

**FOR LEASE**

# **10101 BAY AREA BLVD.**

**PASADENA, TX 77507**



***±142,498 TOTAL SF AVAILABLE***



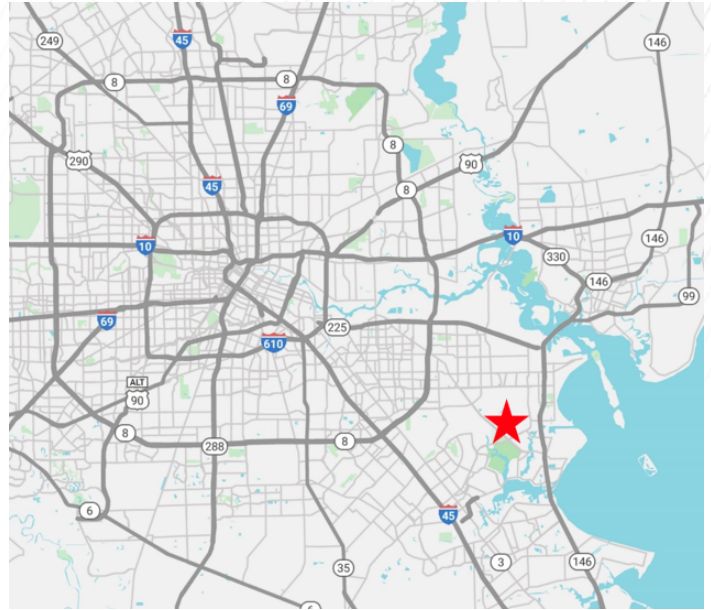
**CUSHMAN &  
WAKEFIELD**



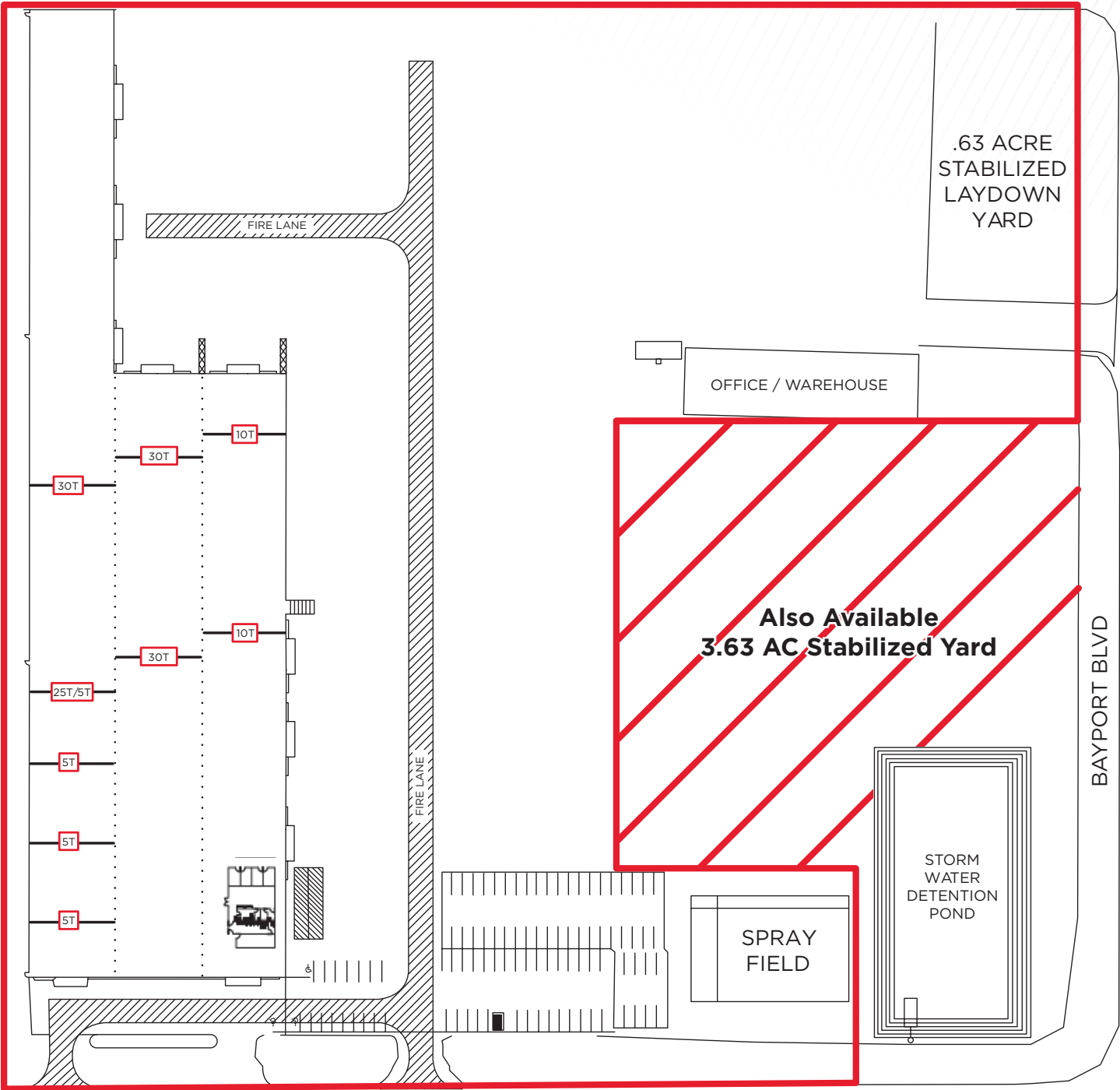
# BUILDING HIGHLIGHTS

- **Total SF: ±142,498 SF on 18.7108 Acres**
- **Fabrication Warehouse: ±132,719 SF**
- **Office / Warehouse: 10,779 SF**
- (3) 30-Ton Cranes / 31' to 33'9" hook
- (1) 25-Ton Crane with 5-Ton AUX / 33'9" Hook
- (2) 10-Ton Cranes
- (3) 5-Ton Cranes / 24' hook
- 45' Eave Height
- 70' Bay Spacing
- Structural capacity for 65-Ton Crane if needed
- (9) Grade Level Doors
- 6.63 Acres of Concrete & 4.42 Acres Stabilized Yards
- Heavy Power: 3000 Amps/480V/3-Phase
- Property located in the Bayport Industrial Complex
- Modular Office
- Water, Argon, Compressed Air, 75/25 (Argon/O2 connections on every column in the main fabrication building)
- Big Ass Fan™
- Lease Rate: Call Broker

