

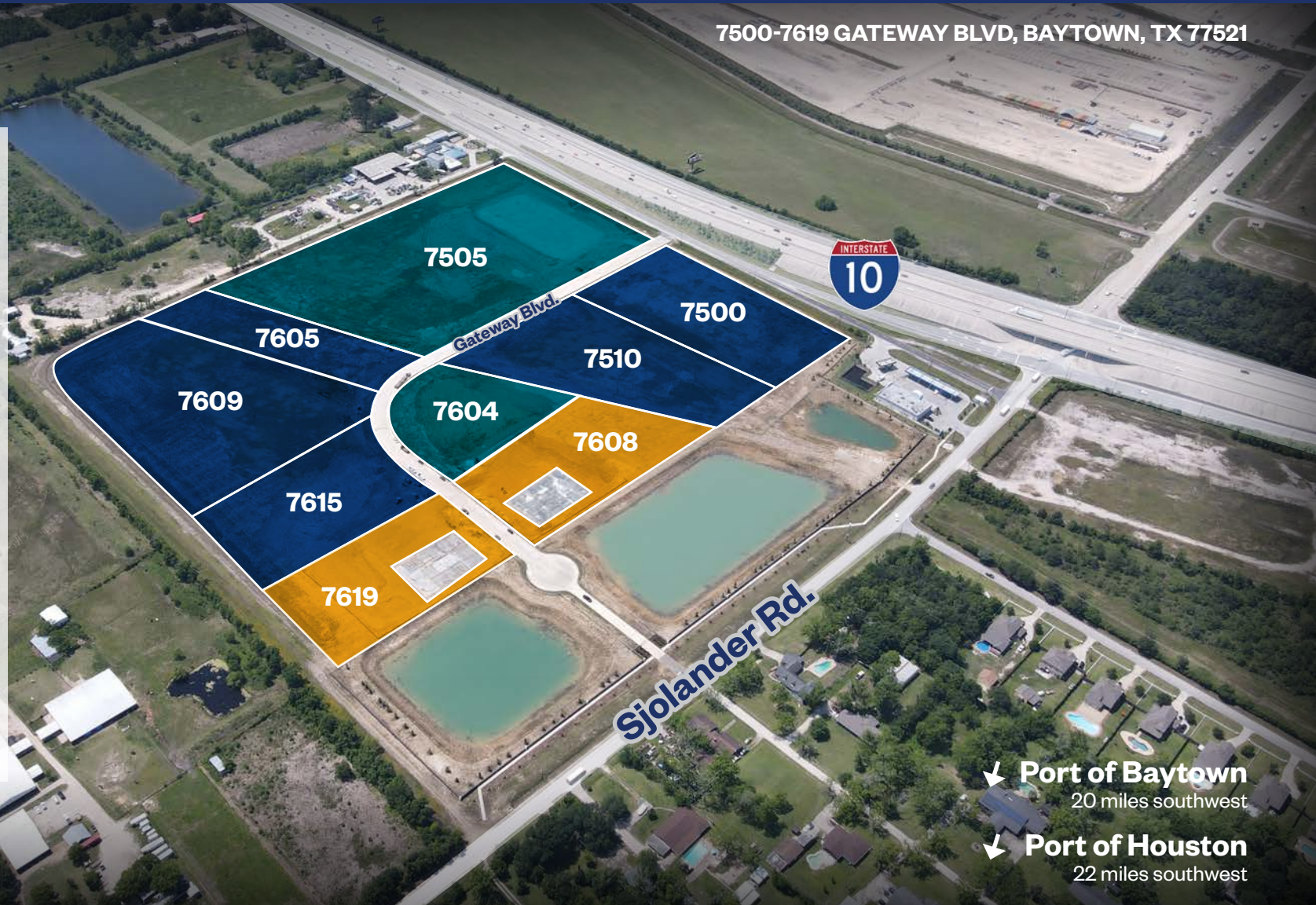
# GATEWAY TEN

## BUSINESS PARK

Two 15,000 SF office/warehouse buildings & shovel-ready land sites for lease, purchase, design build or BTS

7500-7619 GATEWAY BLVD, BAYTOWN, TX 77521

UNDER CONSTRUCTION Q3 2023 DELIVERY	
7619	15,000 SF 2.53 AC
7608	15,000 SF 3.14 AC
AVAILABLE	
7605	3.92 AC Pad Site
7609	6.94 AC Pad Site
7615	2.33 AC Pad Site
7510	4.31 AC Pad Site
7500	5.47 AC Pad Site
SOLD	
7505	13.4 AC
7604	2.55 AC Pad Site



