

5760

OLD HIGHWAY 146

SEABROOK, TX

±72,000 SF
FREEZER/COOLER SHALLOW BAY
DIVISIBLE TO 7,200 SF | PORT OF HOUSTON



NEWMARK

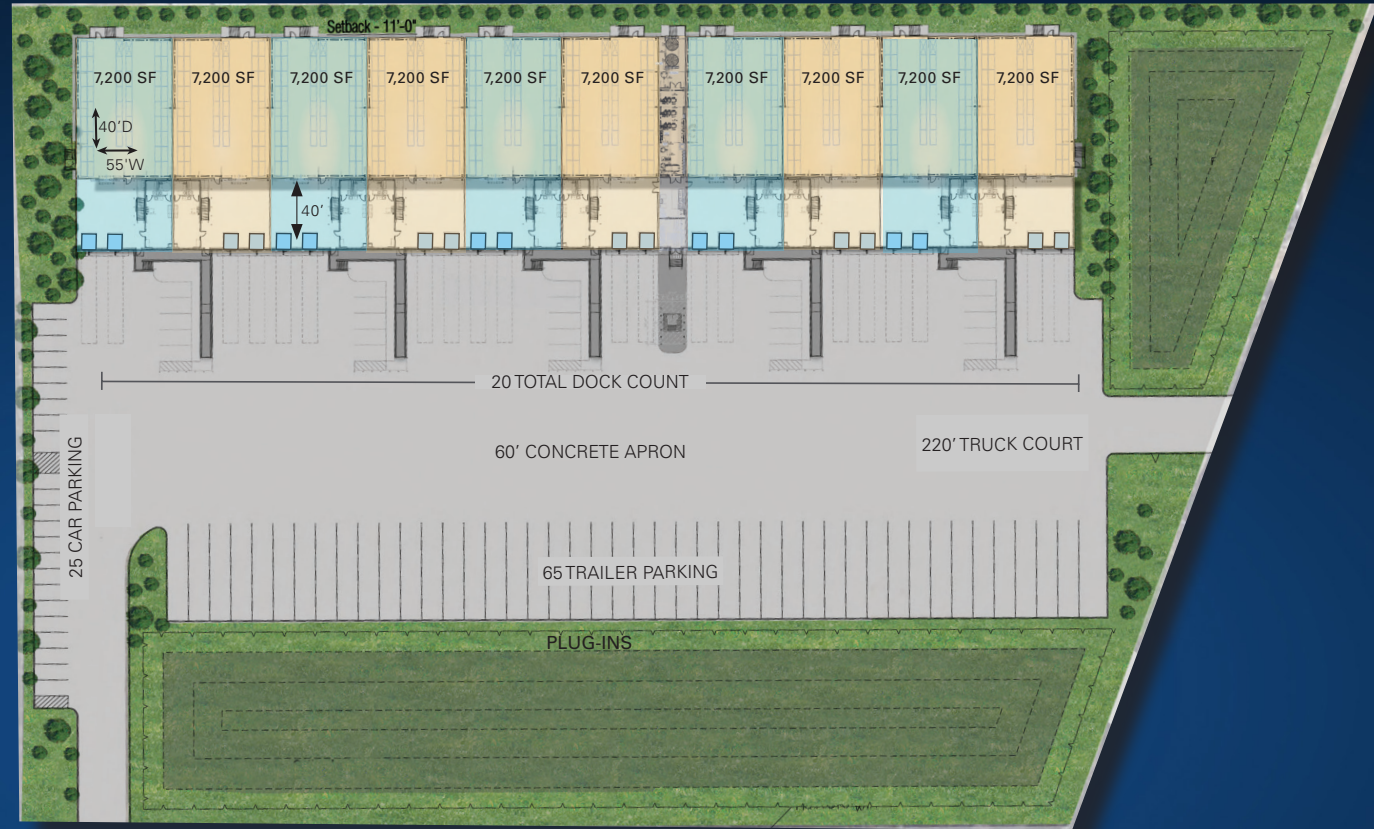


INTERIOR

- Total Size: ±72,000 SF
- Office: 1,200 SF per unit (600 SF over 600 SF)
- Ceiling Height: 28' clear
- Column Spacing: 55' W × 40' D
- Staging Bay: 40' × 40' (excluding offices)
- Lighting: LED
- Sprinkler: Preaction system with ESFR heads
- Water & Sewer: Harris County
Sewer/Seabrook City
- Power: 2000 amps (200 amps per unit)

EXTERIOR

- Loading: 20 (9' × 10') docks; 2 docks per unit
- Equipment: All docks equipped with 45k lb levelers, bumpers, seals, vision panels, and track guards
- Car Parking: 50 spaces (25 common and 5 at each dual-office entrance)
- Trailer Parking: 65 spaces with 30 amp plugs at each stall
- Concrete Apron: 60'
- Truck Court Depth: 220'