## LOCATION MAP



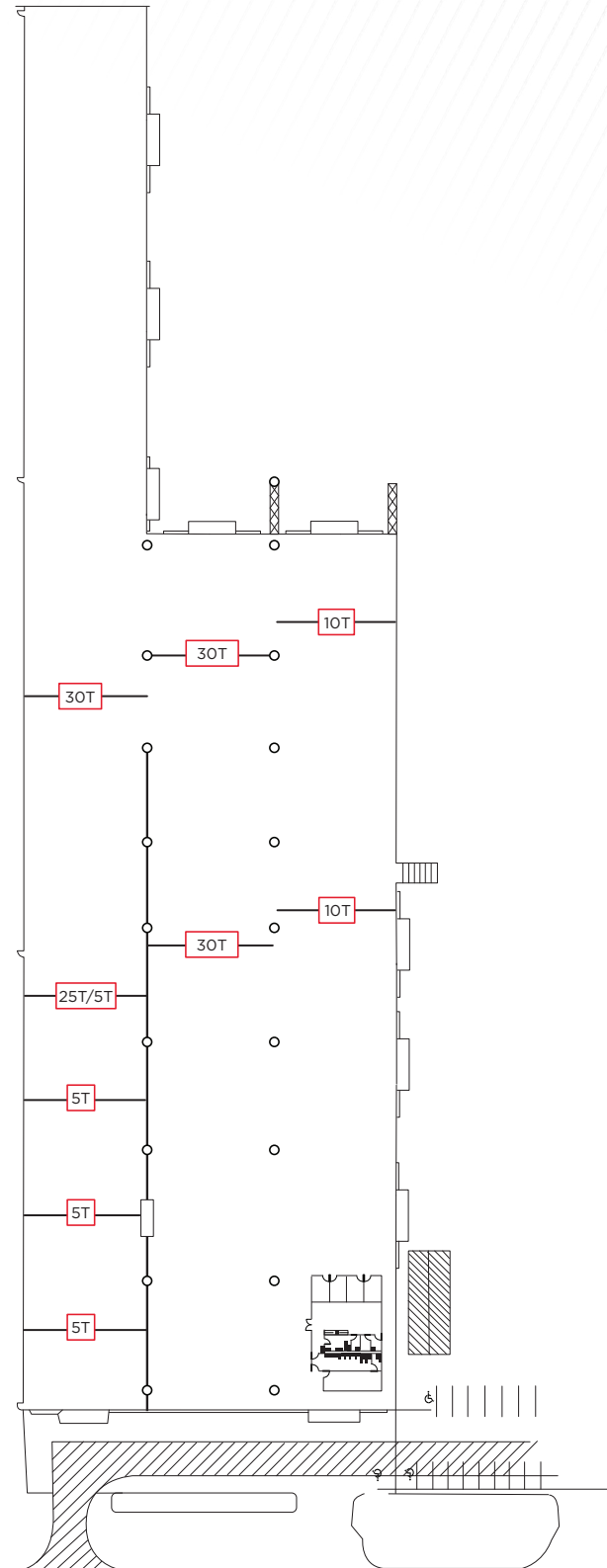
# SITE PLAN



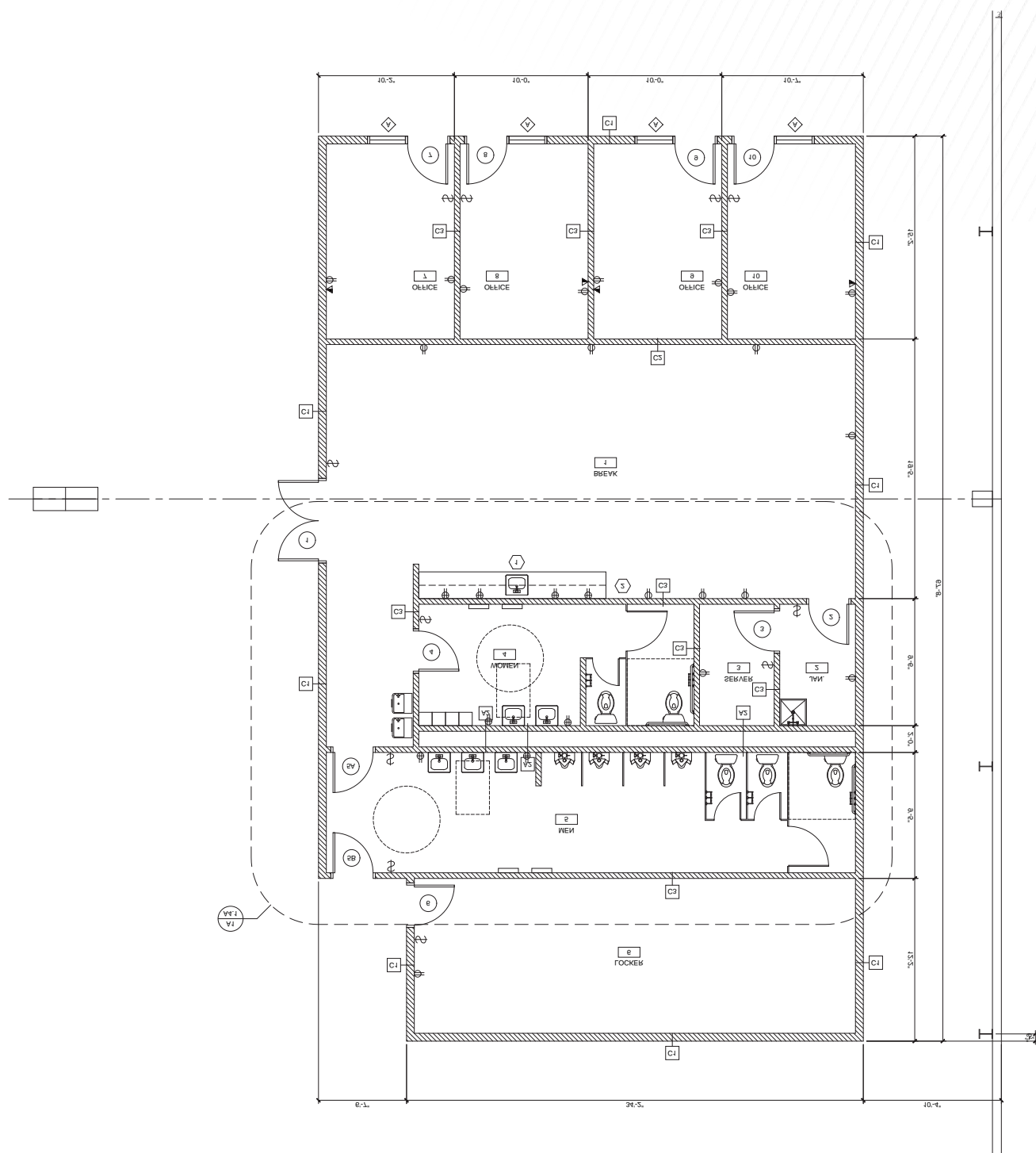
BAY AREA BLVD

# SITE PLAN

FABRICATION WAREHOUSE: ±132,719 SF



## FABRICATION OFFICE





# PROPERTY PHOTOS

BAY W/ FAB OFFICE (10T) CRANES



MIDDLE AND FAB OFFICE BAY



