



FOR SALE OR LEASE | READY FOR OCCUPANCY

Triten Thompson Distribution Center

1403 Thompson Park Dr., Baytown, Texas 77521 | ±52,491 SF on ±8 acres Available

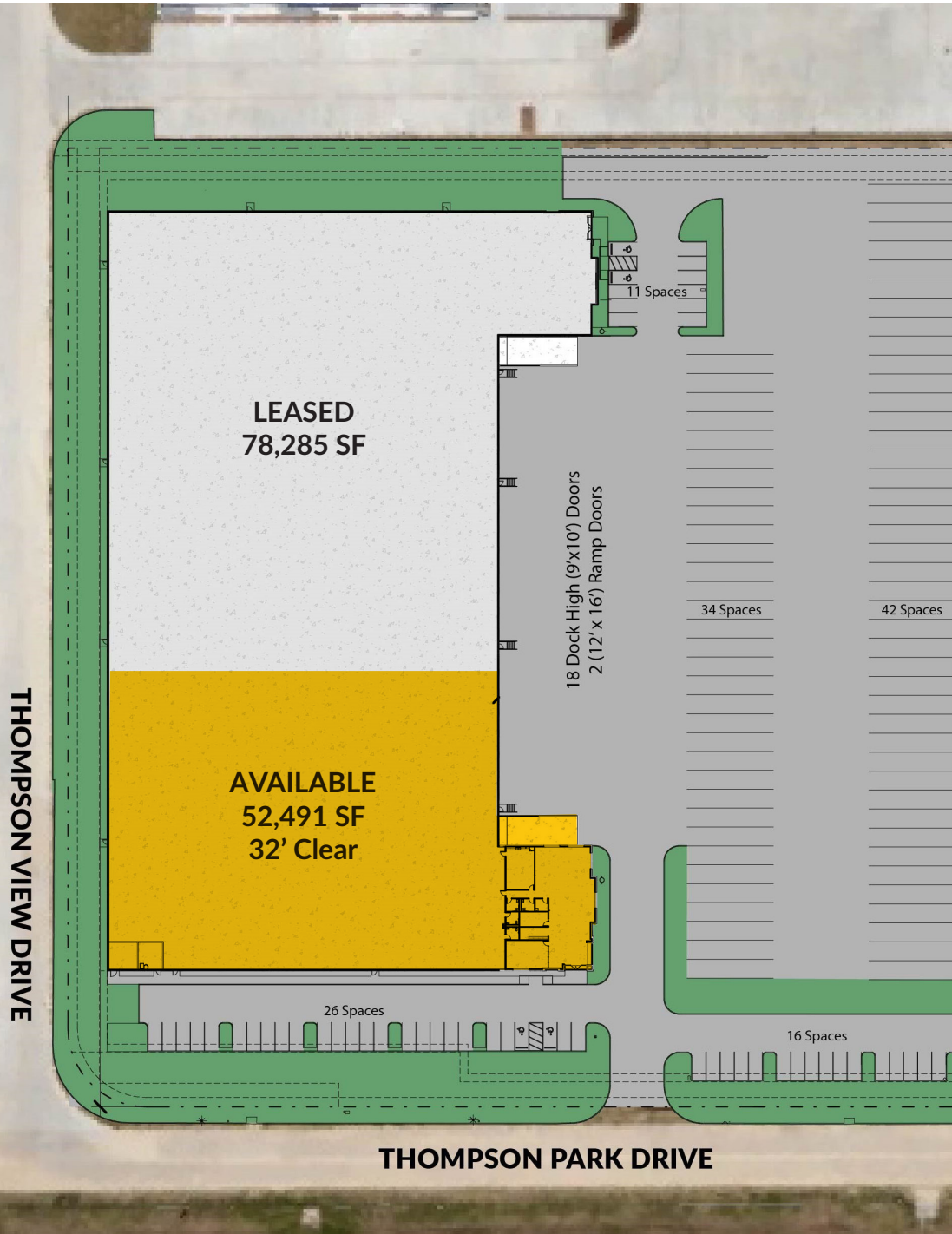
FOR MORE INFORMATION:

David Munson, SIOR
+1 713 913 5473
david.munson@cushwake.com

Garrett Thomas
+1 713 260 0244
garrett.thomas@cushwake.com



PROJECT HIGHLIGHTS



LOCATION

- Minutes from 1-10, TX Spur 330
- Easy access to BW-8, Grand Parkway and Highway 225

