



# ★ AmeriPort



A Development by:  
**NATIONAL**  
PROPERTY HOLDINGS

For Information:  
**Colliers**

# AmeriPort INDUSTRIAL PARK

## THE AREA

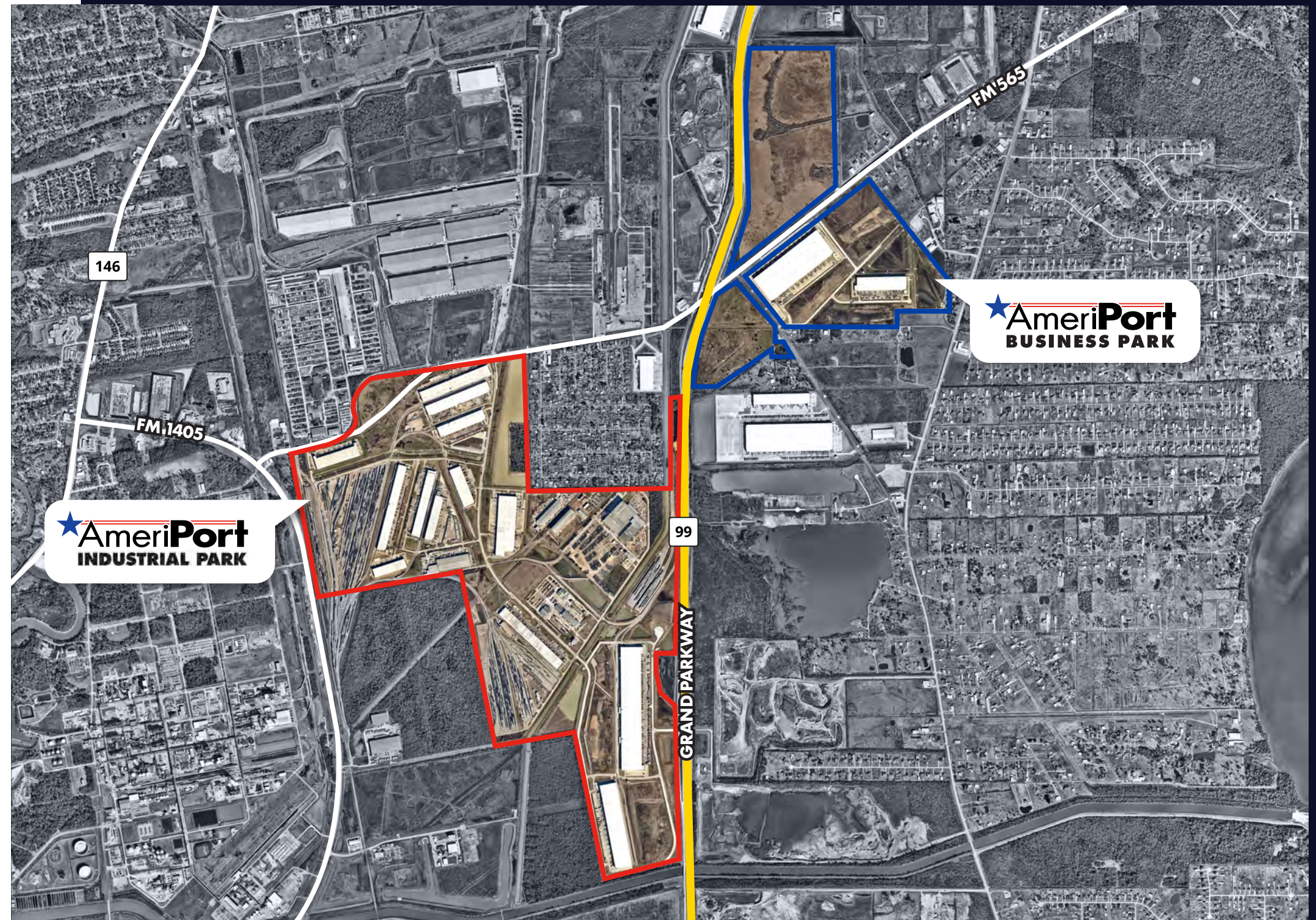
The location offers superior connectivity to, through, and around the Greater Houston metroplex. The business park lies at the intersection of the Grand Parkway and S. FM 565, which provides direct connectivity to Interstate 10 to the north and Highway 146 to the south.