MIDDLE BAY



30T CRANES



FAB OFFICE



CRANE LOADING



OFFICE/WAREHOUSE



OFFICE/WAREHOUSE





# PROPERTY PHOTOS

OFFICE/WAREHOUSE



OFFICE/WAREHOUSE



STABILIZED YARD

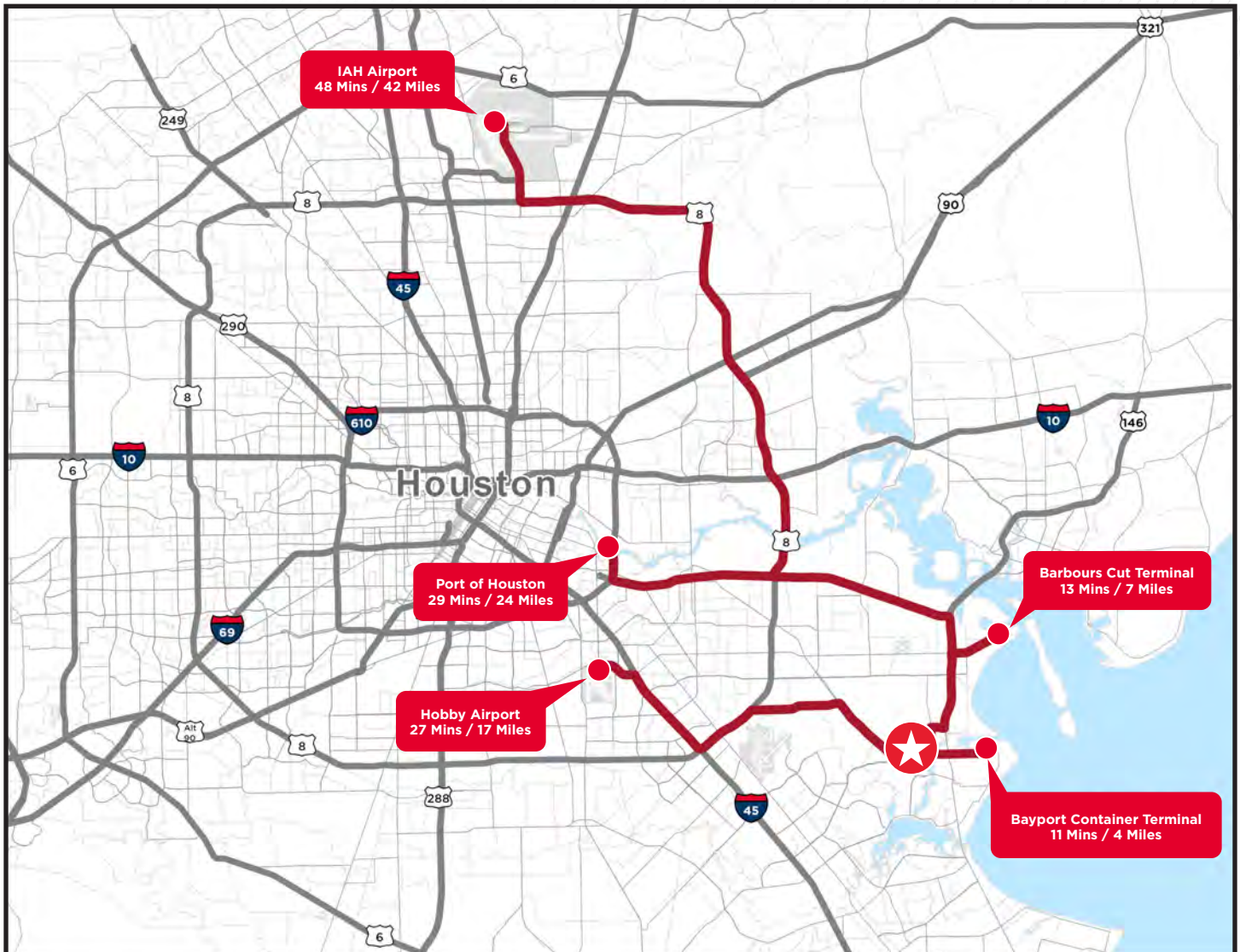


STABILIZED YARD





# DRIVE TIME



11 MINS / 4 MILES

