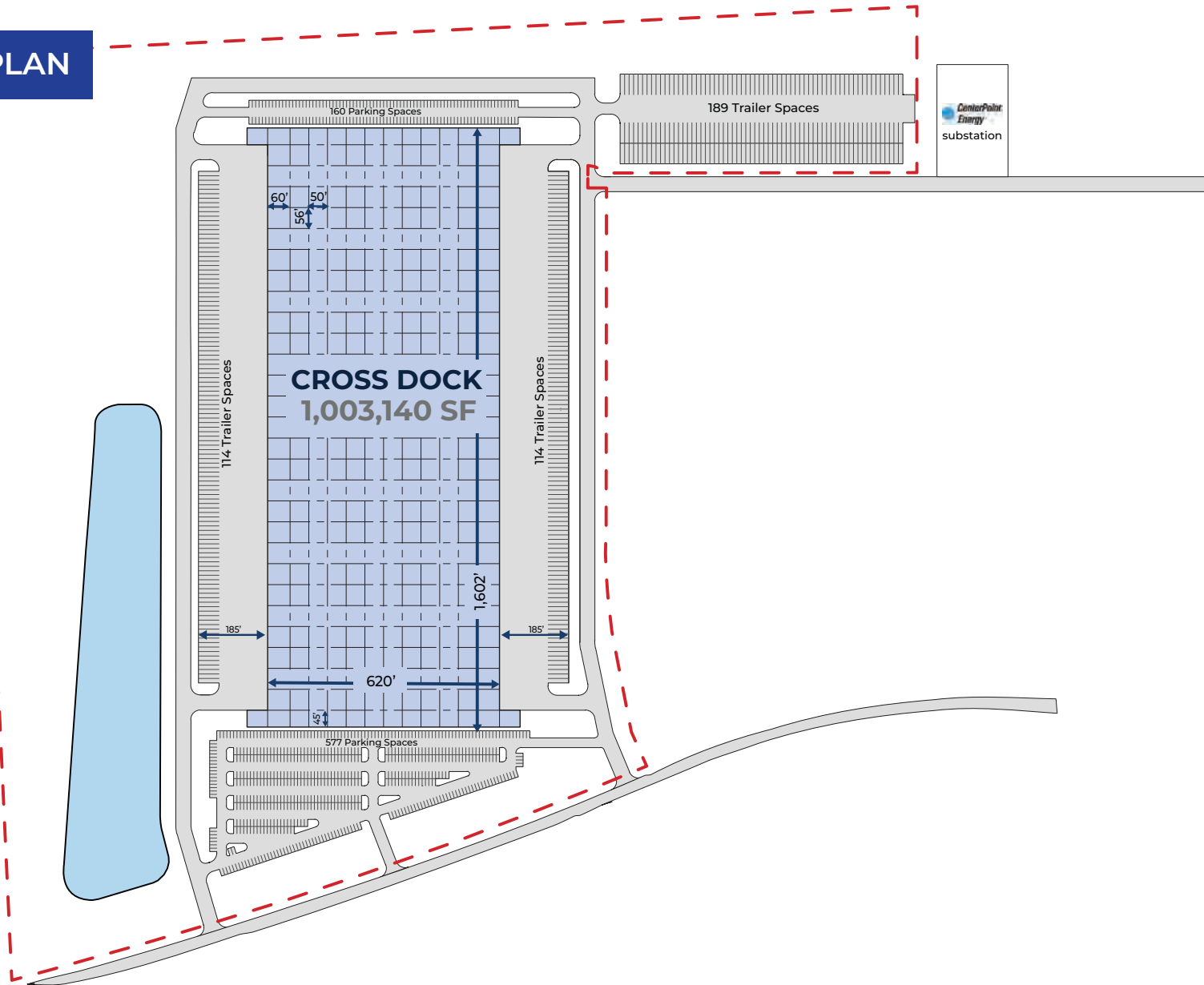
TYLER MANER

713 300 0321 (c)
tmaner@streamrealty.com

GARRET GEACONE

903 879 1776 (c)
garret.geacone@streamrealty.com

CONCEPTUAL PLAN





BUSINESSES

- 1. Palmer Logistics
- 2. Quantix
- 3. Greif Packaging
- 4. Soltex
- 5. Geodis
- 6. Access World
- 7. Plantgistix
- 8. KTN
- 9. Chevron/Phillips Chemical
- 10. Partner Logistics
- 11. Palmer Logistics

GRAND PORT LOGISTICS PARK

Development



RYAN BAUMGARTNER

713 304 8878 (c)
ryan.baumgartner@hillwood.com

BRYNDAN NERREN

936 635 3736 (c)
bryndan.nerren@hillwood.com

Leasing



TYLER MANER

713 300 0321 (c)
tmaner@streamrealty.com

GARRET GEACONE

903 879 1776 (c)
garret.geacone@streamrealty.com





DRIVE TIMES

State Highway 99

0.5 mi. 1 min.

