CEDAR PORT
LOGISTICS CENTER II

HEAVY POWER
(up to 40MW obtainable)

FOR LEASE OR SALE

800,405 SF RAIL SERVED DISTRIBUTION/MANUFACTURING SPACE

6500 NITA WAY, BAYTOWN, TX 77523

CUSHMAN & WAKEFIELD | CAPITAL DEVELOPMENT PARTNERS

BUILDING SPECS

Cedar Port Logistics Center II is a newly delivered Class A, rail-served front-load facility strategically positioned near the Port of Houston. With direct frontage along the Grand Parkway, the property is located less than 12 miles from Barbours Cut and approximately 15 miles from the Bayport Container Terminals. The facility offers flexible rail capabilities, allowing for full or partial rail service, and can accommodate users with demising options down to ±300,000 SF.

BUILDING INFORMATION	
BUILDING SIZE	800,405 SF
BUILDING DIMENSIONS	420’ x 1,904’
LOADING CONFIGURATION	Front Load (Dock high front, rail in back)
CLEAR HEIGHT	36’
COLUMN SPACING	56’ Wide x 50’ Deep, 60’ at Speed Bays
INTERIOR FINISHES	Interior - White Walls and Ceilings - Columns Painted Yellow to 14’ AFF
DRIVE IN DOORS	(1) - 20’ x 16’ at grade (2) - 12’ x 16’ with Ramp Electrically Operated
DOCK DOORS	(105) - 9’ x 10’ Manually Operated with Track Guards
RAIL DOORS	(10) 16’ X 16’ (Can add more)
DOCK LEVELERS	(105) - 7’ x 8’ - 45,000 LB Mechanical
DOCK LIGHTS/FANS	(105) - Combination Fans with LED Lights
DOCK CANOPY	3’-1” Bullnose Canopy Continuous
CLERESTORY WINDOWS	6’ x 6’ Windows on Perimeter Walls
SPECULATIVE OFFICE	(2) 3,887 SF (.97%) Spec Office (NW and SW Corner)

SITE	
LAND AREA	45 Usable | 45 Gross Acres
TRUCK COURT	185’ Deep (65’ Drive Asle + 60’ Apron + 60’ Parking) 8” HD Concrete (4500 psi) Over 24” Stabilized Subgrade
TRAILER PARKING	164 Spaces
CAR PARKING	197 Spaces 2” Asphalt Surface Course Over 7” Graded Aggregate Base

SLAB	
THICKNESS	7″ Thick 4,000 psi min Reinforced Concrete Speed Bay Reinforce with #3 Rebar 16″ O.C. Each Way
CONSTRUCTION JOINTS	Floor Caulking at Speed Bays
FLOOR FLATNESS	FF55/FL35
VAPOR BARRIER	10 Mil

