

# CEDAR PORT | 1

CHAMBERS COUNTY, TEXAS

## 44.4 ACRES AVAILABLE FOR BUILD-TO-SUIT IN CEDAR PORT INDUSTRIAL PARK

Cedar Port 1 is located in Cedar Port Industrial Park, the nation's largest rail and barge-served industrial park. It is at the center of the fast-growing U.S./Mexico Gulf Coast Industrial Complex. The park is bordered by a 20-mile portion of the Houston Ship Channel lined with major national and international industrial companies. Main highlights for the property include:

- Rail-served
- Utilities to the Site
- Regional Detention Provided Off-site
- Tax Incentives Possible



# CEDAR PORT 1

CHAMBERS COUNTY, TEXAS



HOUSTON SHIP CHANNEL

BARBOURS CUT TERMINAL




**IKEA**  
DISTRIBUTION CENTER

BARGE DOCK ACCESS



Tenaris



**THE HOME DEPOT**  
DISTRIBUTION CENTER



**Walmart**  
DISTRIBUTION CENTER



WebstaurantStore



**Ravago**  
CHEMICALS

99

GRAND PARKWAY



**RBP**  
INC

CEDAR PORT 1

# SITE PLAN OPTION A

## OPTION A SPECS

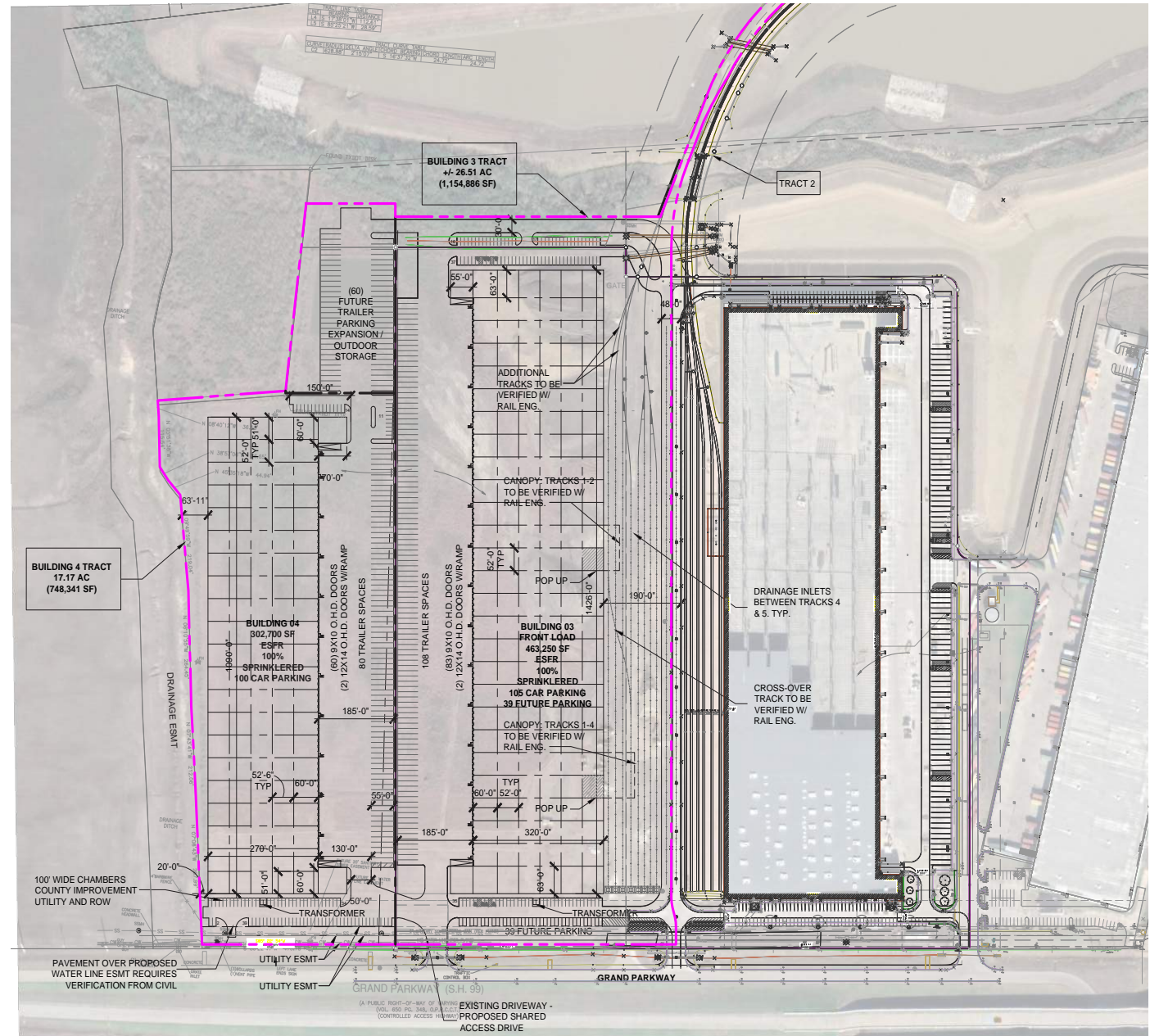
Total SF	765,950
Building 03 SF	463,250
Building 04 SF	302,700
Rail-Served	Building 3 Yes
Sprinklered	Yes
Configuration	Front Load
Clear Height	36' or 40'

