

BAY OAKS BUSINESS PARK

5581 BAY OAKS DRIVE | PASADENA, TX 77505

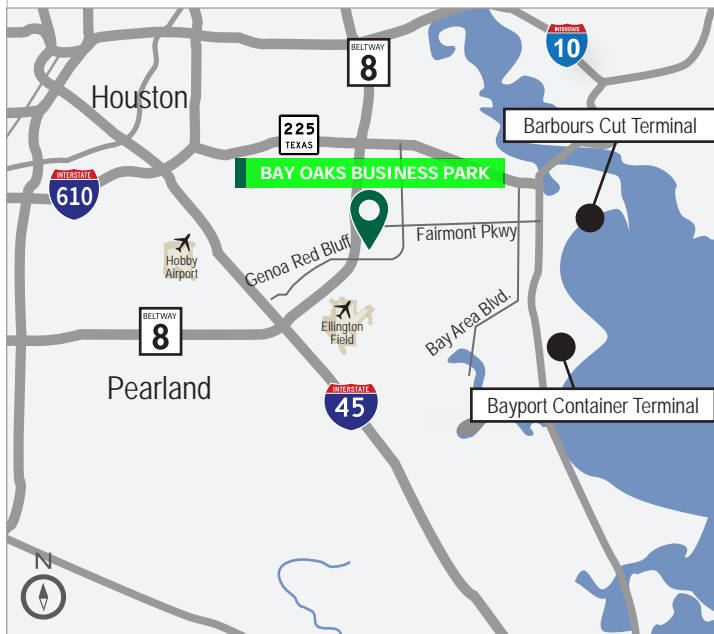
Owned and developed by:



±21,951 SF on ±1.35 Acres — For Lease/Sale
Under construction - Q1 2018 completion



- Bay Oaks Business Park is a deed-restricted industrial-zoned development strategically located in Houston's Port market
- Location allows for excellent access to the high concentration of Refineries and Petro-Chemical plants in this region
- Opportunities for build-to-suit and design build projects



FEATURES

Building 2:

- ±21,951 SF tiltwall building (crane-capable) situated on ±1.35 AC
- Additional land available for expansion or build-to-suit (up to ±2.80 acres)
- Build-to-suit office: allowance for 10% finish
- 26' clear height
- Two (2) 60' bays on 52' centers
- Power: 400 amps | 480V | 3-phase
- Two (2) overhead doors (12' x 16') - designed for conversion to dock high
- High pile permit capable
- Regional detention and utilities provided
- Tax rate: 2.74%
- Excellent access to Beltway 8 (0.5 mile) via Genoa Red Bluff
- Please contact broker for lease rate and sales price

CONTACT

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- Distance to Beltway 8: ± 0.5 miles with signalized intersection at Genoa Red Bluff.
- Land available for expansion or build to suit

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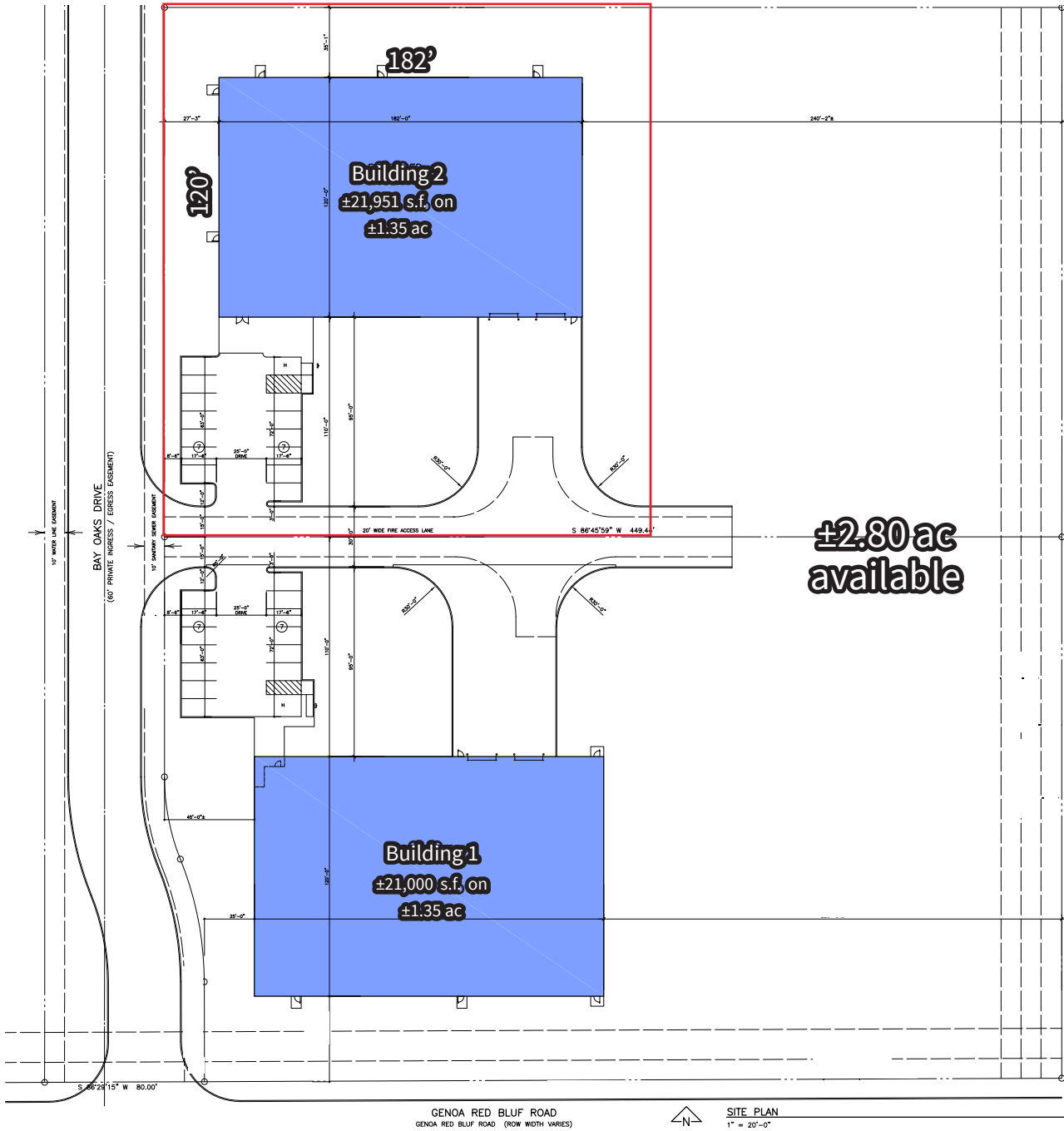
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