

AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

8109 Parkside Avenue, Baytown, TX 77523
Up to 25,943 SF Available on a 1-3 Year Term



Rare Outdoor Storage Opportunity

Call 312-212-0933 Now for More Information



CAMERON WHEELER

Director of Midwest Operations

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E: Cam@Nationwide-RE.com

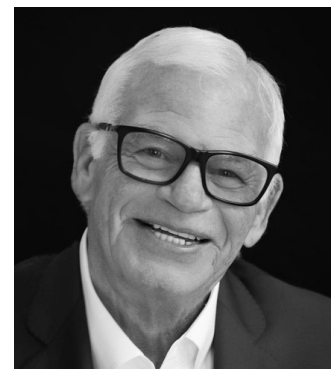


JIM SIEGEL, SIOR

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PERRY RUDA, SIOR

Senior Advisor, Founder & Chairman, Emeritus

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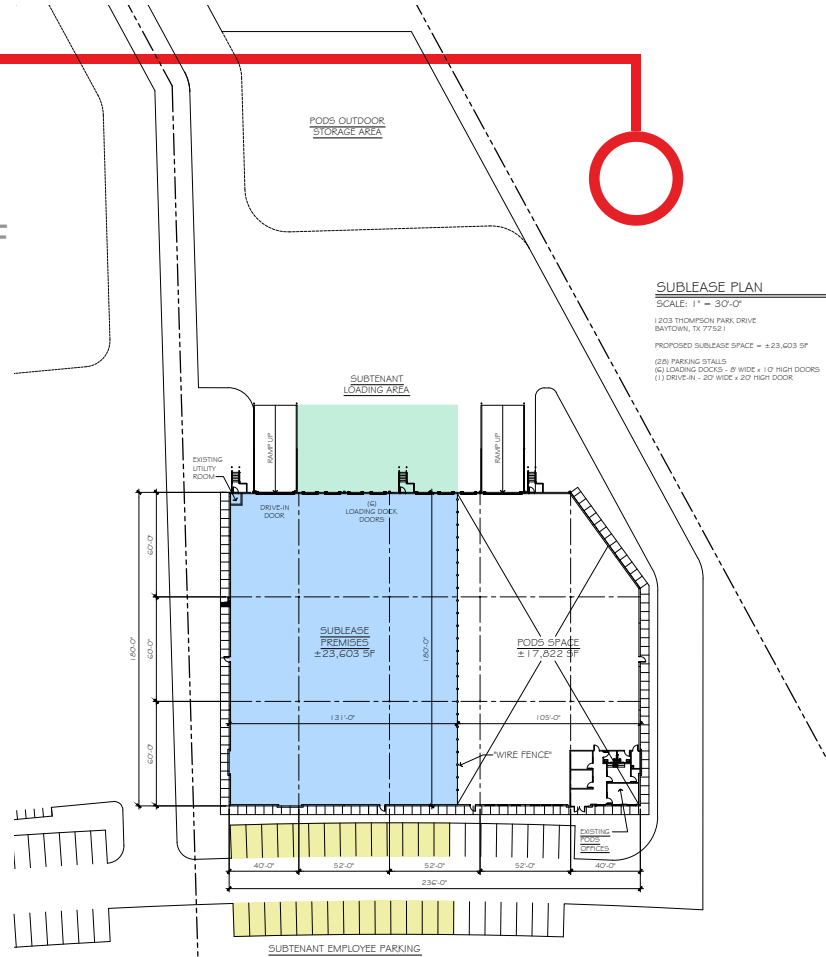
E: Perry@Nationwide-RE.com