## THE PARK

AmeriPort offers Class A space suitable for a variety of uses. The location can provide Grand Parkway signage opportunities as well as direct, convenient access to Hwy 146 and I-10. The park is served by Chambers Co. Improvement District No. 2 utilities and benefits from one of the lowest tax rates in the area.

## THE BUILDINGS

The project offers institutional grade tilt-wall buildings with high efficiency TPO roofs. Ample clear height, LED lighting, ESFR sprinkler systems, and Build-to-Suit office space are standard accommodations within the park. Generous amounts of trailer parking and dedicated truck circulation roads are standard amenities within the development.



42 MILES  
BUSH IAH AIRPORT



31 MILES  
DOWNTOWN HOUSTON



32 MILES  
HOBBY AIRPORT



16 MILES  
PORT OF HOUSTON

## PARK FEATURES

- 835 Acre master planned, deed restricted industrial park
- Dual rail service with Union Pacific and BNSF railway
- Integrated rail services provided by Rail Logix AmeriPort, LLC
- Foreign Trade Zone (FTZ) designation, No. 171
- Up to 150 acres available for build-to-suit
- Among the lowest operating expenses in the region
- Regional detention system - 100% net acreage
- Fiber, natural gas, and 35 KV electric service on-site
- Close proximity to Barbour's Cut and Bayport Container Terminals
- High capacity natural gas pipeline access
- Heavy haul access to I-10 and barge terminals
- Industrial water supply available from Coastal Water Authority
- Located in Pro-Business Chambers County (Baytown, TX)
- Utilities provided by Chambers County Improvements District #2

## PARK AVAILABILITIES

### **Building 13** **Under Construction**

**145,860 SF**  
Front Load, Dock High  
Rail Served  
Office BTS  
30' Clear Height

### **Building 14** **Available Now**

**133,000 SF**  
Front Load, Dock High  
Rail Served - Up to 2 Rail Spurs Possible  
2,560 SF Office  
30' Clear Height

### **Building 16**

**161,700 SF Proposed**  
Front Load, Dock High  
Office BTS  
185' Truck Court  
710' x 220' Bldg Dimensions  
Frontage on FM 565

### **Building 18**

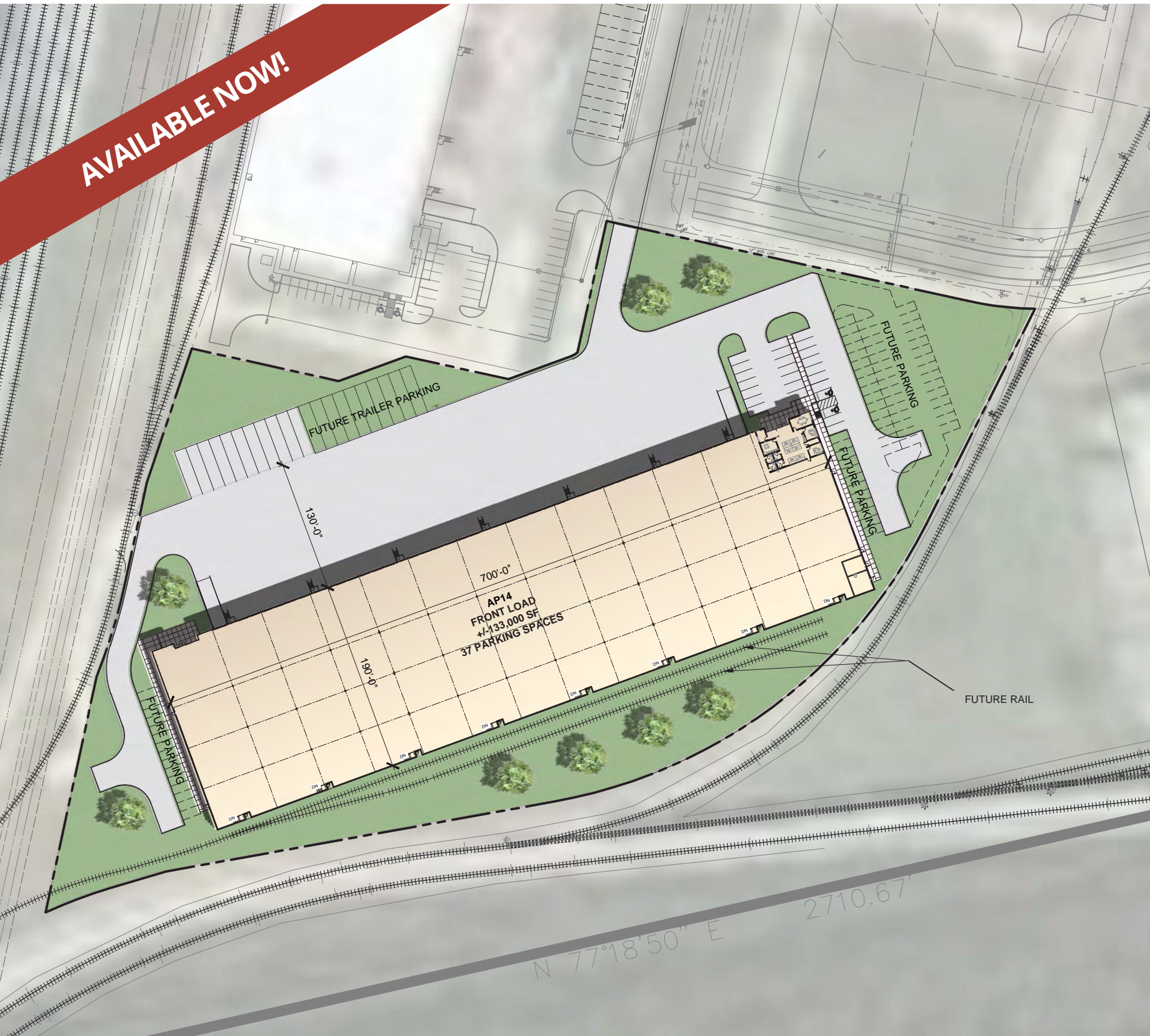
**744,000 SF Proposed**  
Front Load, Dock High  
Rail Served  
Office BTS  
180' Truck Court  
2480' x 300' Bldg Dimensions