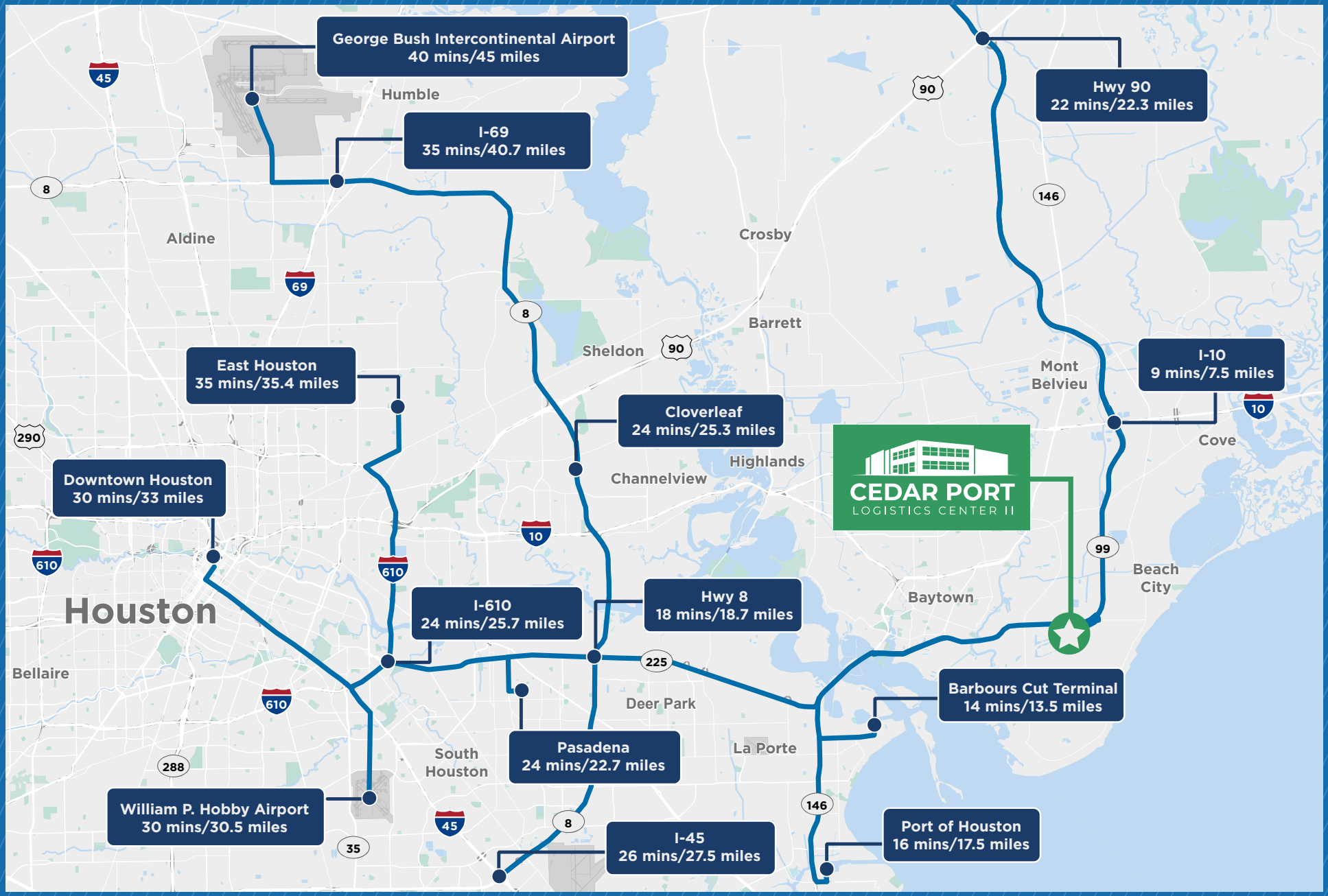
ROOF	
ROOF MEMBRANE	45 Mil TPO Single ply membrane
ROOF INSULATION	R-9 Polyiso Insulation min
ROOF WARRANTY	15 Year No Dollar Loss (NDL)

MEP/FP	
WAREHOUSE VENTILATION	One (1) Air Change Per Hour - Roof Top Exhaust Fans (14 ea) Motorized Wall Louvers 6′ x 6′ (45 ea)
HUMIDITY CONTROLS	24′ Diameter HVLS (16 ea) (high velocity low speed) Fans Interconnected to Building Automated System (BMS) to Address Slab Sweating
ELECTRICAL	4,000 amp Electric Service 480/277 Volt 3 Phase 4 Wire
INTERIOR LIGHTING	LED/Motion Sensor Hi-Bay Light Fixtures at 30 Foot Candles
EXTERIOR LIGHTING	LED Light Fixtures Providing 2 Foot Candles
DOMESTIC WATER	(2) 3″ Domestic Water Service
FIRE PROTECTION	ESFR (Early Suppression Fast Response) for Class I-IV Commodities

MASTER SITE PLAN

CORPORATE NEIGHBORS

INSTANT CONNECTIVITY



TOP-RANKED PORT OF HOUSTON

1ST RANKED U.S. PORT IN FOREIGN WATERBORNE TONNAGE
220.1 million short tons (2024)