**BAYPORT CONTAINER TERMINAL**

27 MINS / 17 MILES

**HOBBY AIRPORT**

13 MINS / 7 MILES

**BARBOURS CUT TERMINAL**

29 MINS / 24 MILES

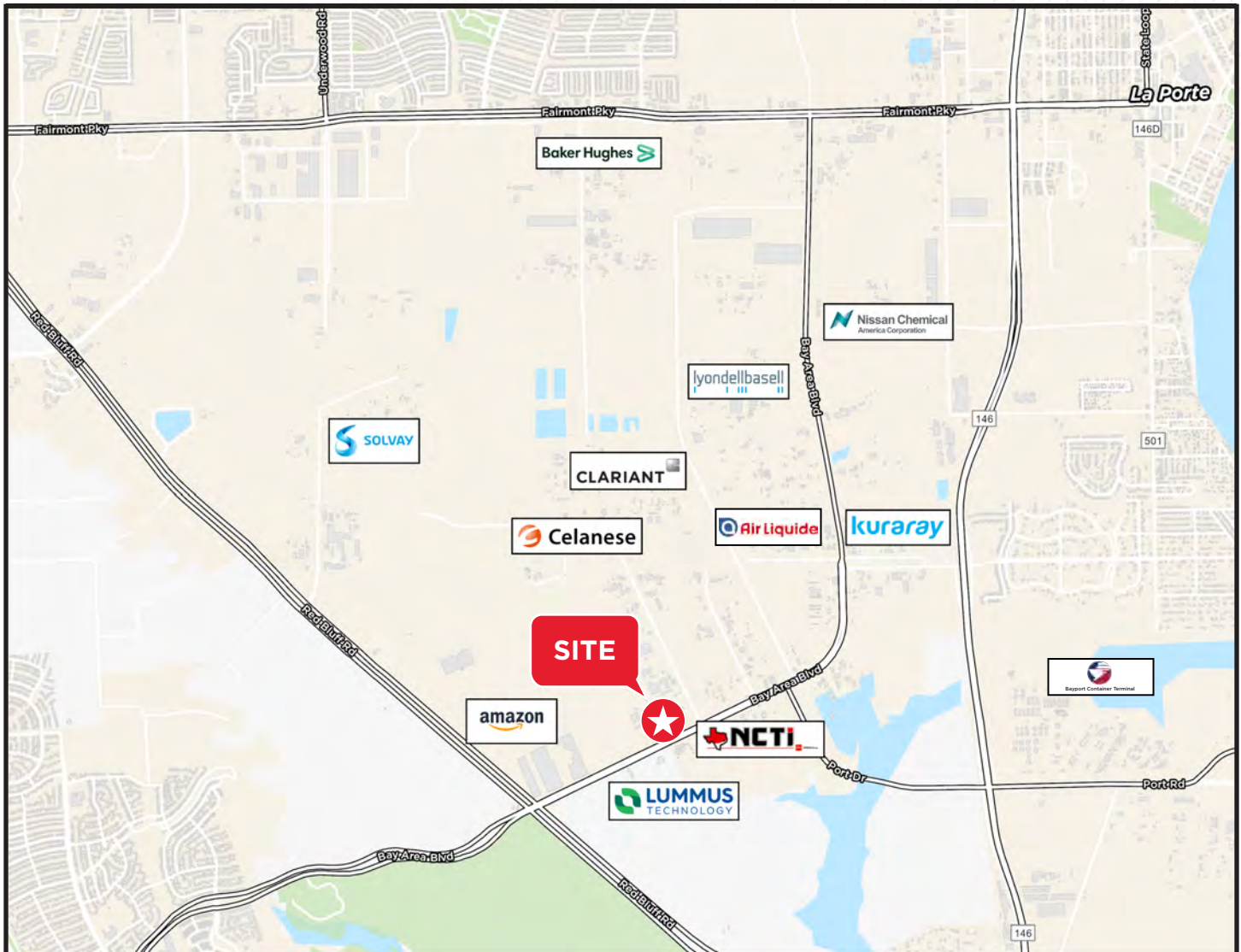
**PORT OF HOUSTON**

48 MINS / 42 MILES

**IAH AIRPORT**



# LOCAL OCCUPIERS



## NEARBY COMPANIES

Baker Hughes

SOLVAY  
