

Chambers County

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| 1 |  | 717 Logistics Dr Bldg V Baytown, TX 77523 Chambers County | Building Type: Class A Warehouse Status: Under Construction, delivers Dec 2016 Building Size: 327,600 SF Land Area: - Stories: 1 For Sale: Not For Sale | Space Avail: 327,600 SF Max Contig: 327,600 SF Smallest Space: 327,600 SF Rent/SF/Yr: Withheld % Leased: 0% |
| 2 |  | 1301 Transport Dr Baytown, TX 77523 Chambers County | Building Type: Class B Manufacturing Status: Existing Building Size: 220,000 SF Land Area: 33 AC Stories: 1 Expenses: 2015 Tax @ \$0.02/sf For Sale: For Sale - Active | Space Avail: 220,000 SF Max Contig: 220,000 SF Smallest Space: 220,000 SF Rent/SF/Yr: Withheld % Leased: 100% |

Sales Company: Combs Commercial Investment Properties: Billy Combs (832) 573-9201, Adrian Combs (281) 383-2160
Paradigm Commercial Real Estate: Bill Farris (713) 882-9690

Landlord Rep: Combs Commercial Investment Properties / Billy Combs (832) 573-9201 -- 220,000 SF (220,000 SF)

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| 3 | 5000 Ameriport Pky Bldg VI Baytown, TX 77523 Chambers County | Building Type: Class A Warehouse Status: Under Construction, delivers Dec 2016 Building Size: 458,280 SF Land Area: - Stories: 1 For Sale: Not For Sale | Space Avail: 159,580 SF Max Contig: 159,580 SF Smallest Space: 159,580 SF Rent/SF/Yr: Withheld % Leased: 65.2% |
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Landlord Rep: CBRE / J.William J. Gold (713) 577-1709 -- 159,580 SF (159,580 SF)



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| 4 | 4123 Oscar Nelson Jr Dr Curtiss-Wright Bldg Baytown, TX 77523 Chambers County | Building Type: Class A Manufacturing Status: Built 2011 Building Size: 124,500 SF Land Area: 12.49 AC Stories: 1 For Sale: Not For Sale | Space Avail: 124,500 SF Max Contig: 124,500 SF Smallest Space: 124,500 SF Rent/SF/Yr: Withheld % Leased: 100% |
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Landlord Rep: *Company information unavailable at this time*

Sublet Contact: Stream Realty Partners, L.P. / Drew Coupe (713) 300-0300 Jon D. Farris (713) 300-0300 -- 124,500 SF /6,500 ofc (124,500 SF)

Additional Parcel ID's for building 1: 917850

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| 5 | 9528 Warren Rd Baytown, TX 77523 Chambers County | Building Type: Class C Warehouse Status: Existing Building Size: 123,325 SF Land Area: 14.16 AC Stories: 1 Expenses: 2012 Tax @ \$0.04/sf For Sale: For Sale at \$9,250,000 (\$75.01/SF) - Active | Space Avail: 123,325 SF Max Contig: 123,325 SF Smallest Space: 5,300 SF Rent/SF/Yr: \$9.00 % Leased: 0% |
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Sales Company: Combs Commercial Investment Properties: Billy Combs (832) 573-9201, Adrian Combs (281) 383-2160
 Paradigm Commercial Real Estate: Bill Farris (713) 882-9690
 Landlord Rep: Combs Commercial Investment Properties / Adrian Combs (281) 383-2160 -- 123,325 SF /19,600 ofc (5,300-32,000 SF)

This manufacturing facility consist of 13.94 acres and 120,000 square feet of improvements including 4 manufacturing buildings, 1 warehouse and 1 executive office building. It was designed and built for heavy manufacturing of carbon and alloy steel products and was formerly used for the manufacture of Cryogenic Vessels.

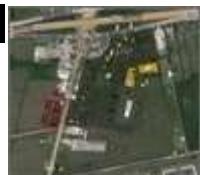
The four manufacturing buildings total approximately 100,000 square feet of crane served manufacturing space with 16 overhead bridge cranes and 37 overhead rollup doors. Eave heights range from 26 to 32 feet and the overhead cranes range from 5 tons to 30 tons with up to 22 foot clear height under hook. Most of the bays in each manufacturing building are equipped with multiple power feeds ranging from 110 volt to 480 volt, compressed air, and inert gas connections.

The facility is located just over one half mile north of I-10 off of Hwy 146 in the industrial district of Mont Belvieu. Many major petrochemical industrial facilities including Chevron-Phillips, Enterprise Products, EXXON-Mobil, TARGA, Equistar and ONEOK are within a 3-mile radius of the facility.



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| 6 | 3200 FM 565 Building 1 Baytown, TX 77523 Chambers County | Building Type: Class B Office Status: Built Jun 2016 Building Size: 25,000 SF Typical Floor Size: 25,000 SF Stories: 1 Expenses: 2015 Tax @ \$0.00/sf Parking: Ratio of 4.00/1,000 SF For Sale: Not For Sale | Space Avail: 25,000 SF Max Contig: 25,000 SF Smallest Space: 5,000 SF Rent/SF/Yr: \$16.00 % Leased: 0% |
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Landlord Rep: Colliers International / Judd Harrison (832) 266-5114 -- 25,000 SF (5,000-25,000 SF)