### **Building 20**

**603,200 SF Proposed**  
Front Load, Dock High  
Rail Served  
Office BTS  
180' Truck Court  
1508' x 400' Bldg Dimensions

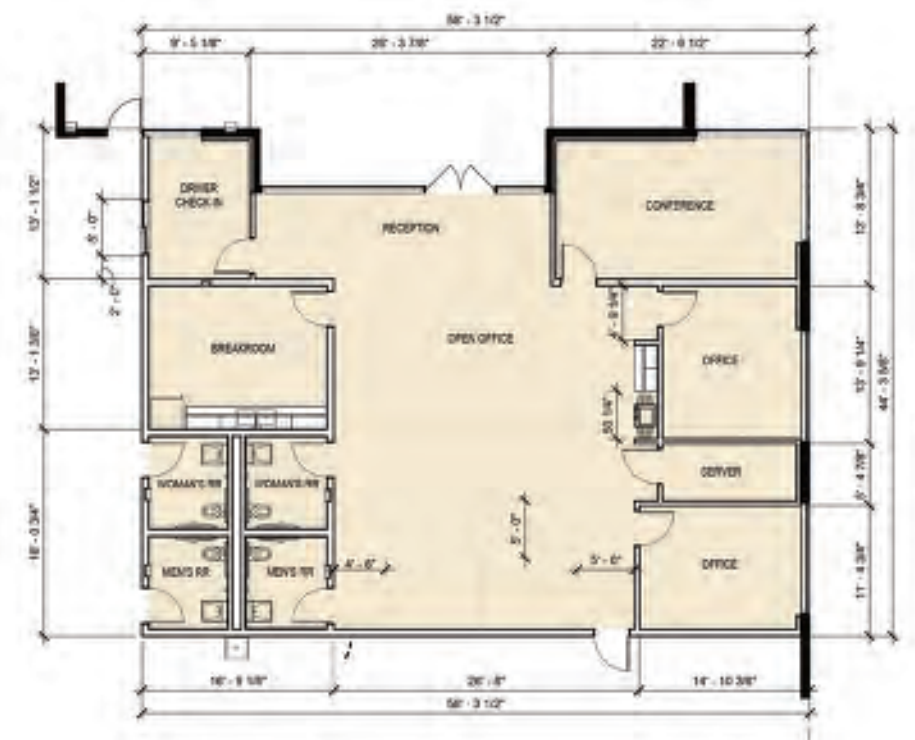


# BUILDING 14 SPECIFICATIONS

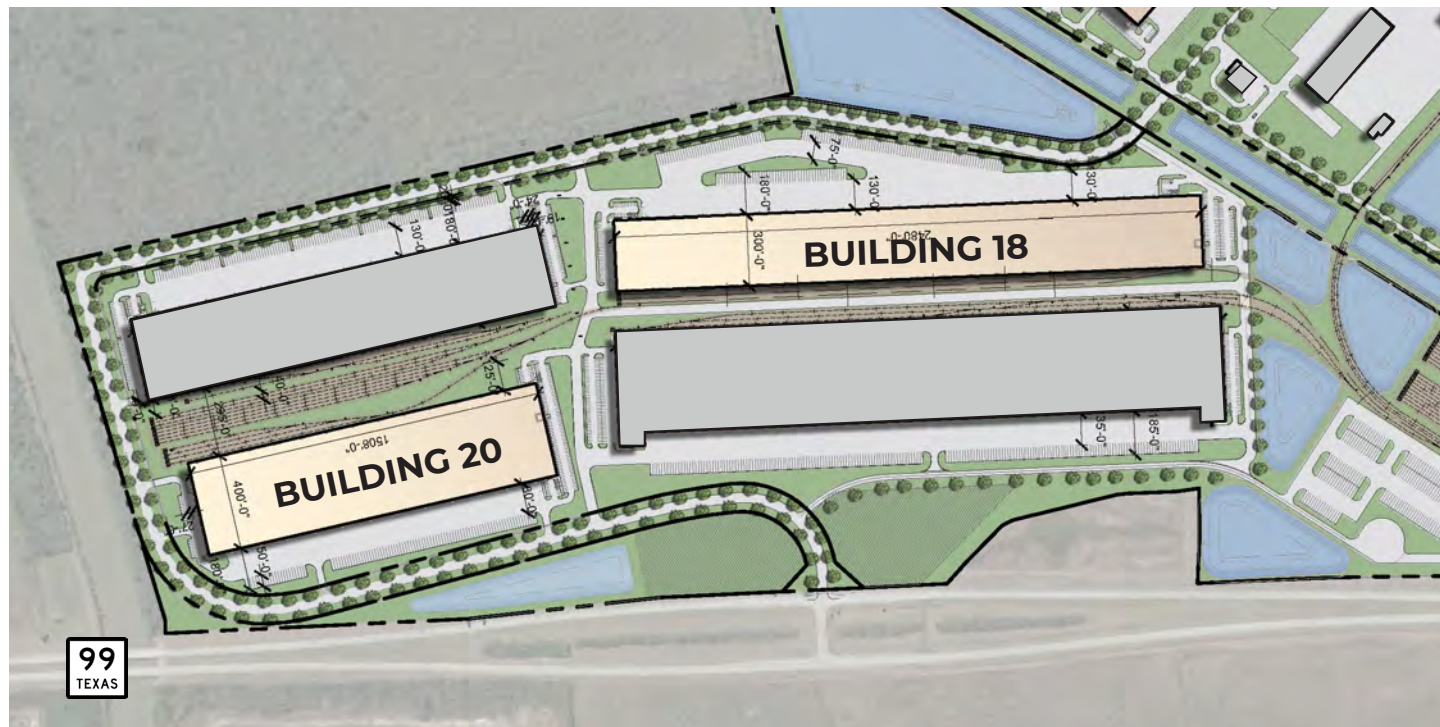


ADDRESS	703 Logistics Drive South, Baytown, TX 77523
BUILDING SIZE	133,000 SF Total
AVAILABLE	133,000 SF
OFFICE	2,560 SF
CONFIGURATION	Front Load / Rail Served
CLEAR HEIGHT	30'
SPRINKLERS	ESFR Sprinkler System
RAIL	UP & BNSF via Rail Logix
RAIL IMPROVEMENTS	Up to 2 Spurs Possible
LOADING	Thirty-Eight (38) Dock-High - 9'x10'
RAMPS	Two (2) Oversized Drive-In Ramps - 12'x14'
COLUMN SPACING	Minimum 52' on Interior Bays
LIGHTING	LED Interior/Exterior Lighting
POWER	480V 3-phase 2,000-amp
SLAB ON GRADE	6" Thick, 4,000 PSI