asking more from chemistry®

kuraray

LUMMUS  
TECHNOLOGY

Nissan Chemical  
America Corporation

CLARIANT

amazon

Air Liquide

lyondellbasell

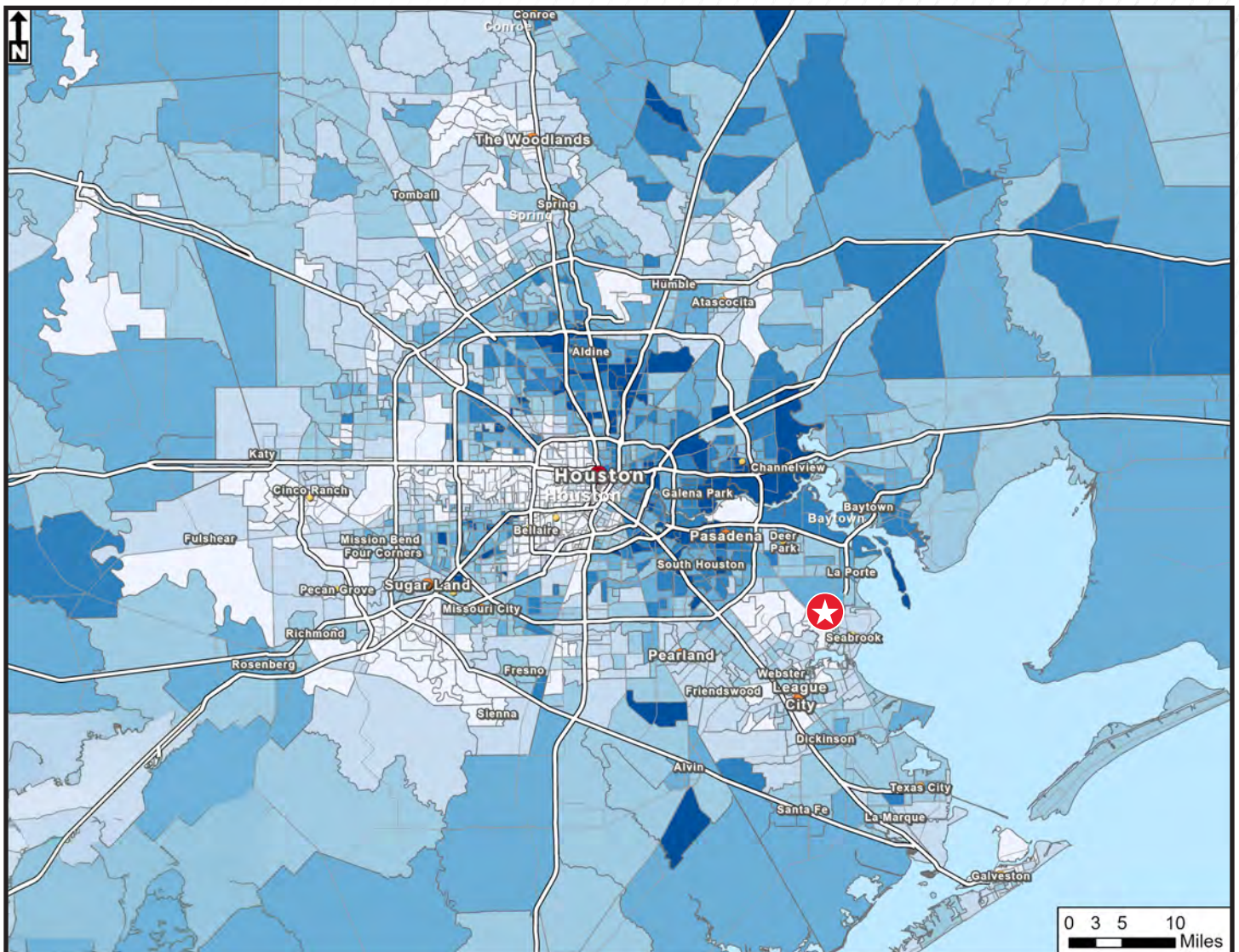
Celanese

NCTI

Bayport Container Terminal



# LABOR MAP



## PERCENT OF TOTAL POPULATION IN BLUE COLLAR WORKFORCE



LESS THAN 10% AND 20%



BETWEEN 10% AND 20%



BETWEEN 20% AND 30%



BETWEEN 30% AND 40%



BETWEEN 40% AND 50%



GREATER THAN 50%



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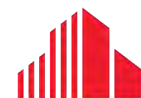
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