



THOMPSON 10
LOGISTICS CENTER
BAYTOWN, TX

390,000 SF

INDUSTRIAL DEVELOPMENT
I-10 EAST @ THOMPSON ROAD

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Location Map



THOMPSON 10
LOGISTICS CENTER
BAYTOWN, TX

**LARGEST PETROCHEMICAL
COMPLEX IN THE U.S.A.**

**1,500 ACRE
PETROCHEMICAL COMPLEX**





Thompson 10

CBRE, as sole and exclusive advisor to Investment and Development Ventures (the “Sponsor” or “IDV”), has been retained to market Thompson 10 Logistics Center (the “Development” or “Property”), a to-be-built 390,000 square foot bulk distribution property on Houston’s bustling East side, located near Port Houston with frontage on I-10 in the Houston MSA.

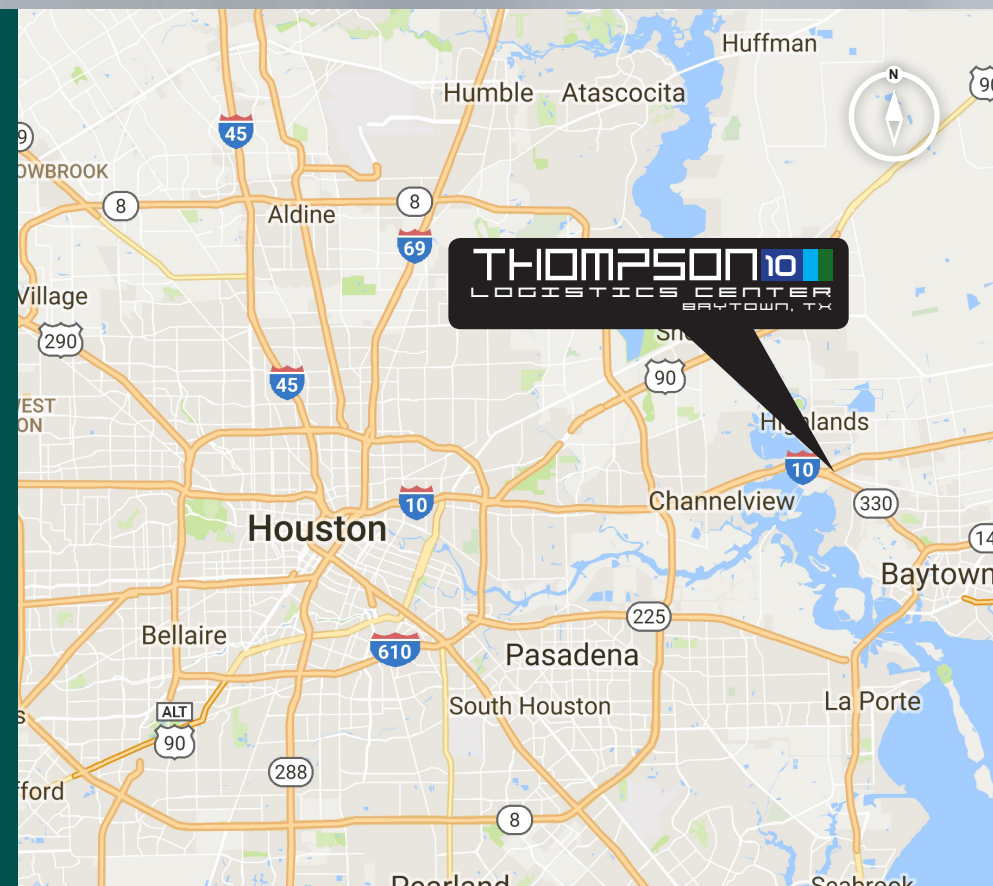
This offering represents a rare opportunity to execute a forward sale on a state of the art, highly flexible industrial park in Houston’s thriving East Industrial Market. Thompson 10 is located near Port Houston with frontage on I-10, just North of some of the largest petrochemical complexes in the country. This ideal location with superb access and unmatched visibility is ideally positioned to capitalize on continued demand in the market from petrochemical companies as well as distribution & logistics users in the area.

