

CHAMBERS99

LOGISTICS CENTER

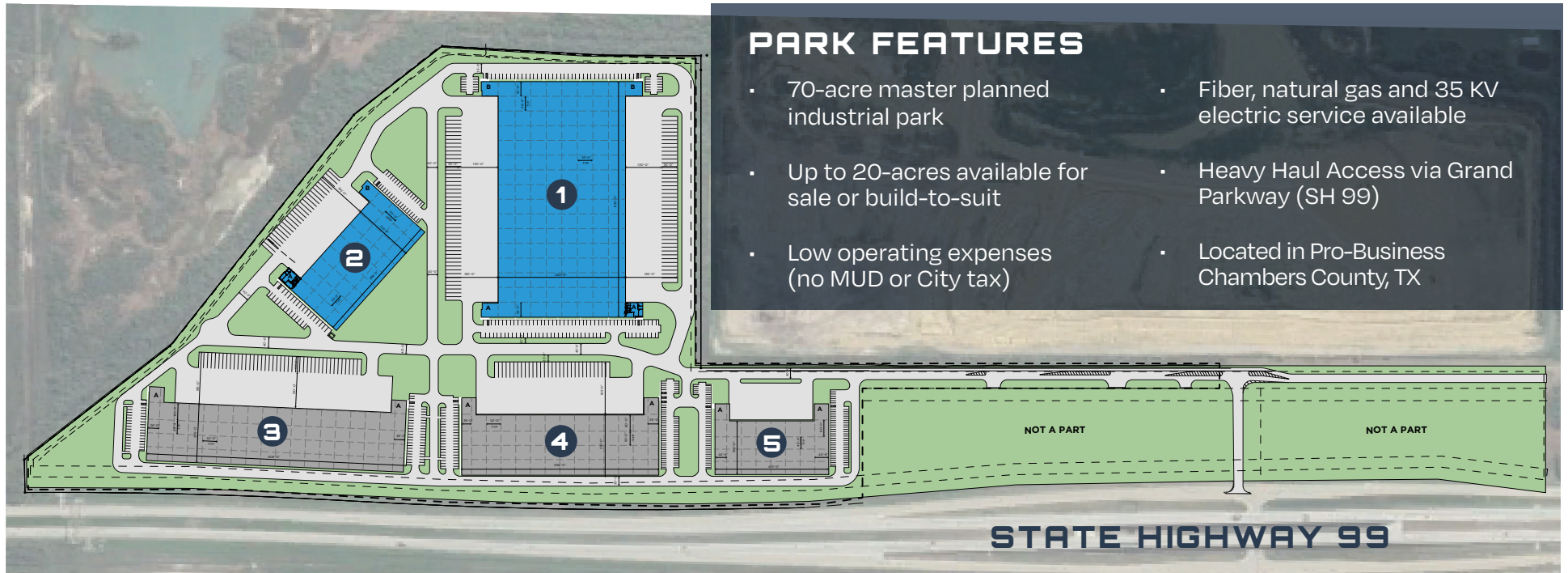
9300 E GRAND PKWY S, BAYTOWN, TX 77523

DELIVERING Q1 2027

SIGNAGE OPPORTUNITY AVAILABLE



MASTER SITE PLAN



PHASE I

BUILDING 1

386,880 SF
56' typ bays, 60' speed bay
36' clear height
7" slab
3500 amp service
211 car spaces
103 trailer spaces
ESFR

BUILDING 2

104,520 sf
52' typ bays, 60' speed bay
32' clear height
6" slab
2500 amp service
87 car spaces
30 trailer spaces
ESFR

PHASE II

BUILDING 3

191,340 sf
52' typ bays, 60' speed bay
32' clear height
6" slab
3000 amp service
88 car spaces
48 trailer spaces
ESFR