↙ **Port of Baytown**  
20 miles southwest

↙ **Port of Houston**  
22 miles southwest

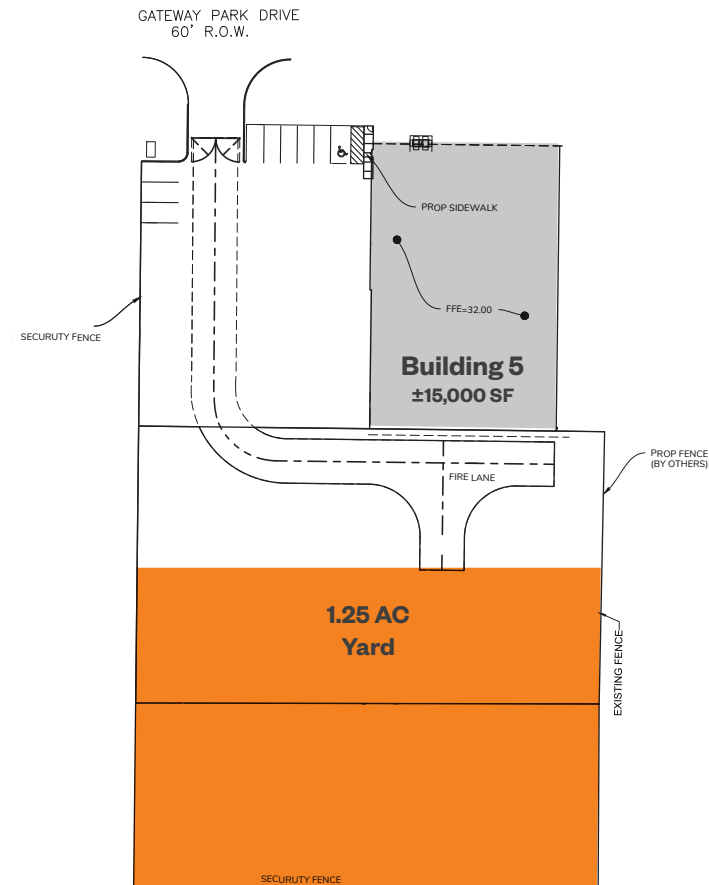


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## Building Features

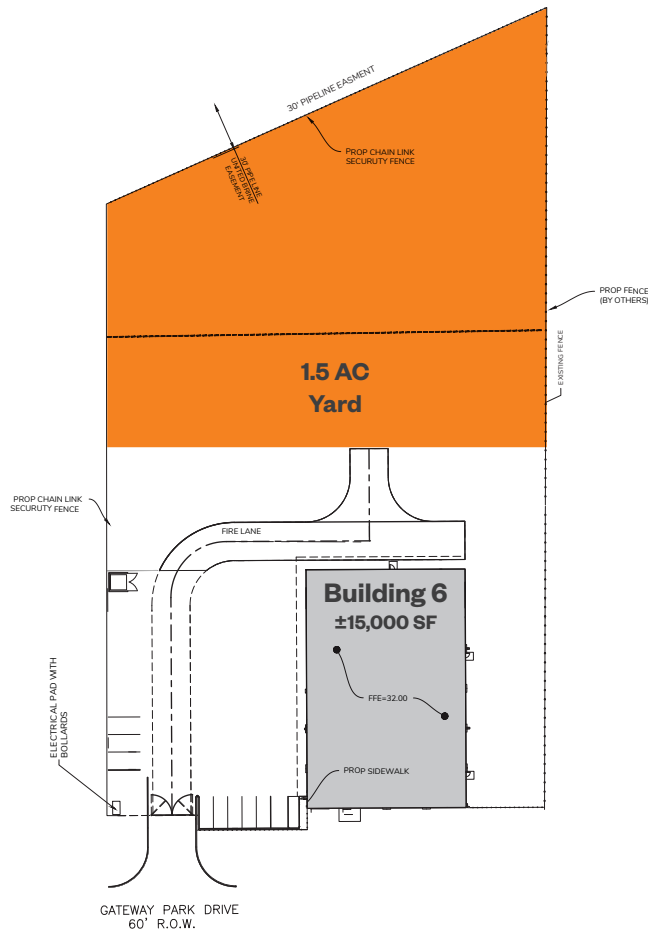


## Building Under Construction - For Sale or Lease (Q3 2023 Delivery)

- ±15,000 SF
- 1,680 SF office
- 2.53 Acre total site size
- 1.25 Acres to be used for Laydown Yard
- Freestanding
- Tiltwall/PEMB construction
- 5-ton crane capable



## Building Features



## Building Under Construction - For Sale or Lease (Q3 2023 Delivery)

- ±15,000 SF
- 1,680 SF office
- 3.14 Acre total site size
- 1.50 Acres to be used for Laydown Yard
- Freestanding
- Tiltwall/PEMB construction
- 5-ton crane capable



# GATEWAY TEN

BUSINESS PARK

7500-7619 GATEWAY BLVD.  
BAYTOWN, TX 77521



## Site Features

- 2-13 AC available
- Shovel-ready land sites for lease, purchase, design build or BTS Requirements
- Exceptional frontage and visibility on I-10 and Sjolander Rd
- Utilities: provided by City of Baytown
- Detention in place / on-site
- Contact broker for pricing



