

5760

OLD HIGHWAY 146

SEABROOK, TX

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



NEWMARK

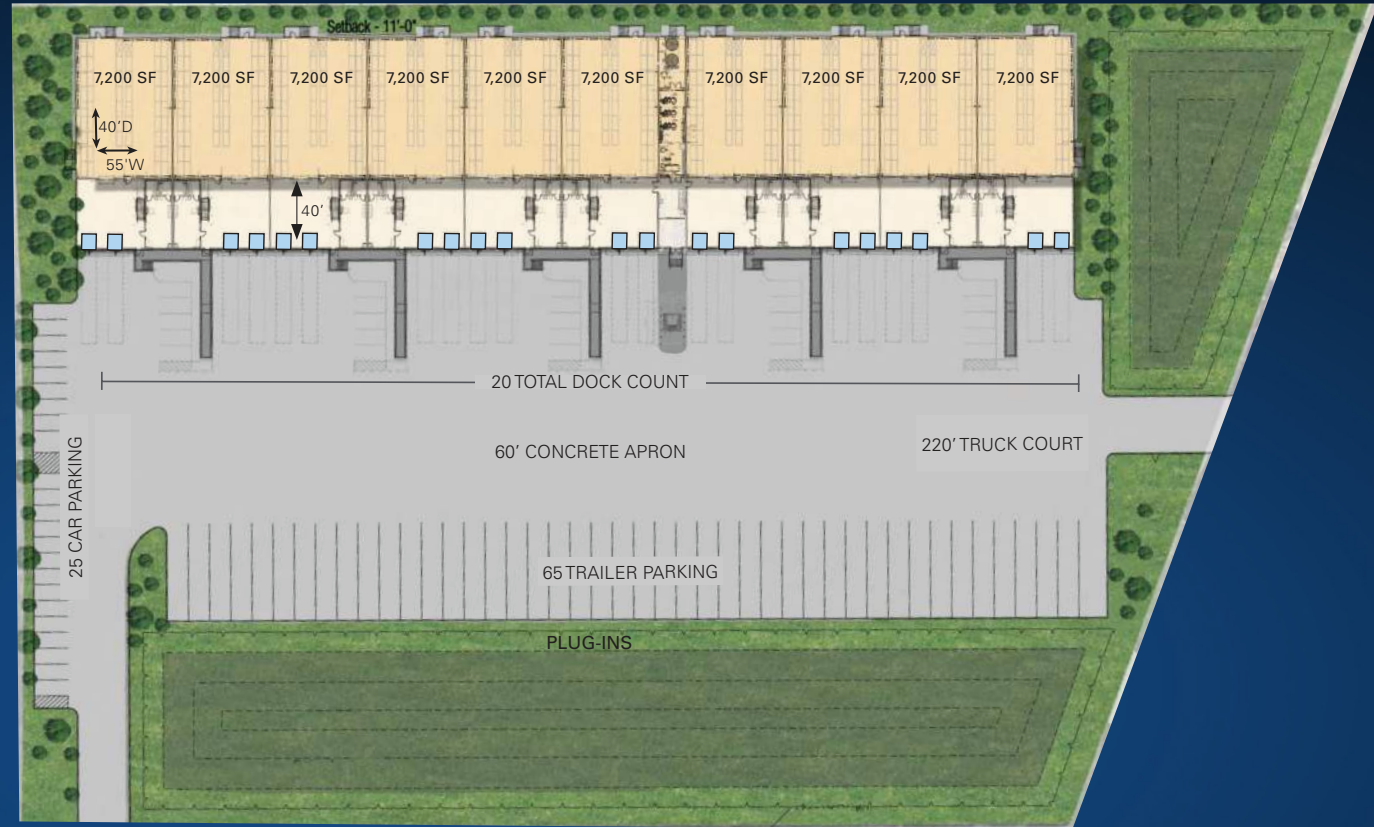


INTERIOR

- 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'

