

Delivering October 2022



FOR LEASE | 405,600 - 475,660 SF RAIL SERVED DISTRIBUTION BUILDING

# Cedar Port Distribution Center, Building 5

Cedar Port Parkway, Baytown, TX 77523

**Marketing Agents:**  
**Walker B. Barnett, SIOR**  
Principal & Director  
+1 713 830 2127  
walker.barnett@colliers.com

**John Nicholson, SIOR**  
Principal & Director  
+1 713 830 2160  
john.nicholson@colliers.com

A Development By:





## FOR LEASE - CEDAR PORT DC, BUILDING #5

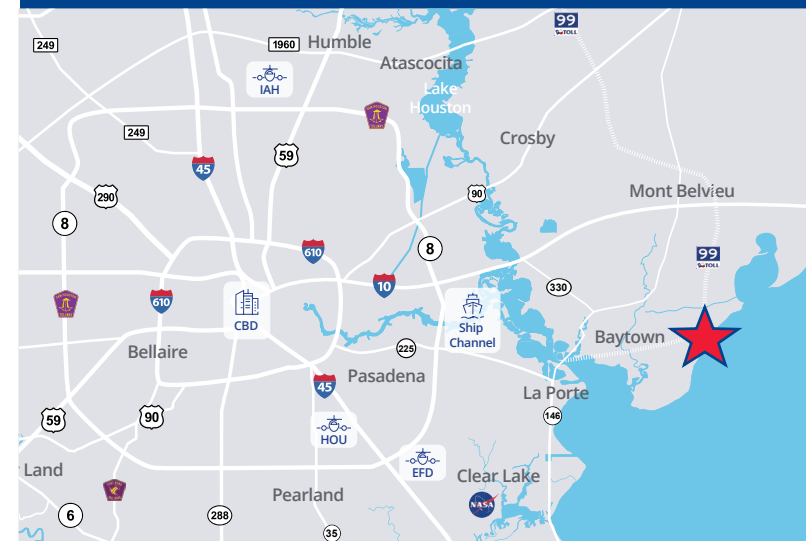
### Property Overview

Total Size	405,600 SF with the ability to expand an additional 70,060 SF
Office Size	2,600 SF Spec
Land Area	± 26.2 Acres
Parking	90 trailer parks and 72 car parks
Rail Served	via UPRR & BNSF
Sprinkler Systems	ESFR
Power	2,000 amps
Clear Height	32'
Loading	Front load configuration 79 (9' x 10') Dock high doors 2 (14' x 16') Drive-in doors
Truck Court	180'
Column Spacing	52' x 50' with 60' speed bays
Additional Features	Regional detention provided Tax abatement available Delivering October 2022
Lease Rate	Contact Brokers

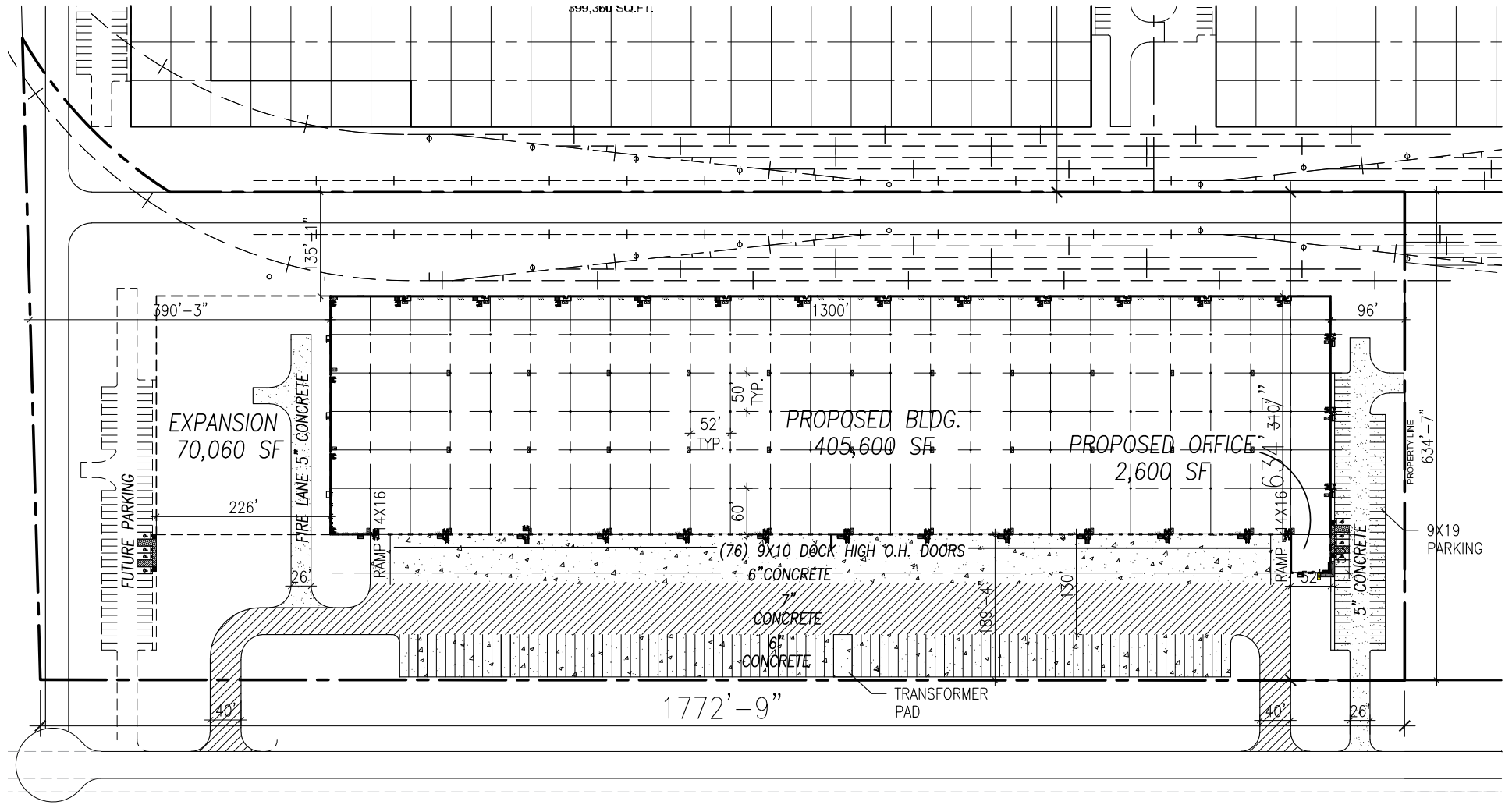
### Location

The building is located in the fast-growing Cedar Port Business Park, a deed restricted park just off of the Grand Parkway on Cedar Port Parkway in Baytown, Chambers County. The sites location offers convenient access to several major thoroughfares and destinations via the Grand Parkway.

- 20 minutes to Barbour's Cut Container Terminal
- 25 minutes to Bayport Container Terminal
- 35 minutes to Port of Houston
- 45 minutes to Downtown Houston



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1233 W. Loop South, Suite 900  
Houston, TX 77027  
+1 713 222 2111  
colliers.com  
Cedar Blvd

## A Development By:



**Cedar Port DC  
Building 5**  
405,600 SF Delivering  
October 2022

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Patrick Duffy, MCR	604308	patrick.duffy@colliers.com	+1 713 830 2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

John Nicholson, SIOR	487559	john.nicholson@colliers.com	+1 713 830 2160
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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