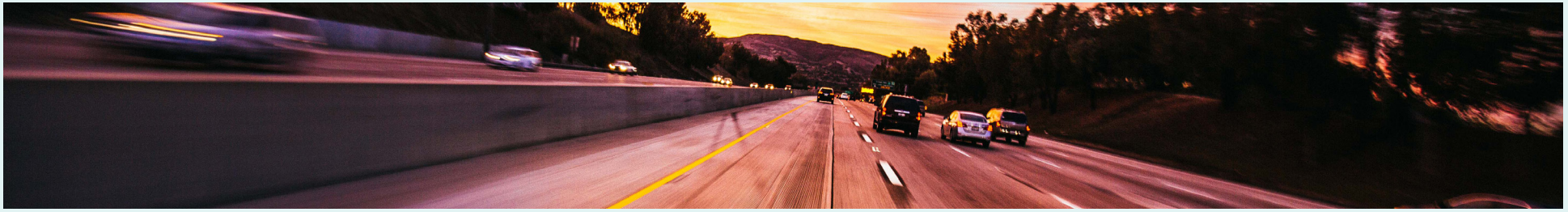
- Institutional quality, industrial development featuring state-of-the-art specifications
- Highly flexible and functional buildings that are attractive options for all types of prospects
- Core East Houston location well positioned to capitalize on continued growth in immediate area
- High visibility with direct access to Interstate 10, Beltway 8 (Sam Houston Parkway), and Port Houston
- More than 570 feet of freeway frontage on Interstate 10 and a total of four (4) access points
- Minutes from Port Houston #1 in foreign tonnage, imports, export tonnage & breakbulk (among US ports)



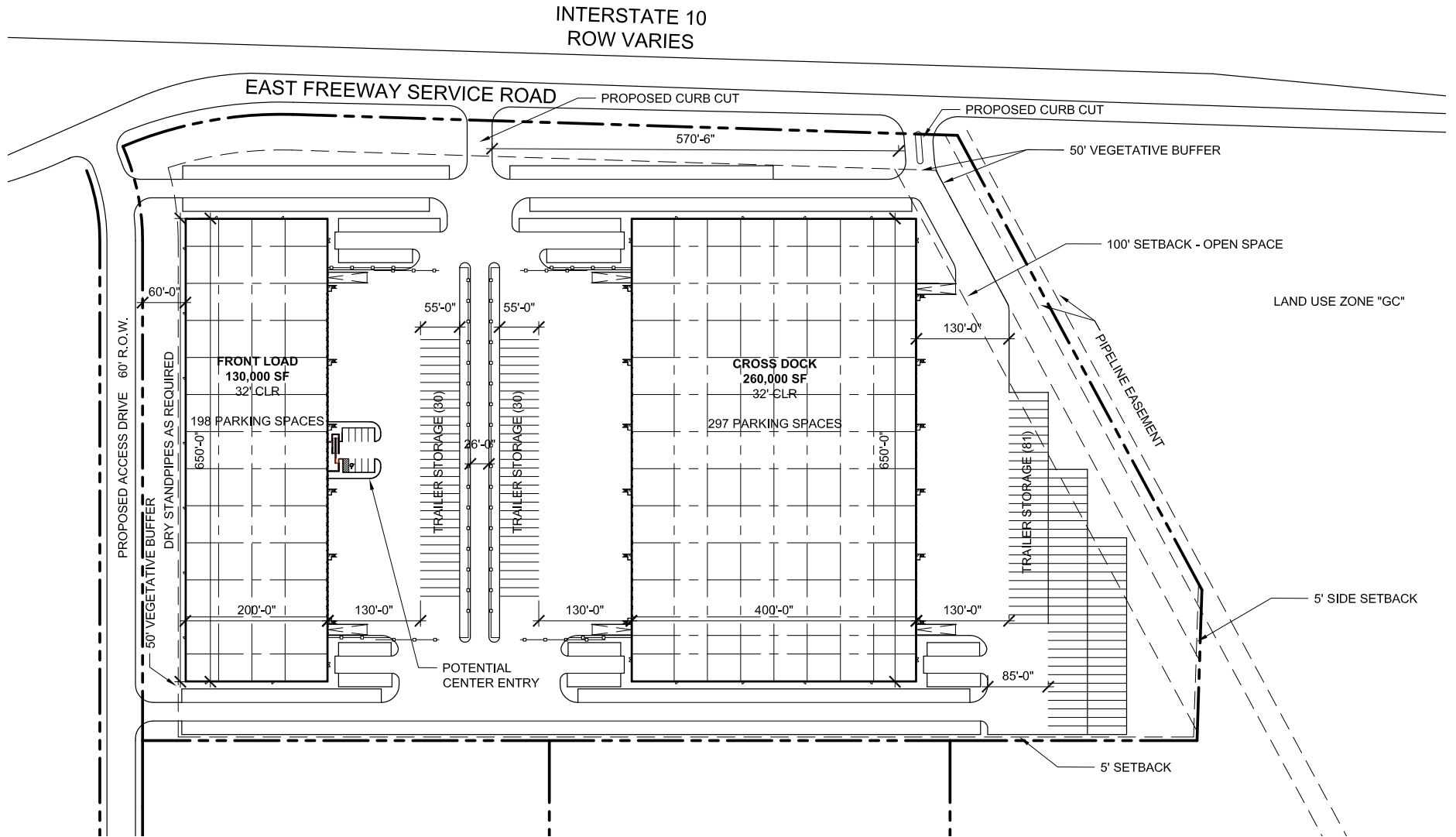
Property Overview

Address:	East I-10 @ Thompson Road
Construction Type:	Concrete tilt-wall
Total Project Size:	390,000 SF Building I: 130,000 SF Building II: 260,000 SF
Total Site Area:	26.8 Acres
Total Pond Area:	Not Needed: Regional Detention
Total Trailer Storage:	142 Trailers (approx.)
Clear Height:	32-Feet
Truck Courts:	+ 130'
Configurations:	Cross Dock and Front Load
Structure Exterior:	Tilt wall
Sprinklers:	ESFR
Dock-High Doors:	To Be Determined
Access:	Four (4) Access Points to Property





