

FOR SALE / LEASE

INDUSTRIAL DISTRIBUTION SPACE

600 S MAIN STREET | BAYTOWN, TX 77520

FA

FRITSCHÉ ANDERSON
REALTY PARTNERS



96,775 SF Total SF

9.17 AC Total

- 4.55 Acres Fully Stabilized & Fenced/Gated
- 0.9183 Acres Parking Fully Fenced & Gated
- 0.9183 Acres Fully Fenced & Gated (Additional Laydown, Truck or Trailer Parking / Fully Stabilized)

+/- 84,875 SF Warehouse Space

+/- 11,900 SF Office Space

- 73,326 SF Fully HVAC Warehouse Space
- 1,924 SF Freezer Space
- 9,625 SF Non-HVAC Warehouse Space

Dock High & Grade Level Loads

- 2 Dock High Loads in Warehouse
- 10 Dock High /Truck Wells in Yard Space
- 14 Glad Level Overhead Doors

Clear Heights

- 18' to 25'

Build Material Type: Metal Build

Power: 3 Phase Heavy Power

(480v - +/- 2,000 Amps)

- Includes 2 Generates (+/-KW) with Turn Switch

Covered Drive Through

Fritsche Anderson Realty Partners is pleased to present the 600 S Main property to the market that is situated in Baytown, TX and served as Budweiser's distribution hub in the early 2000's. Currently, the property is now owned & occupied by Quality Pallets, which manufactures and distributes pallets across the southern US.

Close Proximity

- Barbours Cut Terminal Morgan's Point
- La Porte Rail & Terminal
- Houston Ship Channel

Mileage to Main Thoroughfares

- Hwy 146 - 1.66 miles
- Hwy 330 - 1.95 miles
- Hwy 225 - 3.44 Miles
- Interstate 10 - 6.34 miles

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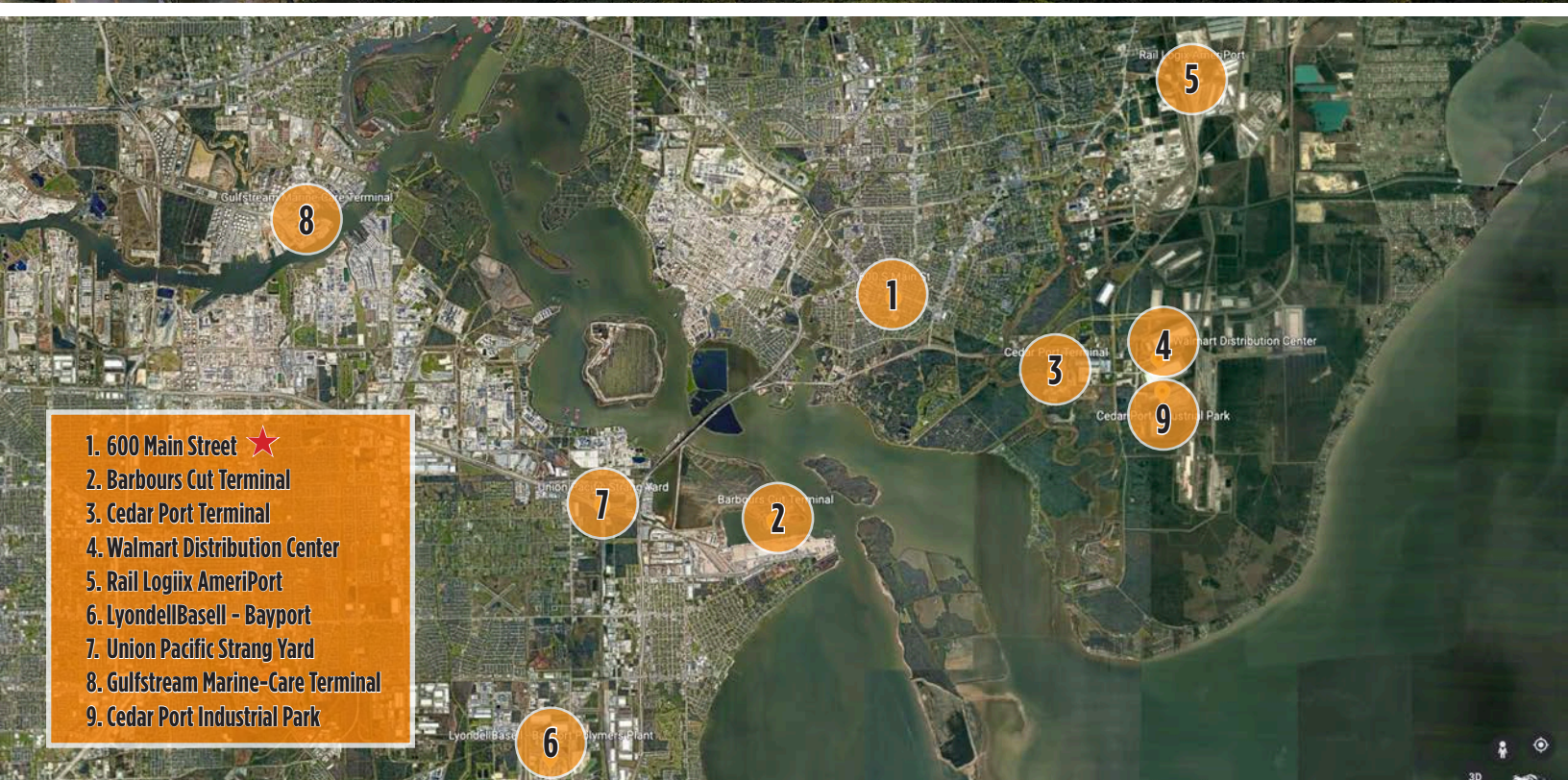
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- 1. 600 Main Street ★
- 2. Barbour's Cut Terminal
- 3. Cedar Port Terminal
- 4. Walmart Distribution Center
- 5. Rail Logixx AmeriPort
- 6. LyondellBasell - Bayport
- 7. Union Pacific Strang Yard
- 8. Gulfstream Marine-Care Terminal
- 9. Cedar Port Industrial Park