BUILDING 4

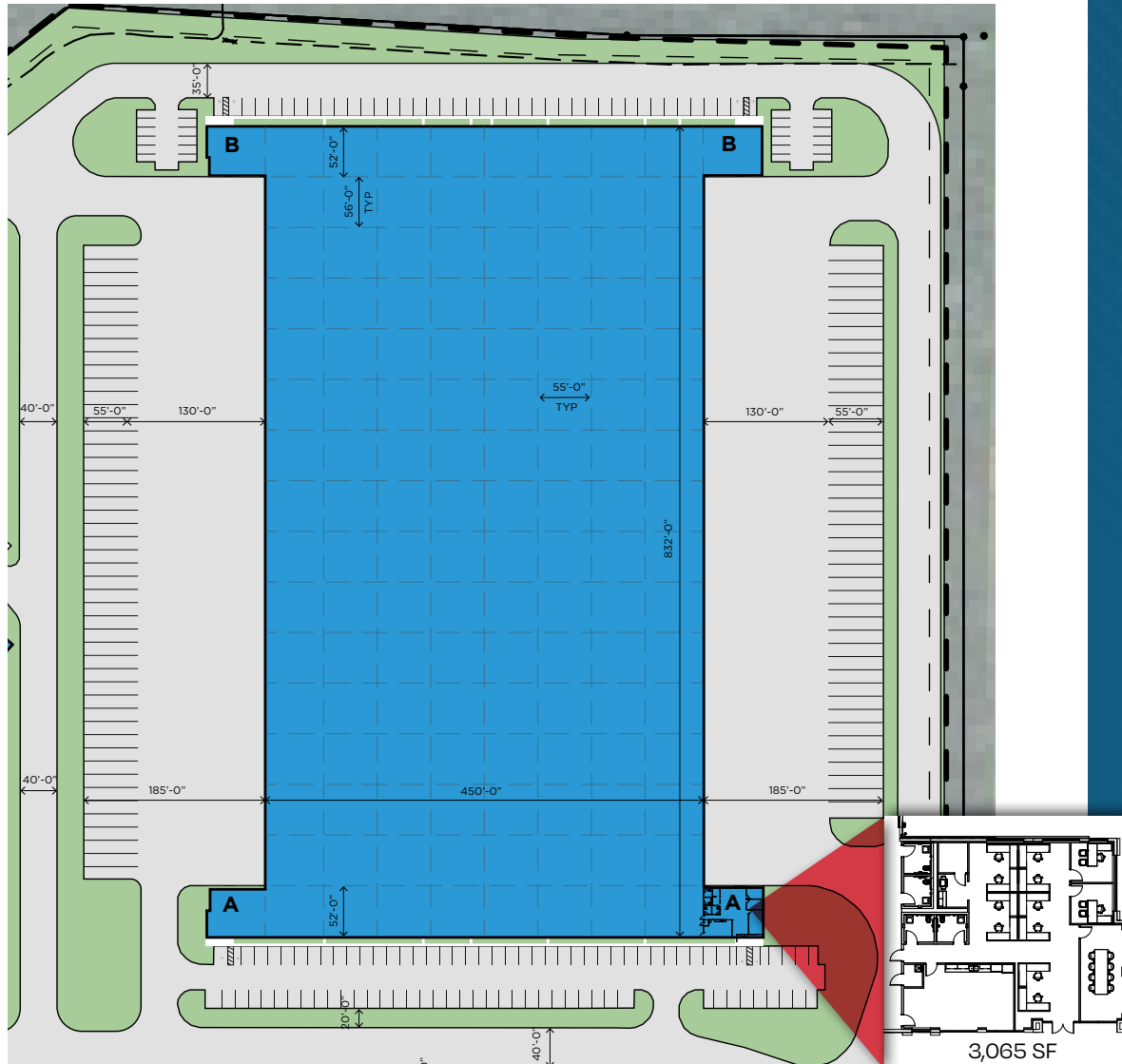
152,400 sf
52' typ bays, 60' speed bay
32' clear height
6" slab
2500 amp service
108 car spaces
39 trailer spaces
ESFR

BUILDING 5

82,430 sf
52' typ bays, 60' speed bay
32' clear height
6" slab
2500 amp service
89 car spaces
ESFR