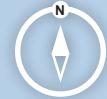
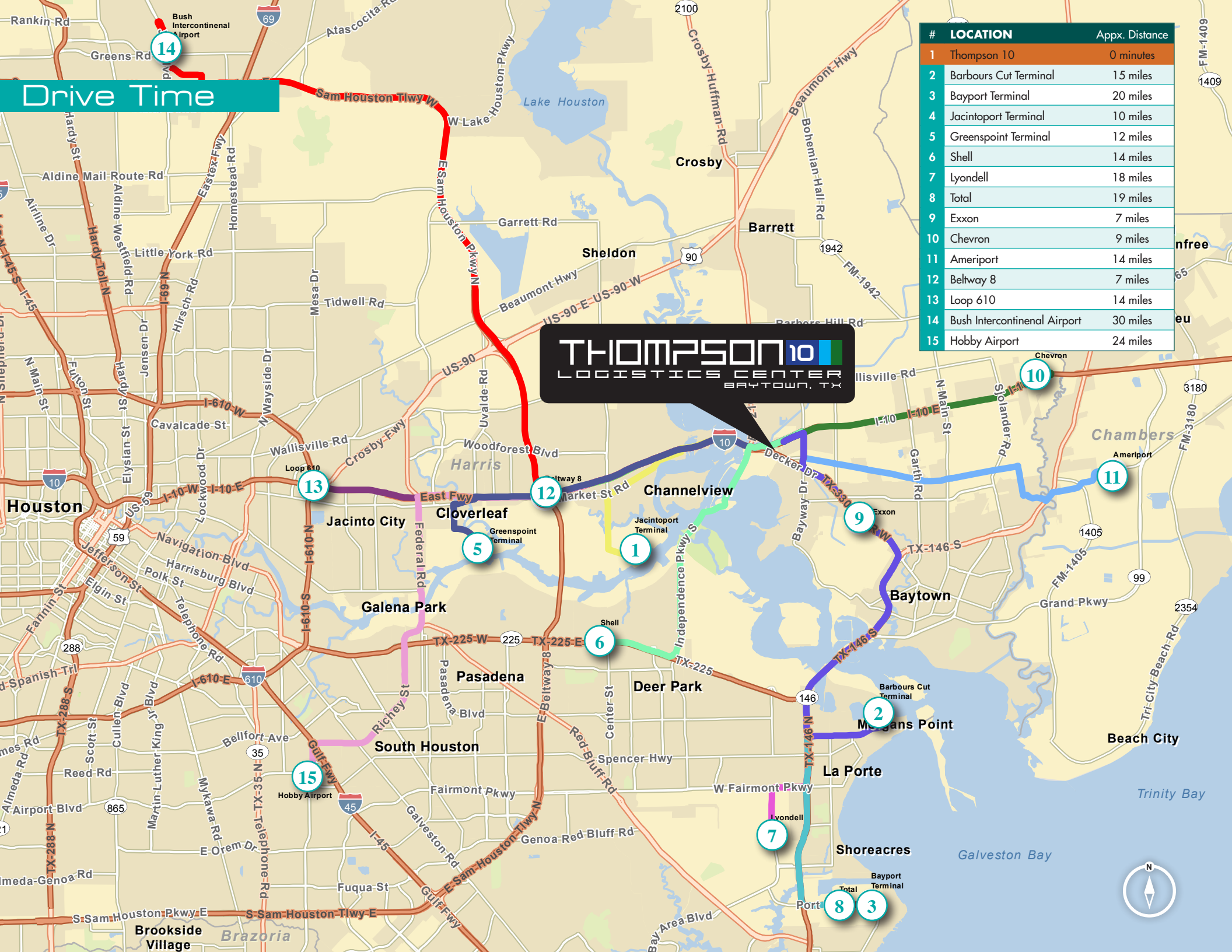
Site plan