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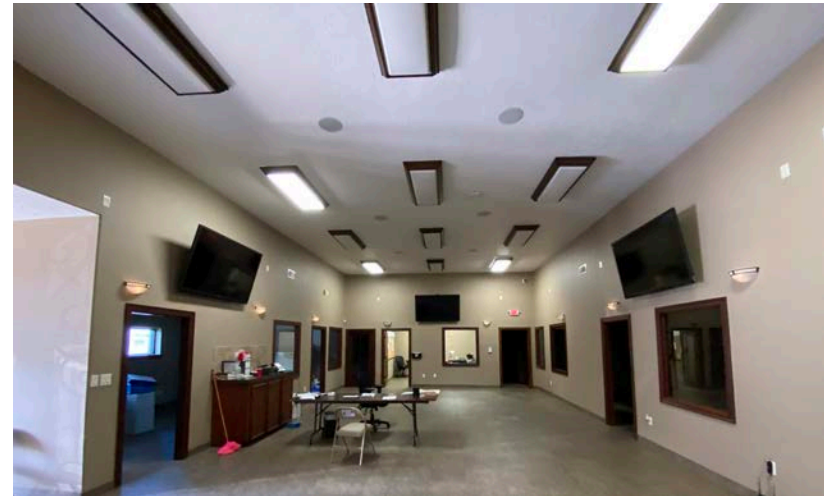
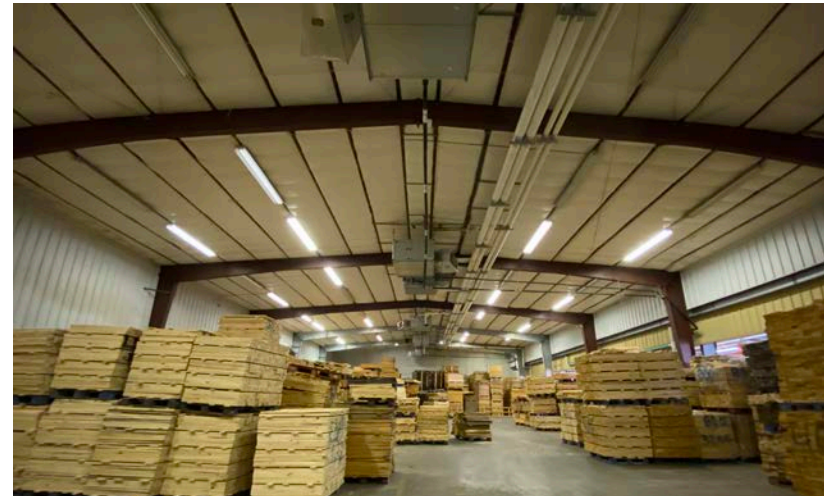
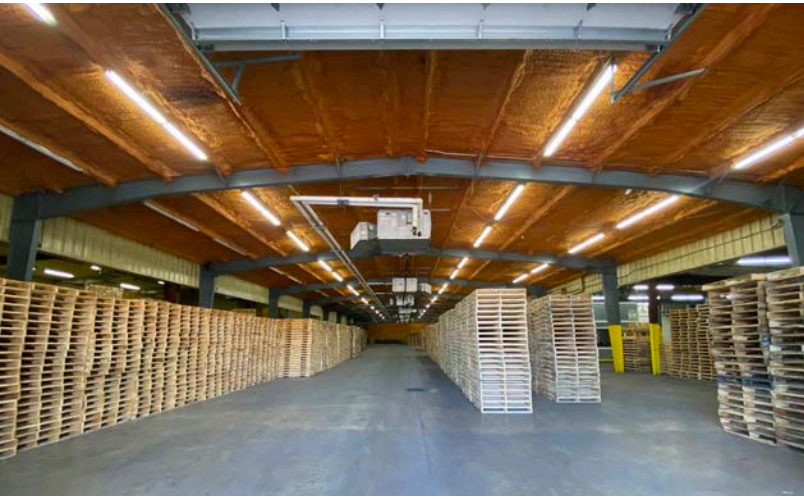