### Highlights Building 03:

- 2 Ramps
- 83 Dock High Doors
- 105 Car Parks

### Highlights Building 04:

- 2 Ramps
- 60 Dock High Doors
- 100 Car Parks



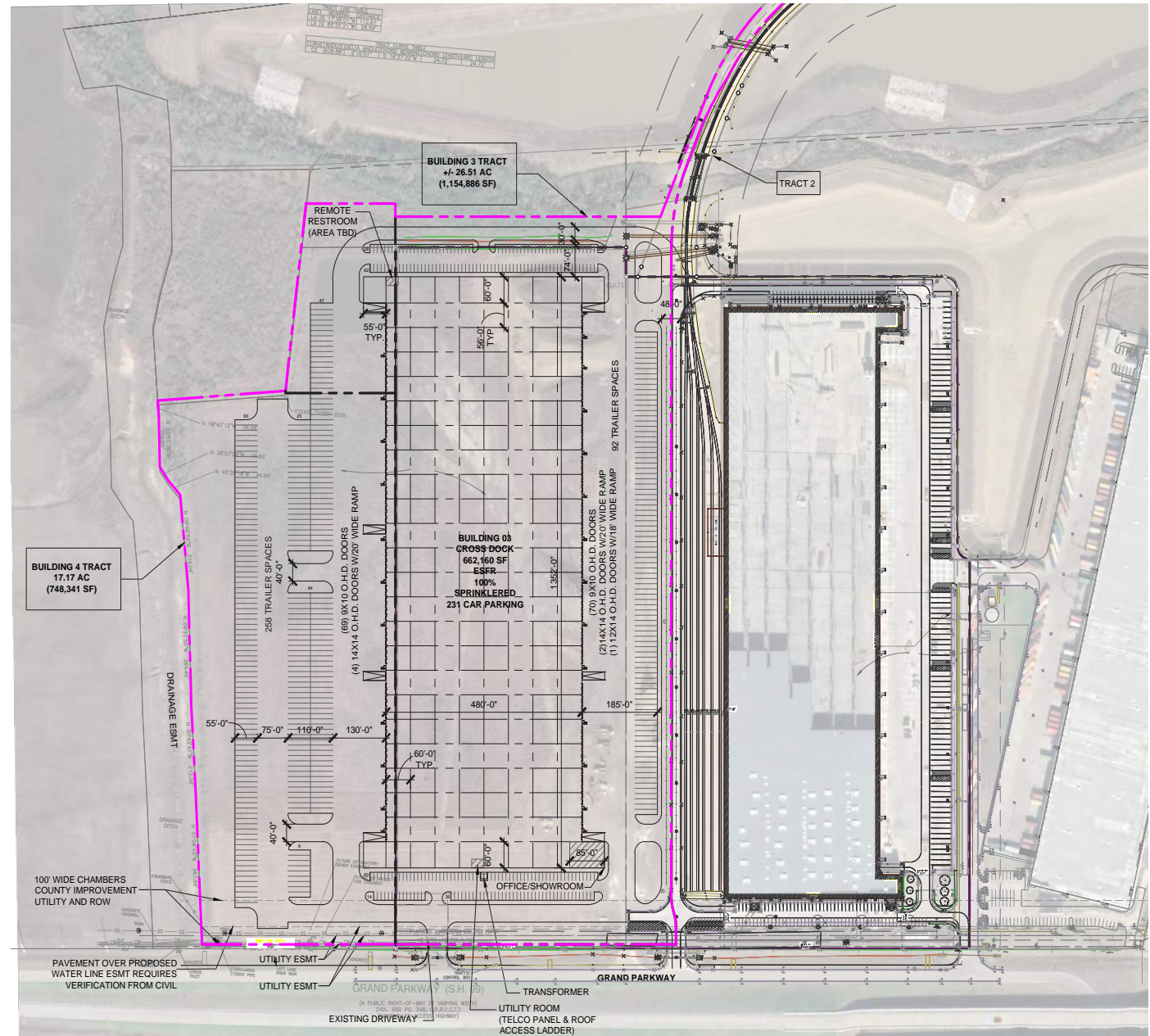
# SITE PLAN OPTION B

## OPTION B SPECS

Warehouse SF	662,160
Rail-Served	Optional
Sprinklered	Yes
Configuration	Cross Dock
Clear Height	36' or 40'

## Highlights:

- 7 Ramps
- 139 Dock High Doors
- 231 Car Parks
- 351 Trailer Parks



# SITE PLAN OPTION C

## OPTION C SPECS

Warehouse SF	689,040
Rail-Served	No
Sprinklered	Yes
Parking	240
Configuration	Cross Dock
Clear Height	36' or 40'

## Highlights:

- 7 Ramps
- 146 Dock High Doors
- 240 Car Parks
- 361 Trailer Parks