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BUILDING SPECIFICATIONS

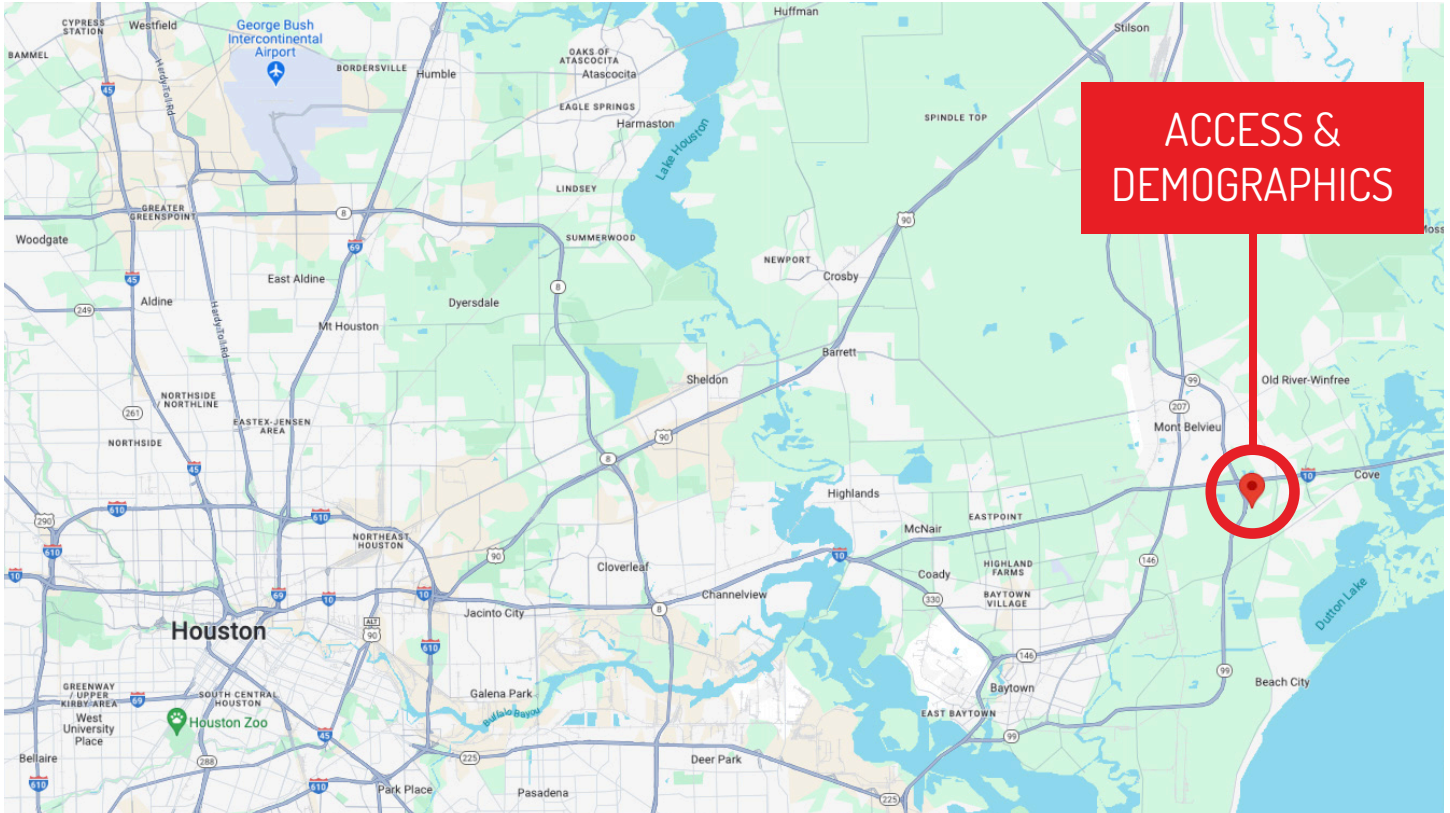
- Asking Rate of \$8.75 PSF NNN
- Operating Expenses (TICAM) of \$2.40 PSF
- Up to 25,943 SF Available
- 32' Clear Ceiling Height
- 60' x 52' Column Spacing
- Advanced ESFR Sprinkler System
- Oversized (20' x 20') Drive-in Doors
- 7 Loading Docks with Levelers
- Class "A" building with Concrete Tilt-Wall Construction and TPO Roof
- Rare Outdoor Storage Opportunity
- 26 Parking Spaces



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Up to 25,943 SF Available on a 1-3 Year Term



- 43 Miles to George Bush Intercontinental Airport
- Excellent access to Texas State Highway 99 and I-10
- 32 Miles from Downtown Houston
- Average Household Income of \$91,278 within a 10-mile radius