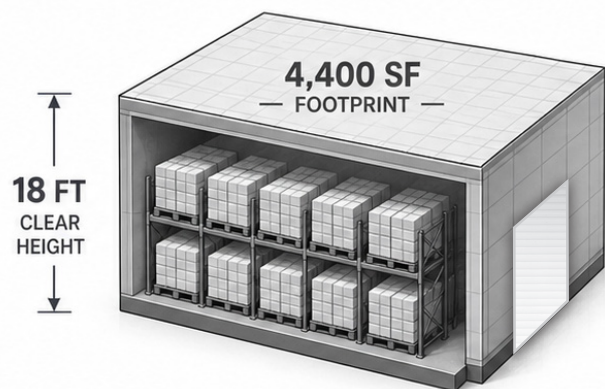
PURPOSE BUILT COLD STORAGE FEATURES

- Roof: 60-mil TPO R-55 rated
- Temperature Control: -15°F to 55°F in freezer coolers
- Dock: Docks Cooled to 38°F
- Parking: 30 amp plug-ins at trailer parking positions available
- Construction: Pre-cast concrete panels for loading docks and insulated metal panels for freezer/cooler
- Sub-floor: Glycol heating system
- Dock Equipment: Insulated dock door panels rated for refrigeration



SCAN TO VIEW
WEBSITE

SAME FOOTPRINT. MORE PALLETS. MORE CONVENIENCE. LESS RENT PER PALLET SHIPPED.



EXISTING SHALLOW BAY FACILITY



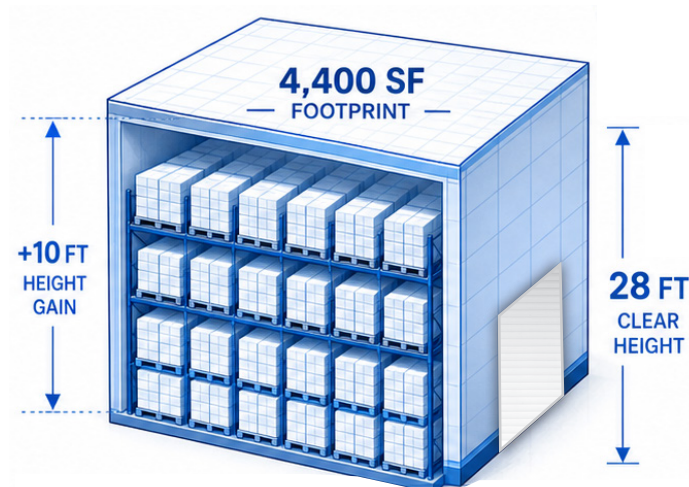
275
PALLET
POSITIONS



79,200 FT³
REFRIDGERATED
VOLUME



LIMITED
ACCESS



NEW UNIT COLD FACILITY



500
PALLET
POSITIONS



123,200 FT³
REFRIDGERATED
VOLUME



24/7
ACCESS



SCAN TO VIEW
WEBSITE

MORE PALLETS

28' clear height = 80% more
pallets per square foot.

X

MORE TURNS

Closer inventory. Access when
you want it.

=

**LOWER
OPERATING
COST**

**Distance to Ports, Airports & Interstates**

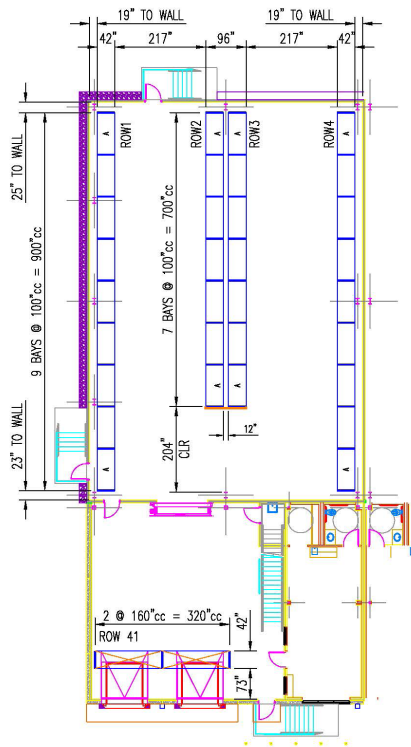
1 mile	Port of Houston / Bayport Container Terminal
7 miles	Barbours Cut Container Terminal
10 miles	Sam Houston Tollway
19 miles	Port of Texas City
19 miles	HOU - Hobby Airport
39 miles	IAH - Bush Intercontinental Airport