## OFFICE PLAN



# BUILD-TO-SUIT BUILDINGS

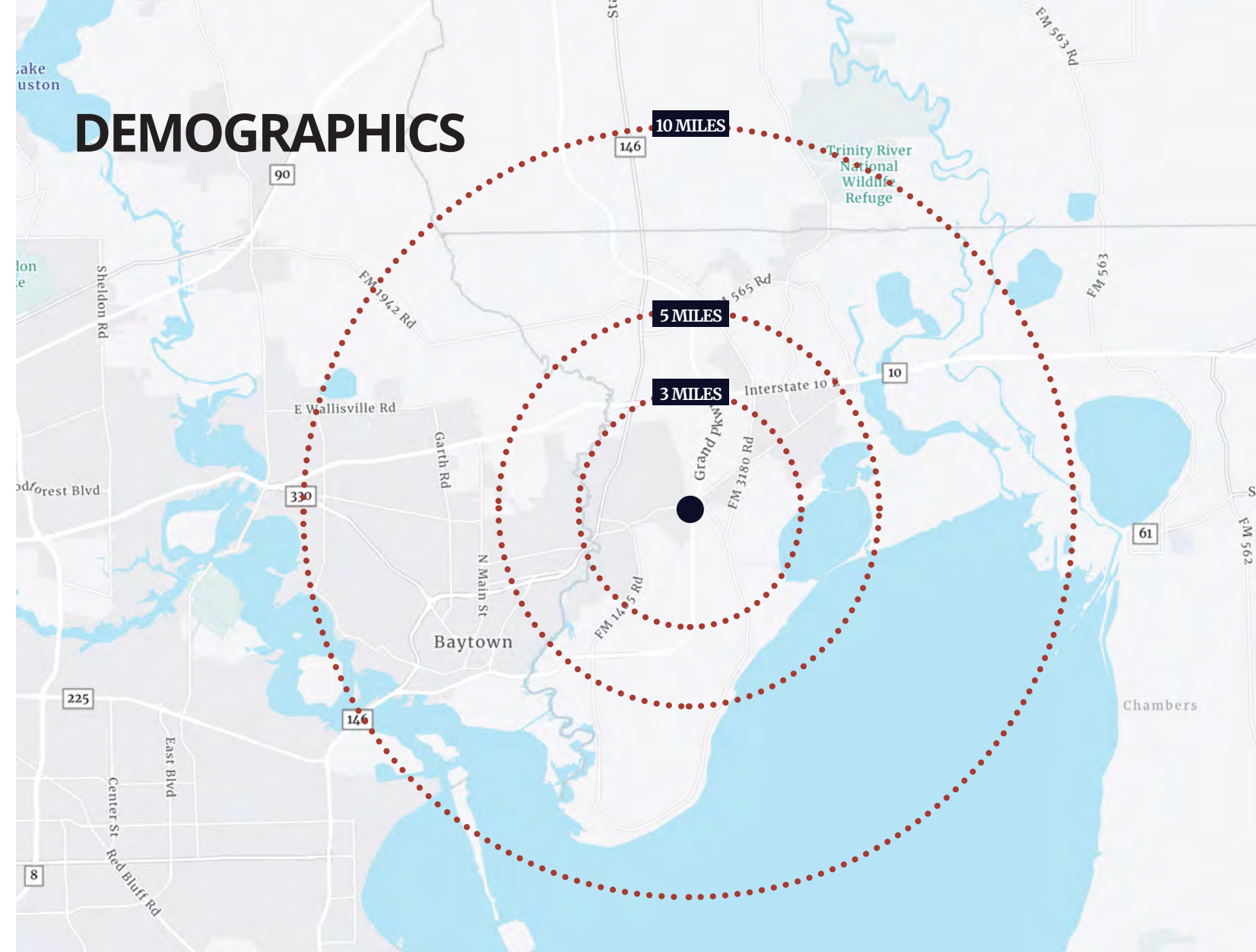


**Building 16**  
 161,700 SF Proposed  
 Front Load, Dock High  
 Office BTS  
 185' Truck Court  
 710' x 220' Bldg Dimensions  
 Frontage on FM 565