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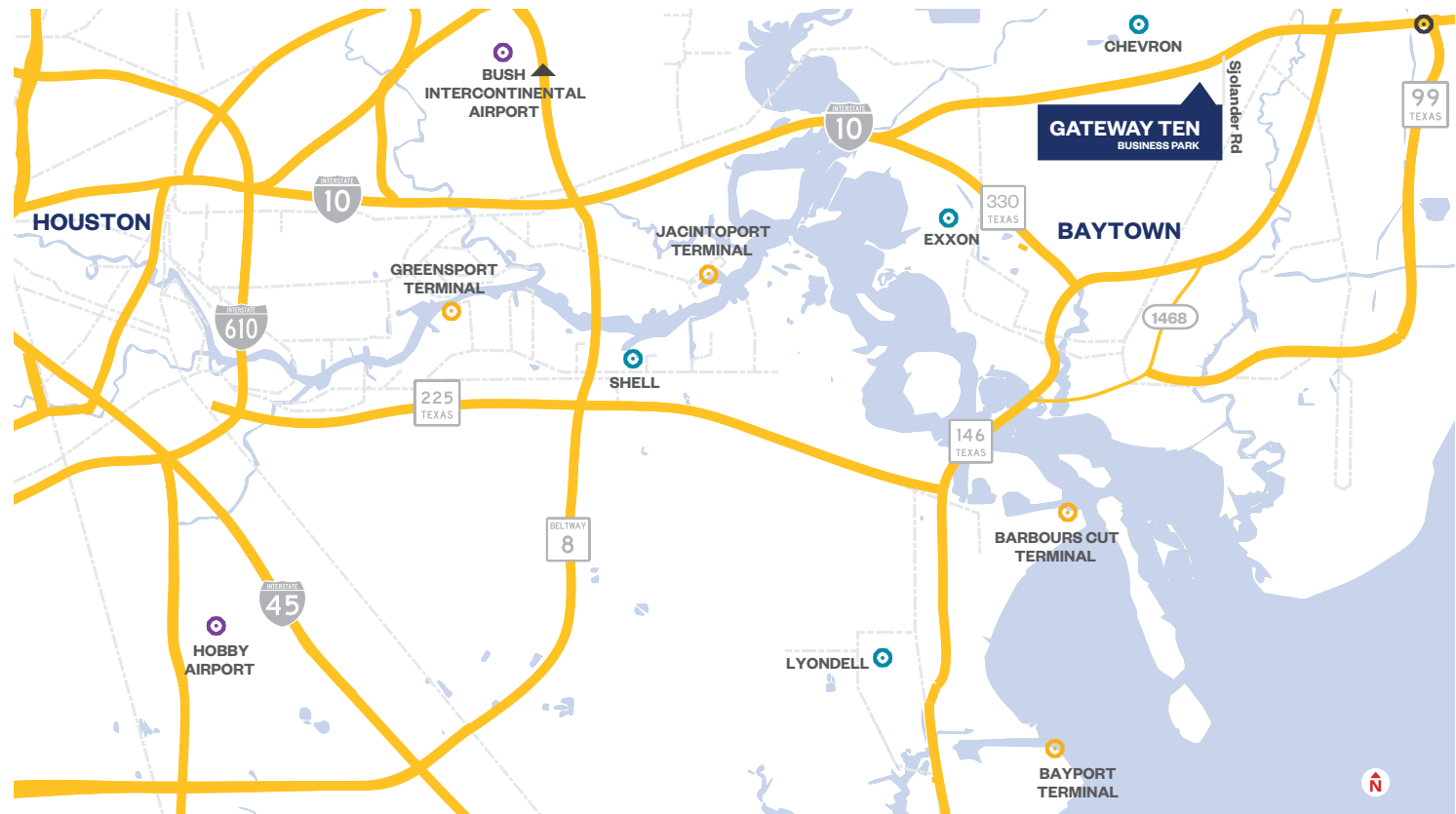
## BUSINESS PARK

**7500-7619 GATEWAY BLVD.**  
BAYTOWN, TX 77521

### Location

Located along I-10 at the Sjolander Road exit, Gateway Ten Business Park is conveniently located near major refineries and petrochemical plant locations as well as Port of Houston terminals.

LOCATION	APPROX. DRIVE TIME
Grand Parkway	8 minutes
Chevron	2 minutes
Exxon	15 minutes
Lyondell	28 minutes
Shell	18 minutes
Jacintoport Terminal	17 minutes
Barbours Cut Terminal	21 minutes
Greensport Terminal	21 minutes
Bayport Terminal	24 minutes
Bush Int. Airport	34 minutes
Hobby Airport	32 minutes



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