1ST RANKED U.S. PORT IN TOTAL FOREIGN & DOMESTIC WATERBORNE
309.5 million short tons (2023)

LARGEST GULF CONTAINER PORT
handling 70% if U.S. Gulf Coast Container traffic

5TH RANKED US CONTAINER PORT
by total TEUs

LARGEST TEXAS PORT
with 44% of market share by tonnage (2024)

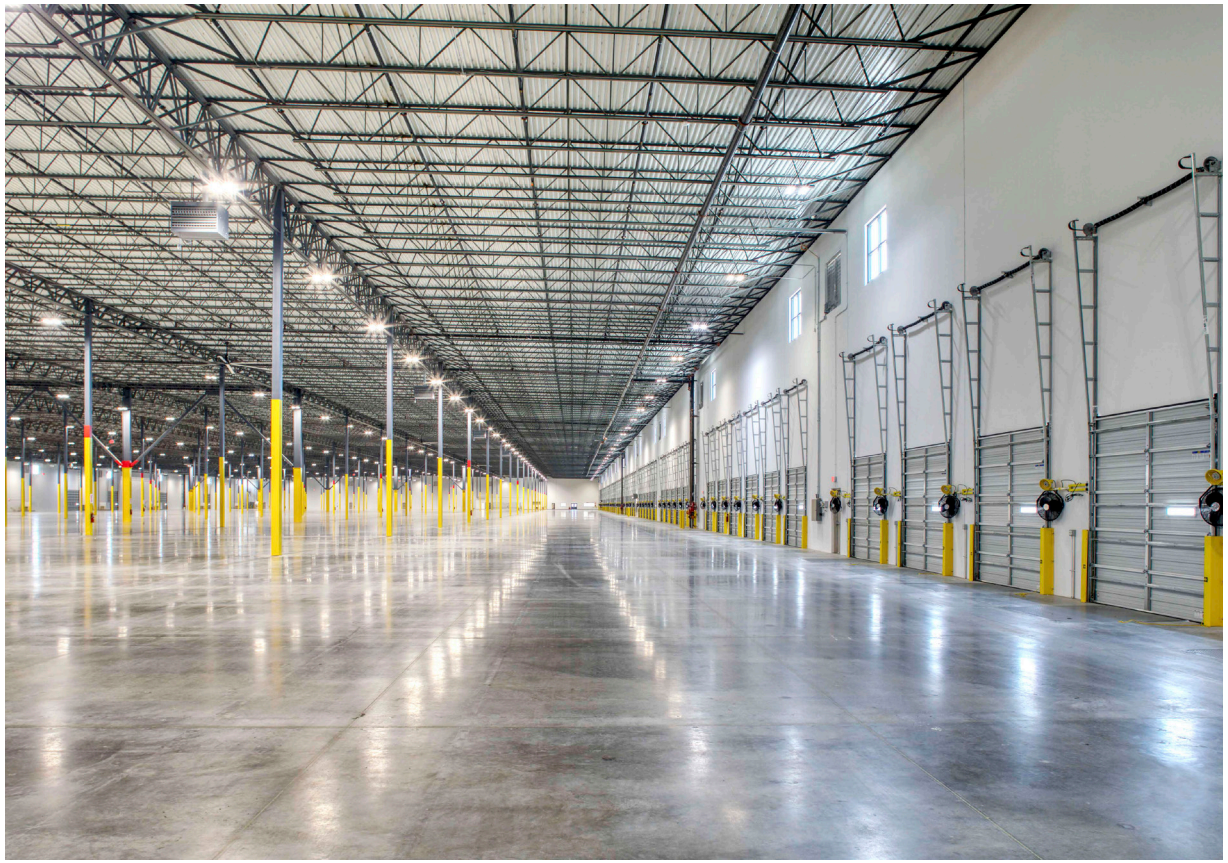
2ND RANKED U.S. PORT
in terms of total foreign cargo valued ($222.5 billion)

432.6 MILLION SHORT TONS
in 2024

309.5 MILLION SHORT TONS
in 2023

PROPERTY OVERVIEW

PROPERTY OVERVIEW



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