**Building 18**  
 744,000 SF Proposed  
 Front Load, Dock High  
 Rail Served  
 Office BTS  
 180' Truck Court  
 2480' x 300' Bldg Dimensions

**Building 20**  
 603,200 SF Proposed  
 Front Load, Dock High  
 Rail Served  
 Office BTS  
 180' Truck Court  
 1508' x 400' Bldg Dimensions

# DEMOGRAPHICS



## LABOR

**3 MI**  
 4,299  
 Total Employees

**5 MI**  
 17,213  
 Total Employees

**10 MI**  
 53,991  
 Total Employees

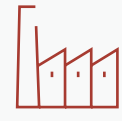


## CONSUMERS

**3 MI**  
 19,102  
 Total Population

**5 MI**  
 49,830  
 Total Population

**10 MI**  
 152,131  
 Total Population



## BUSINESSES

**3 MI**  
 402  
 Total Businesses

**5 MI**  
 1,047  
 Total Businesses

**10 MI**  
 3,862  
 Total Businesses



## ABOUT THE DEVELOPER

Clients have long relied on National Property Holdings (NPH) for the perfect union of industrial assets, proven expertise and the capacity to orchestrate complex turn-key developments in strategic locations. As a full-service real estate developer, NPH is well equipped to develop and construct unique build-to-suit and design-build projects.

With the resources and expertise that industry leaders can rely on, National Property Holdings specializes in the development of rail-served manufacturing and distribution facilities in the Port Houston submarket and Gulf Coast region. Leveraging its relationships with best-in-class design and construction professionals, the NPH team and its alliance with Rail Logix have developed over 6,500,000 square feet of class "A" industrial buildings and 150 miles of railroad greatly enhancing its industrial parks with a full complement of rail-related services and terminals.

At National Property Holdings, it's all about logistics. Each and every day, the professionals at National Property Holdings put this belief into practice – the development, construction and leasing of rail served, port accessible industrial facilities that create measurable advantages for its clients. The result...Industrial developments that work harder – and smarter – for your bottom line.

### Project Development

- Feasibility Studies
- Tax Abatements & Incentives
- Environmental Site Assessments
- Survey & Platting
- Architectural Design Coordination
- Engineering Coordination

### Construction Management

- Competitive Bid Management
- Contractor Qualification & Selection
- Value Engineering
- Design/Bid/Build Services
- Guaranteed Maximum Pricing
- Railroad Construction Coordination

### Leasing & Property Management

- Inspection & Testing of Critical Systems
- Ad Valorem Tax Protest Administration
- Management of Capital Improvements
- Repair & Maintenance Coordination
- Service Agreement Oversight
- Landscape Maintenance

## ABOUT RAIL LOGIX

Rail Logix, founded in 2006, is a privately owned rail yard operator providing storage, handling, and switching services for industries such as petrochemical, energy, agriculture, and logistics. In addition to core rail services, the company offers cleaning, maintenance, and transloading. Its yards are designed for efficiency, enabling reliable, on-demand railcar release to Class I carriers at least five days per week in a safe and cost-effective manner.

The company uses advanced technology, including a web-based yard management system and AEI readers, to deliver real-time inventory tracking and daily activity reports. Facilities are access-controlled and monitored 24/7 for security.

With locations in Texas and Louisiana, Rail Logix is positioned as a leading railcar storage provider in the Gulf Coast region, emphasizing safety, service, and community responsibility.

Its Ameriport facility in Baytown, Texas spans 835 acres with over 55 miles of track, accommodating up to 2,250 railcars (expandable beyond 3,000). Integrated with Ameriport Industrial Park, the operation improves efficiency and reduces costs by coordinating rail delivery, transloading, cleaning, maintenance, and staging as a streamlined, turnkey service.

## SERVICES & AMENITIES

- Dual-Served by the Union Pacific Railroad & BNSF Railways
- Guaranteed Same-Day Interchange Service
- Rail Car Cleaning, Transloading and Packaging Services Available On-Site
- Multiple Locomotives Assures Uninterrupted Service
- Secure, Access Controlled Facility with 24 Hour Video Surveillance
- Heavy-Haul Corridor with Access to Barge Terminals on Cedar Bayou
- Yard Management System Features Real-Time Inventory Control with Web-Based Customer Interface

## RAIL OPPORTUNITIES



Randy Bennett  
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Baytown, TX 77523





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