PROJECT

- ±52,491 SF on ±8 acres Available
- 4,346 SF Office
- ±1.75 Acres of Outside Storage
- 32' Clear Height
- 52' x 47.5 Column Spacing
- 6 Dock-High Doors and 1 Ramp
- Ample Trailer Parking
- 62 Car Parks
- ESFR Sprinkler
- Up to 83 Additional Trailer Parks Available in Adjacent Drop Yard



 CUSHMAN &
WAKEFIELD

 Triten

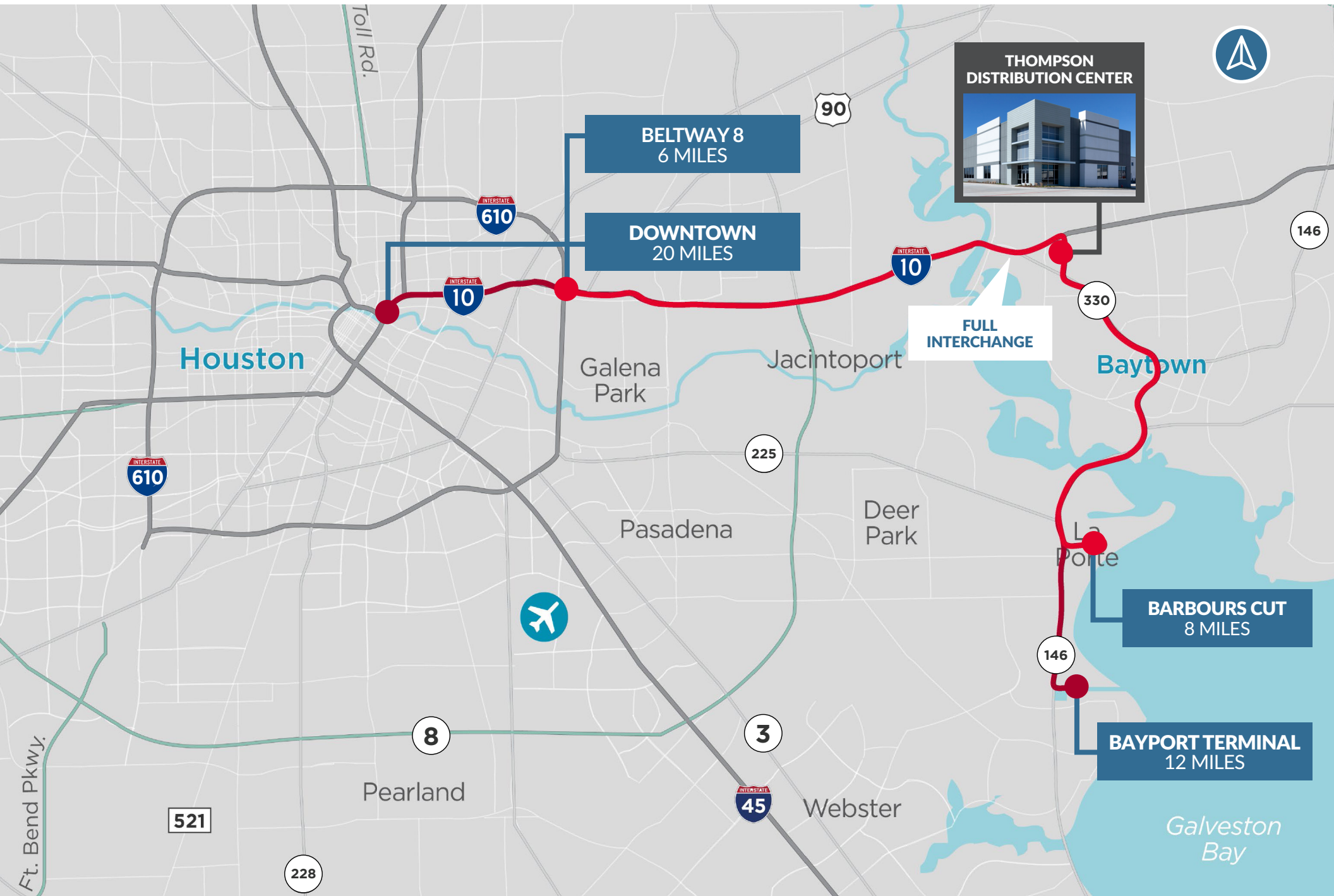
AERIAL



SITE PLAN



MAP





FOR MORE INFORMATION:

David Munson, SIOR
Executive Managing Director
+1 713 913 5473
david.munson@cushwake.com

Garrett Thomas
Director
+1 318 581 7695
garrett.thomas@cushwake.com