OVERVIEW

BUILDING 1



SPECS



386,880 SF
3,065 SF Spec Office



56' typ bays, 60' speed bay



36' clear height



7" slab



3500 amp service



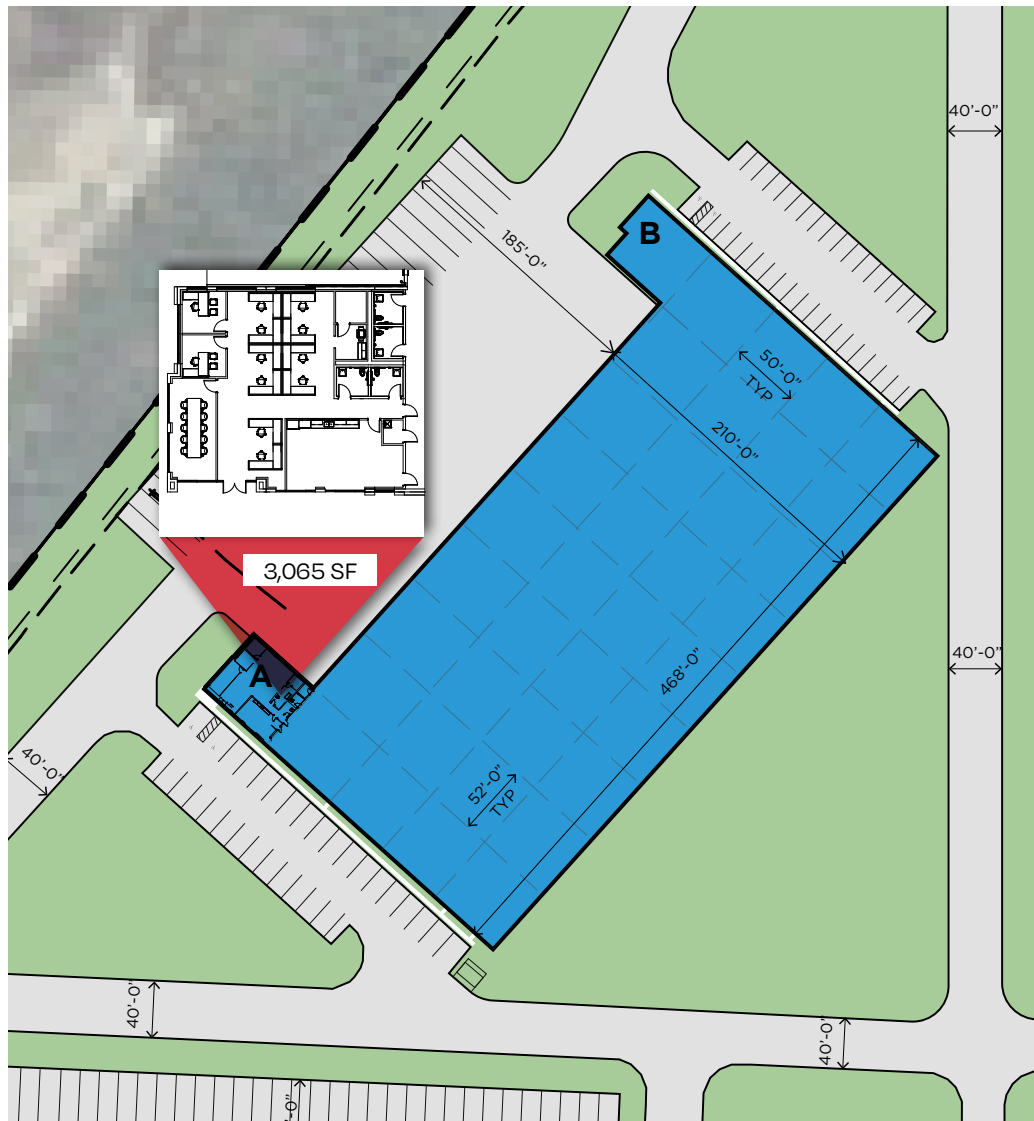
211 car spaces
103 trailer spaces



ESFR

OVERVIEW

BUILDING 2



SPECS



104,520 SF
3,065 SF Spec Office



52' typ bays, 60' speed bay



32' clear height



6" slab



2500 amp service



87 car spaces
30 trailer spaces



ESFR

INDUSTRIAL NEIGHBORS



TOP-RANKED

PORT OF HOUSTON



1ST RANKED U.S. PORT IN FOREIGN WATERBORNE TONNAGE

220.1 million short tons (2024)



1ST RANKED U.S. PORT IN TOTAL FOREIGN & DOMESTIC WATERBORNE

309.5 million short tons (2023)