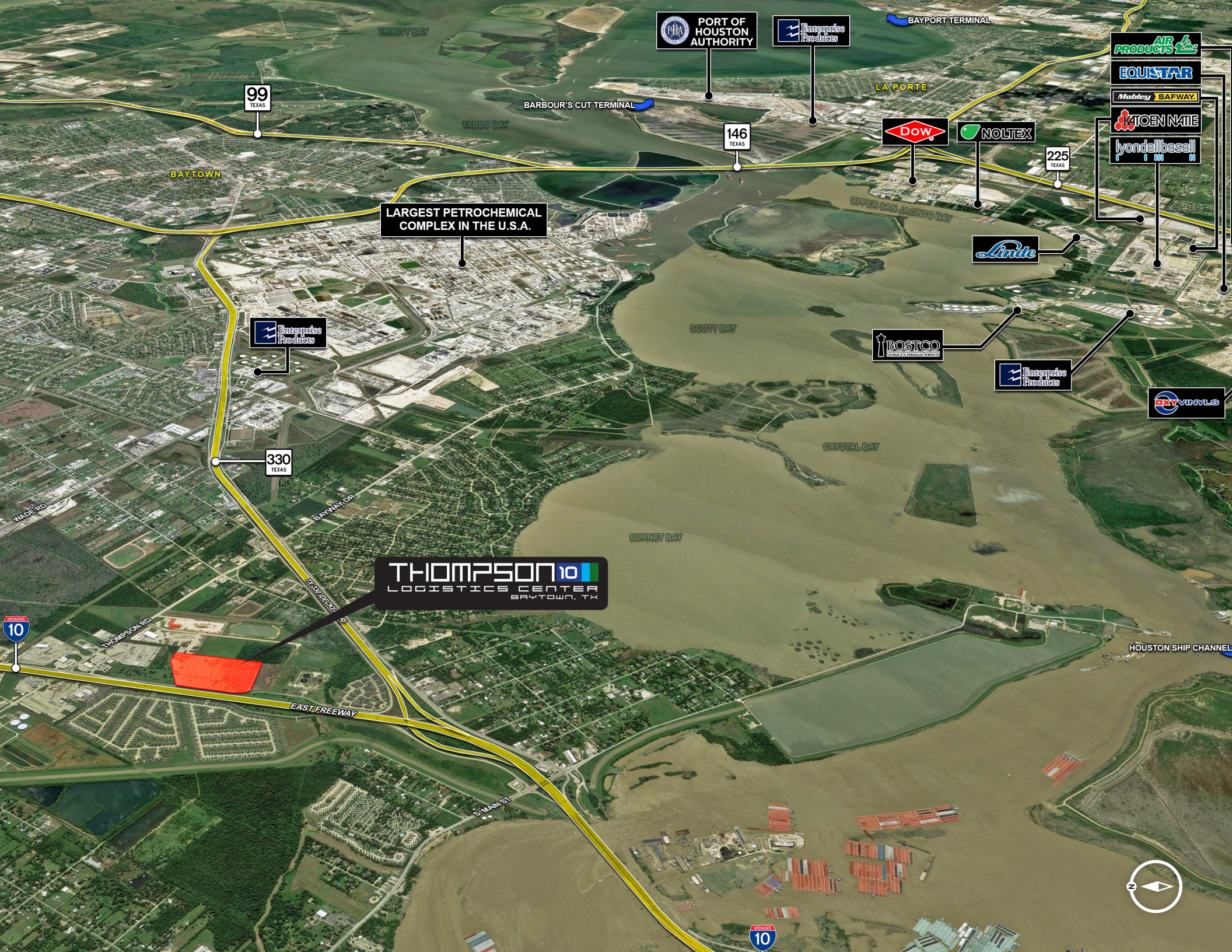


Drive Time

#	LOCATION	Appx. Distance
1	Thompson 10	0 minutes
2	Barbours Cut Terminal	15 miles
3	Bayport Terminal	20 miles
4	Jacintoport Terminal	10 miles
5	Greenspoint Terminal	12 miles
6	Shell	14 miles
7	Lyondell	18 miles
8	Total	19 miles
9	Exxon	7 miles
10	Chevron	9 miles
11	Ameriport	14 miles
12	Beltway 8	7 miles
13	Loop 610	14 miles
14	Bush Intercontinental Airport	30 miles
15	Hobby Airport	24 miles

THOMPSON 10
 LOGISTICS CENTER
 BAYTOWN, TX





PORT OF HOUSTON AUTHORITY

Enterprise Products

BAYPORT TERMINAL

99 TEXAS

146 TEXAS

225 TEXAS

LARGEST PETROCHEMICAL COMPLEX IN THE U.S.A.

Enterprise Products

330 TEXAS

BOSTCO

Enterprise Products

CRYVINYL

THOMPSON 10 LOGISTICS CENTER BAYTOWN, TX

AIR PRODUCTS
EQUISTAR
Moblex SAFWAY
TOEN NATE
lyondellbasell

Linde

HOUSTON SHIP CHANNEL



10



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