Beltway 8 via I-10

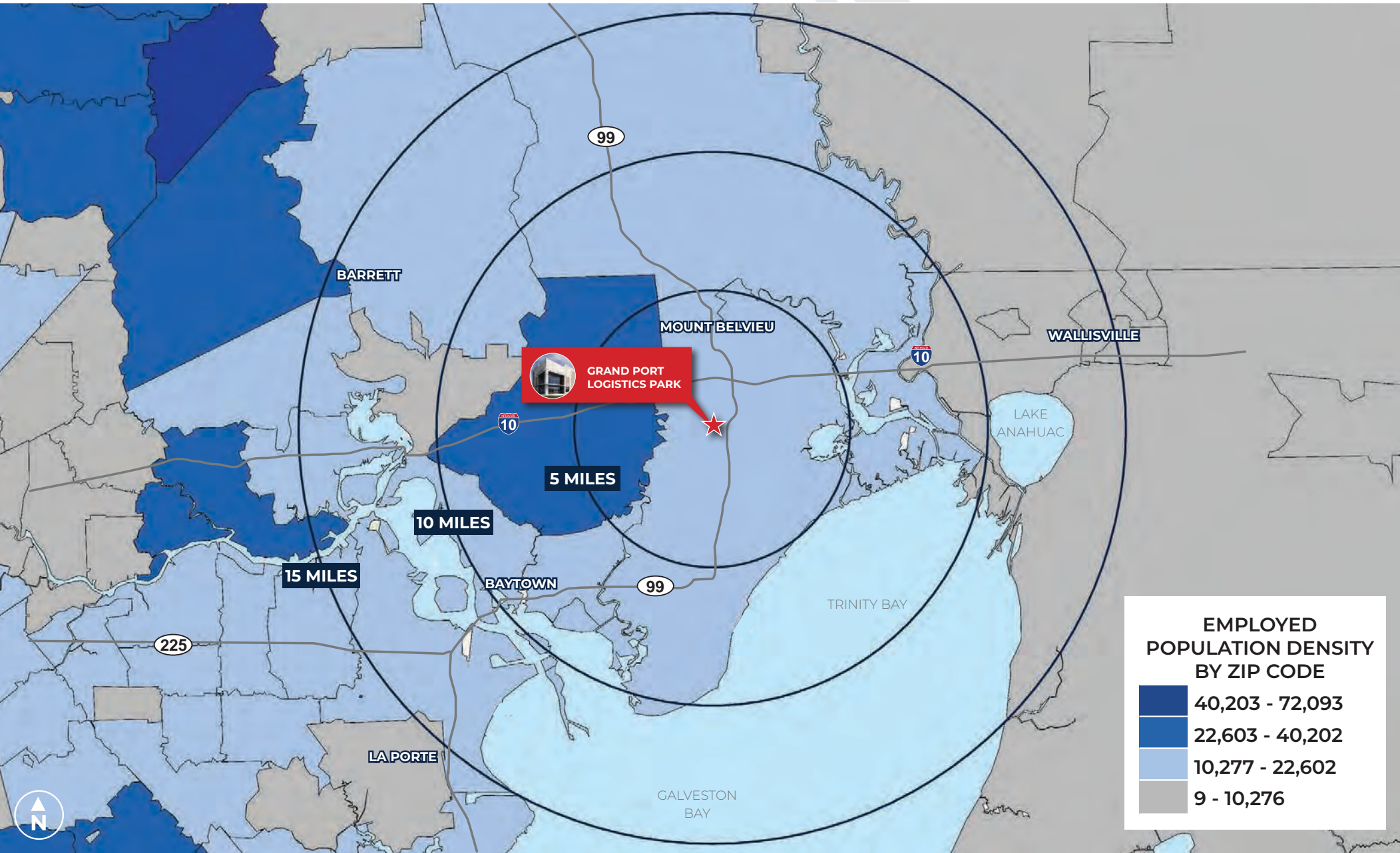
19 mi. 18 min.

Port of Houston
Barbours Cut Terminal





17 mi. 15 min.

Port of Houston
Bayport Terminal

22 mi. 20 min.



**EMPLOYED
POPULATION DENSITY
BY ZIP CODE**

	40,203 - 72,093
	22,603 - 40,202
	10,277 - 22,602
	9 - 10,276

DEVELOPMENT



3355 West Alabama St | Ste 1155
Houston, TX 77098
hillwood.com

Ryan Baumgartner

713 304 8878 (c)
ryan.baumgartner@hillwood.com

Bryndan Nerren

936 635 3736 (c)
bryndan.nerren@hillwood.com

LEASING



3040 Post Oak Blvd | Ste 600
Houston, TX 77056
streamrealty.com

Tyler Maner

713 300 0321 (c)
tmaner@streamrealty.com

Garret Geaccone

713 300 0232 (c)
garret.geaccone@streamrealty.com