LARGEST GULF CONTAINER PORT,
handling 70% of U.S. Gulf Coast Container traffic



5TH RANKED U.S. CONTAINER PORT
by total TEUs



LARGEST TEXAS PORT
with 44% of market share by tonnage (2024)



2ND RANKED U.S. PORT
in terms of total foreign cargo valued (\$222.5 billion)

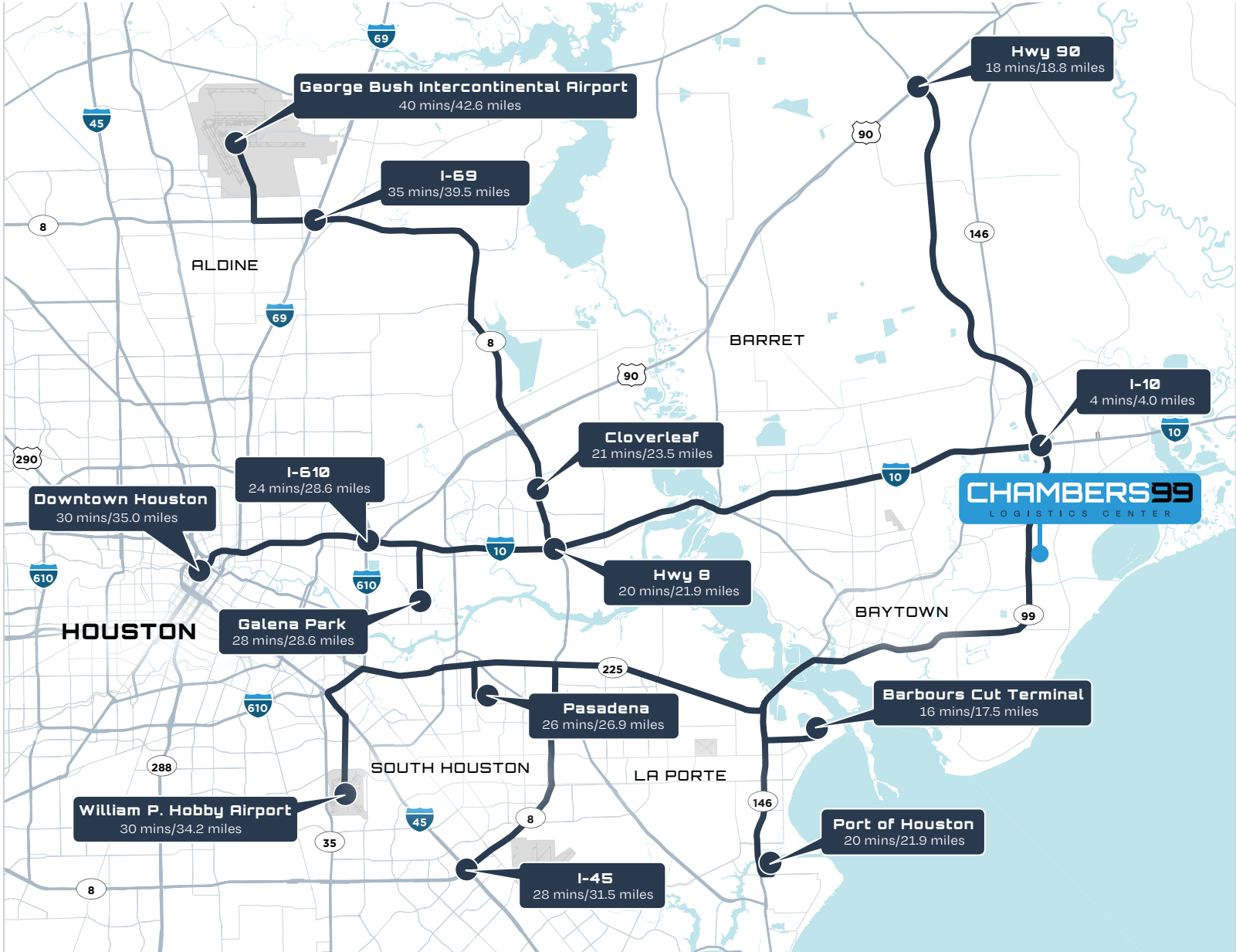


432.6 MILLION SHORT TONS
in 2024



309.5 MILLION SHORT TONS
in 2023

STRATEGIC LOCATION