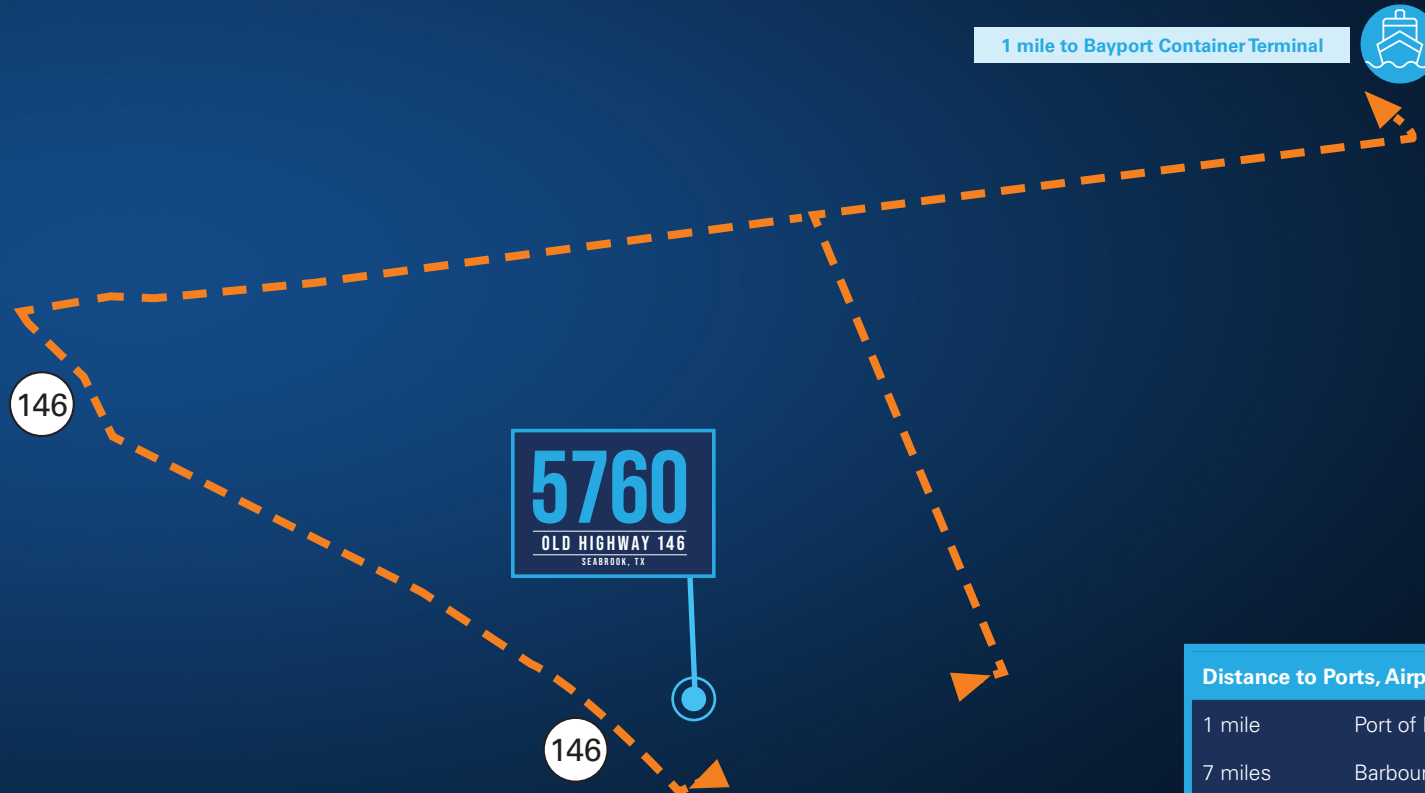


PURPOSE BUILT COLD STORAGE FEATURES

- 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



SEE THE FACILITY
IN ACTION



**WITHIN PORT OF HOUSTON
OVERWEIGHT CONTAINER CORRIDOR**

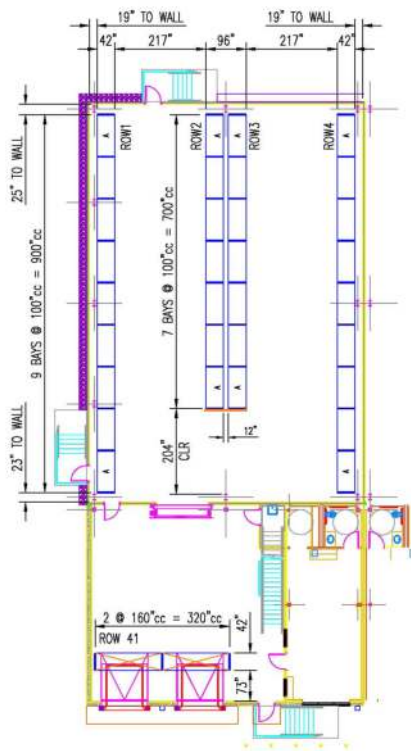
Distance to Ports, Airports & Interstates

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 - William P Hobby Airport
0 miles	State Highway 146
1 mile	NASA Parkway / NASA Road 1
4 miles	Interstate 45
4 miles	FM 528

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

OPTION 1

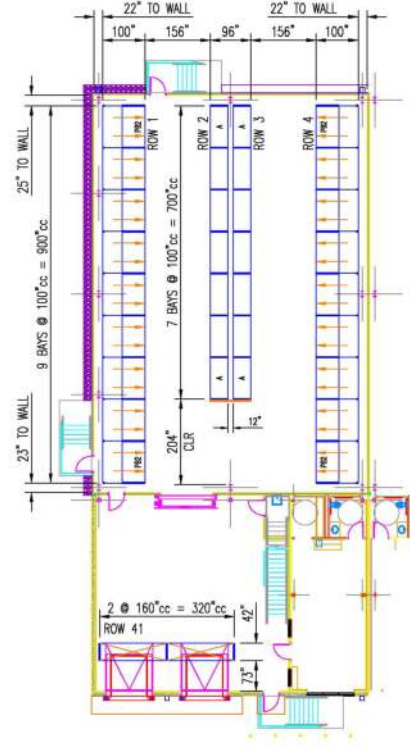
Single Selective



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

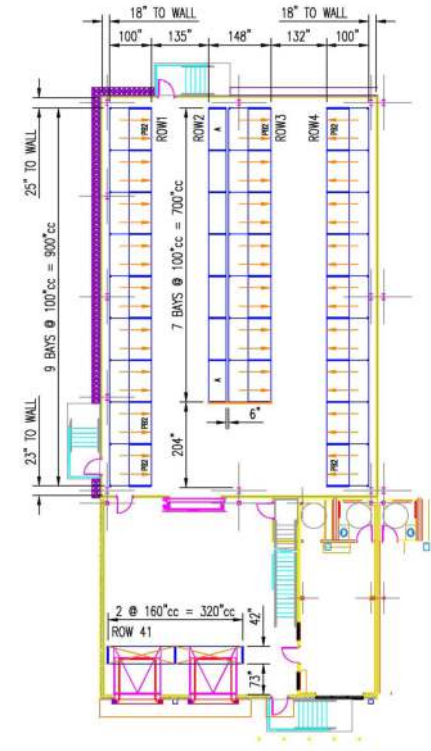
2Deep Glide-in



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**



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