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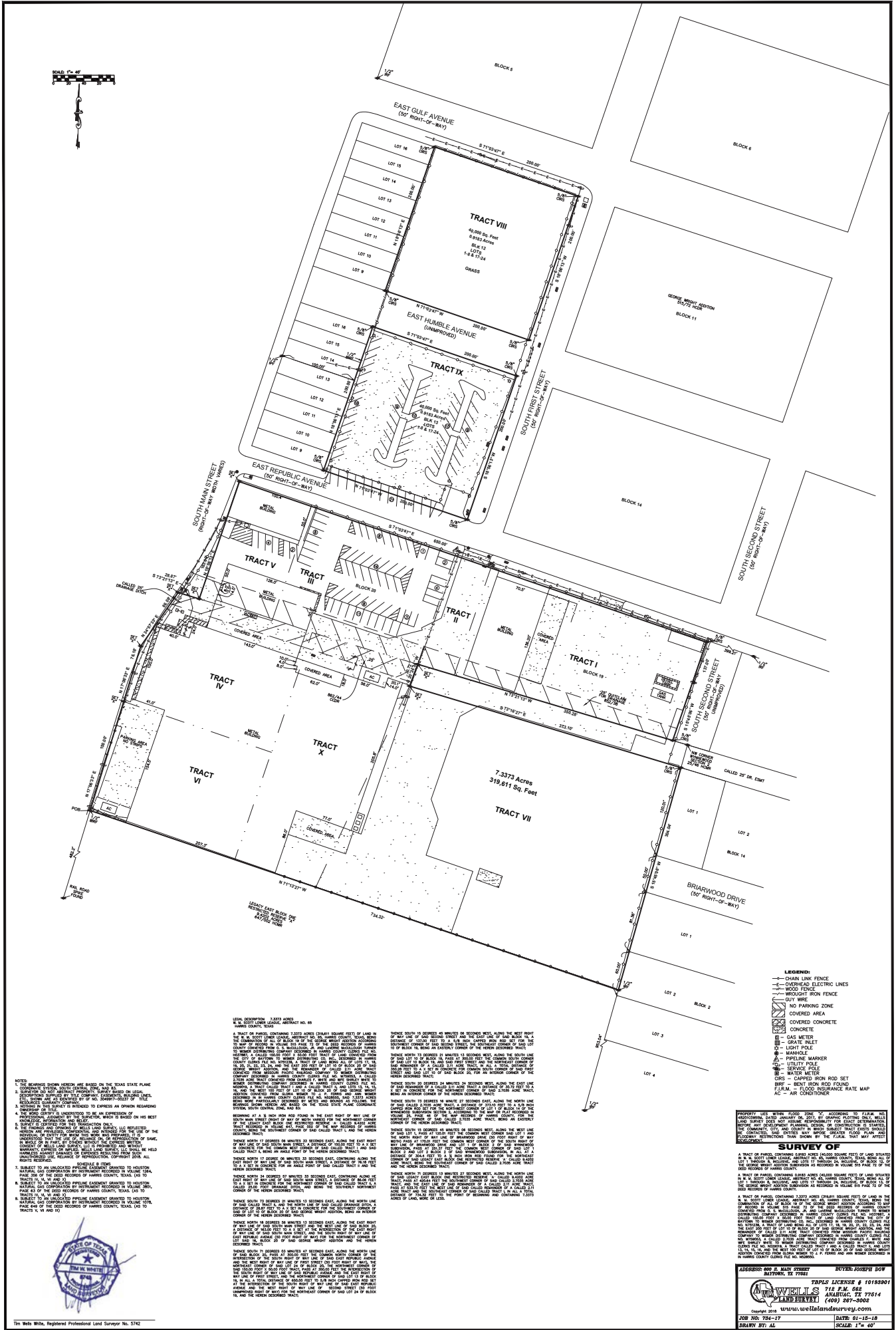
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