EXCELLENT LABOR ACCESS

2025 DEMOGRAPHICS WITHIN 30 MIN DRIVE TIME

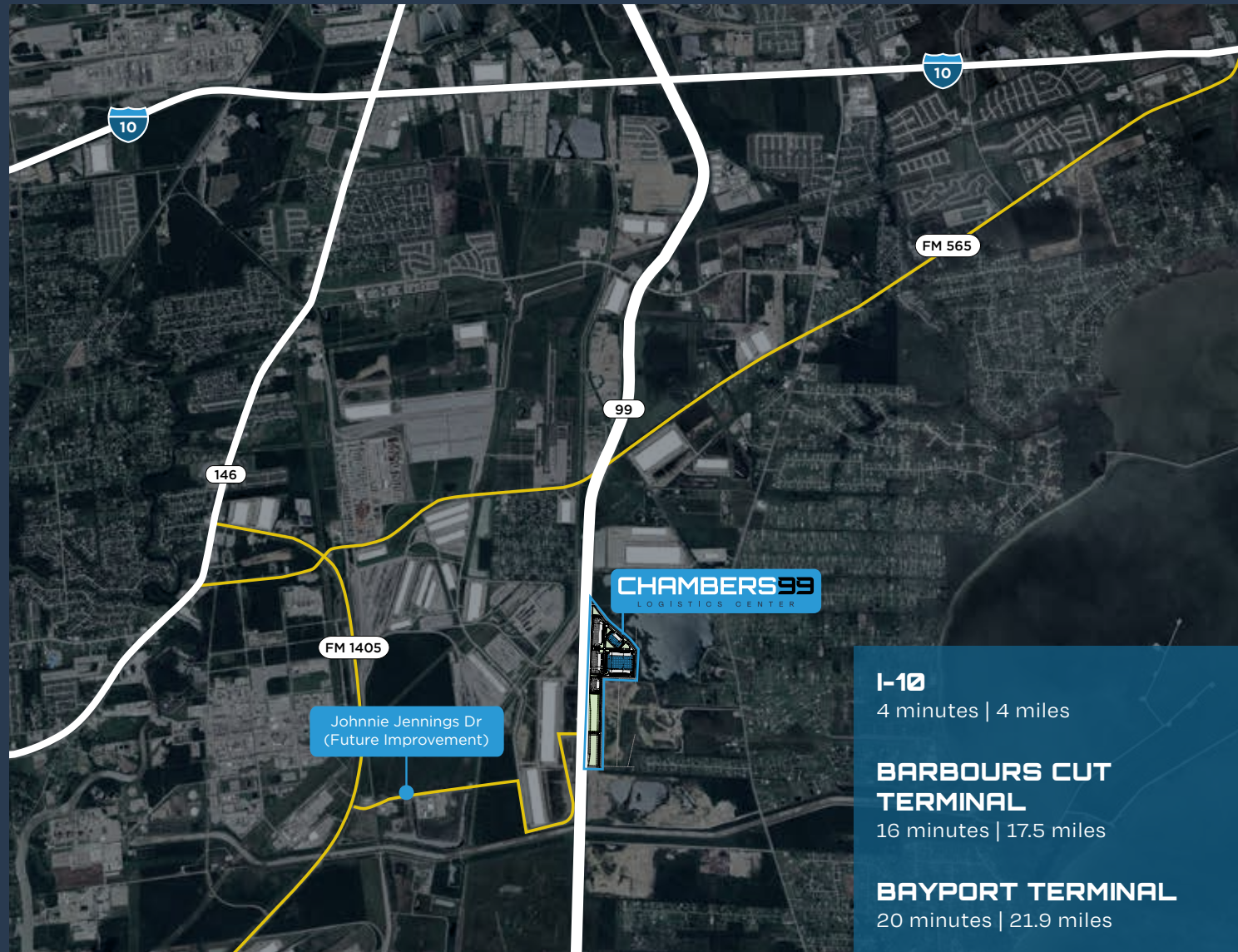
400,141
TOTAL POPULATION

\$77,056
MEDIAN HOUSEHOLD INCOME

20.6%
COLLEGE EDUCATED

19,292
WAREHOUSE EMPLOYEES

65.2%
LABOR FORCE
PARTICIPATION RATE



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FOR MORE INFORMATION,
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