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| 7 | 8501 Texas 146 Rd Chambers Commons Baytown, TX 77523 Chambers County | Building Type: Retail Status: Proposed, breaks ground Jul 2016 Building Size: 24,500 SF Land Area: - Stories: 1 For Sale: Not For Sale | Space Avail: 24,500 SF Max Contig: 24,500 SF Smallest Space: 24,500 SF Rent/SF/YR: \$26.00 % Leased: 0% |
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Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 24,500 SF (24,500 SF)

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| 8 | 9510 Warren Rd Baytown, TX 77521 Chambers County | Building Type: Class B Warehouse Status: Built 2004 Building Size: 26,350 SF Land Area: 3 AC Stories: 1 Expenses: 2015 Tax @ \$0.39/sf; 2011 Ops @ \$1.00/sf For Sale: For Sale at \$2,500,000 (\$94.88/SF) - Active | Space Avail: 21,400 SF Max Contig: 21,400 SF Smallest Space: 21,400 SF Rent/SF/YR: Withheld % Leased: 18.8% |
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Sales Company: Lee & Associates Commercial Real Estate Service: Robert Noack (713) 744-7427, Michael Spears (713) 744-7404 X104

Landlord Rep: Lee & Associates Commercial Real Estate Service / Robert Noack (713) 744-7427 / Michael Spears (713) 744-7404 -- 21,400 SF (21,400 SF)

Total Building Space: ±26,370 SF

Five (5) Freestanding Buildings

Land: ±3.0 Acres

Clear Height: 20'

Loading: Grade-Level

Year Built: 2003

Construction Type: Metal

3 Phase Power

Fiber Optics Available



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| 9 | 11163 Old Needlepoint Rd Baytown, TX 77523 Chambers County | Building Type: Class C Warehouse Status: Existing Building Size: 18,000 SF Land Area: 10 AC Stories: - Expenses: 2015 Tax @ \$0.77/sf For Sale: Not For Sale | Space Avail: 12,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/YR: \$12.00-\$14.00 % Leased: 33.3% |
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Landlord Rep: BMA Properties, Inc. / Brian Stephens (281) 422-3087 / Brad Stephens (281) 837-8234 -- 12,000 SF /1,000 ofc (6,000 SF)



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| 10 | 6232 N Hwy 146 Hwy Baytown, TX 77523 Chambers County | Building Type: Class C Office Status: Built 1986 Building Size: 13,950 SF Typical Floor Size: 13,950 SF Stories: 1 Expenses: 2015 Tax @ \$1.47/sf For Sale: For Sale at \$1,400,000 (\$100.36/SF) - Active | Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 10,000 SF Rent/SF/YR: \$12.00 % Leased: 28.3% |
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Sales Company: Medical Advance Systems, Inc: Robert O'Neal (409) 839-4600

Landlord Rep: Medical Advance Systems, Inc / Robert O'Neal (409) 839-4600 / Darlene O'Neal (409) 782-3160 -- 10,000 SF (10,000 SF)

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| 11 |  | 8018 N Highway 146 Baytown, TX 77523 Chambers County | Building Type: Retail/(Strip Ctr) Status: Built Feb 2016 Building Size: 10,532 SF Land Area: 1.36 AC Stories: 1 Parking: 55 Surface Spaces are available; Ratio of 5.22/1,000 SF For Sale: Not For Sale | Space Avail: 6,066 SF Max Contig: 2,483 SF Smallest Space: 1,683 SF Rent/SF/YR: \$22.00 % Leased: 42.4% |
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Landlord Rep: C H C Investments LLC / H.Camille H. Chehayeb (281) 328-6108 -- 6,066 SF (1,683-2,483 SF)

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| 12 |  | Eagle Dr @ Lakes of Champions Blvd Baytown, TX 77523 Chambers County | Building Type: Retail/Freestanding Status: Proposed, breaks ground Dec 2016 Building Size: 3,700 SF Land Area: - Stories: 1 For Sale: Not For Sale | Space Avail: 3,700 SF Max Contig: 3,700 SF Smallest Space: 3,700 SF Rent/SF/YR: Withheld % Leased: 0% |
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Landlord Rep: Moseley Commercial Real Estate, Inc / Todd Moseley (713) 522-4646 X1 / Kayla Holley (713) 522-4646 -- 3,700 SF (3,700 SF)

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| 13 |  | 8831 N Highway 146 Baytown, TX 77523 Chambers County | Building Type: Class B Office/Medical Status: Built Dec 2015 Building Size: 6,020 SF Typical Floor Size: 6,020 SF Stories: 1 Expenses: 2013 Tax @ \$7.62/sf For Sale: Not For Sale | Space Avail: 2,100 SF Max Contig: 2,100 SF Smallest Space: 2,100 SF Rent/SF/YR: \$28.00 % Leased: 65.1% |
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Landlord Rep: Ardent Hardcastle Real Estate / Stephan Robinson (713) 970-1018 X701 -- 2,100 SF (2,100 SF)

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| 14 |  | 6236 Texas 146 Bldg 1 Baytown, TX 77523 Chambers County | Building Type: Class B Office Status: Built 1986 Building Size: 3,080 SF Typical Floor Size: 3,080 SF Stories: 1 Expenses: 2015 Tax @ \$1.62/sf Parking: 15 free Surface Spaces are available; Ratio of 3.80/1,000 SF For Sale: For Sale as part of a portfolio of 2 properties - Active | Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$12.00 % Leased: 61.0% |
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Sales Company: SunHwa Denmon: SunHwa Denmon (281) 573-1005

Landlord Rep: SunHwa Denmon / SunHwa Denmon (281) 573-1005 -- 1,200 SF (1,200 SF)