**WITHIN PORT OF HOUSTON
OVERWEIGHT CONTAINER CORRIDOR**

MHE & WMS ALLOWANCES AVAILABLE TO NEW TENANTS - INQUIRE FOR MORE INFORMATION

OPTION 1

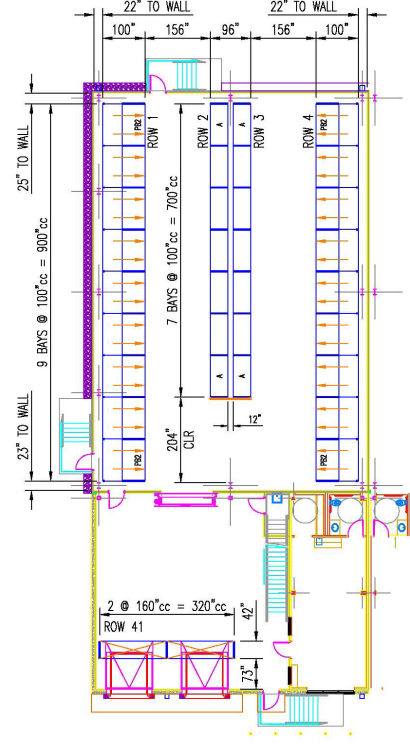
Single Selective



Total Number of A Type Bays- **32**
 Total Number of Dock Bays Type Bays- **2**

OPTION 2

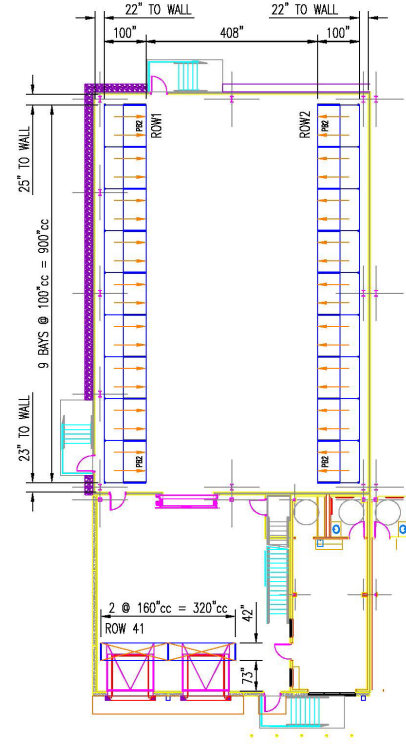
2Deep Glide-in & Single Selective



Total Number of A Type Bays- **14**
 Total Number of PB2 Bays- **18**
 Total Number of Dock Bays Type Bays- **2**

OPTION 3

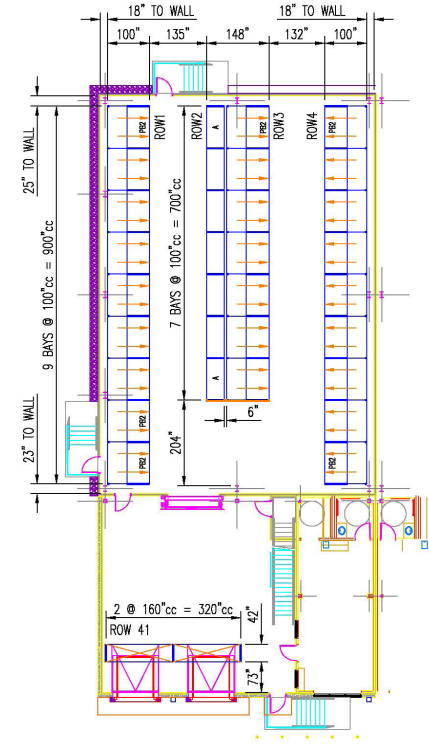
2Deep Glide-in



Total Number of A Type Bays- **17**
 Total Number of Dock Bays Type Bays- **2**

OPTION 4

2Deep Glide-in & Single Selective



Total Number of PB2 Bays- **24**
 Total Number of A Type Bays - **7**
 Total Number of Dock Bays Type Bays- **2**

GREATER HOUSTON ACCESSIBILITY

Distance to Ports, Airports & Interstates

1 mile	Bayport Container Terminal
7 miles	Barbours Cut Container Terminal
8 miles	Interstate 45
14 miles	Beltway 8
13 miles	Highway 225
19 miles	HOU - Hobby Airport
20 miles	Interstate 10
27 miles	Downtown
32 miles	Reliant Stadium / Med Center / HLSR
39 miles	IAH - Bush Intercontinental Airport
60 miles	Katy & FarWest Houston

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NEWMARK



**SCAN TO VIEW
WEBSITE**