

1.2M-SF spec warehouse underway in booming TGS Cedar Port Industrial Park

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Sep 22, 2021, 3:29pm EDT

Construction work is officially underway on a 1.2 million-square-foot speculative industrial development in the massive TGS Cedar Port Industrial Park near Baytown.

The cross-dock warehouse project at 6563 FM 1405 is expected to be delivered during the second quarter of 2022. Construction crews have already completed the building pad and the first slab pour, according to a news release.

The distribution building will feature a 40-foot clear height, an 8-inch minimum slab, a ring road around the entire building and truck court, LED warehouse lighting, an ESFR sprinkler system, oversized truck courts and parking for cars and trailer storage. The office space will be built to suit the tenant's needs, but a 5,000-square-foot open layout speculative office space will allow the tenant to quickly move into the space. Additional land has the ability to be fully fenced and used as an area for additional trailer parking, car parking and outside storage. The property will be able to accommodate more than 1,000 trailer parking spaces and 1,500 car parking spaces.

TGS Cedar Port Partners has retained 100% equity in the project with the Bank of Texas providing construction loan financing.

The building was designed by Powers Brown Architecture, and E.E. Reed Construction is the general contractor. Both are based in Houston. [John Simons](#), [Gray Gilbert](#) and [Chris Haro](#) with Houston-based NAI Partners are the leasing agents for the project.

The TGS Cedar Port Industrial Park, where the speculative project will be located, is already home to such tenants as Walmart, Floor & Décor, Ikea, Home Depot, Niagara Bottling, Webstaurant, Ravago and Vinmar.

The industrial park has access to the Grand Parkway, Interstate 10, State Highway 225, State Highway 146 and the Port of Houston's Bayport and Barbour's Cut container terminals.

Spanning 15,000 acres, TGS Cedar Port Industrial Park has been called the largest master-planned, rail- and barge-served industrial park in the U.S. [TGS Cedar Port Partners bought the park for an undisclosed amount in 2014.](#)

And the industrial park continues to see new development as demand for industrial space in and around Houston continues to rise.

In June, construction crews [broke ground on Phase I of Cedar Port Logistics Center,](#) a dual-rail-service facility within TGS Cedar Port Industrial Park.

Phase I of the logistics center is an 800,405-square-foot building that will be 100% occupied by Los Angeles-based Plastic Express Inc., a national plastic packaging, warehousing and logistics company. The building is expected to be ready for occupancy in December.

A brochure for Cedar Port Logistics Center shows that phase II will offer a similar amount of build-to-suit space. Phase II will either be built as one 800,405-square-foot building or two 350,000-square-foot buildings.

Also this year, Atlanta-based Floor and Décor Outlets of America announced [it acquired nearly 100 acres in Cedar Port Industrial Park](#) to build a 1.5 million-square-foot distribution center, which will service the south-central United States.

Last year, Dallas-based Hunt Southwest Real Estate Development [broke ground on a 1 million-square-foot speculative industrial project in the park,](#) and Houston-based Welcome Group LLC [bought a 23-acre property there.](#)

A recent report by online real estate tracking firm CommercialSearch found that Houston had the third-largest industrial completion in the U.S. during the first half of 2021. Amazon's (Nasdaq: AMZN) new [850,000-square-foot fulfillment center at 10507 Harlem Road in Richmond,](#) which sits on 93.5 acres, came in behind only a 142-acre logistics center in Philadelphia and another 82.6-acre Amazon distribution center in Nashville, Tennessee.

The fulfillment center in Richmond was completed in June. Dallas-based Trammell Crow Co. was the developer for the project, which is expected to create more than 1,000 jobs in the area.

The fulfillment center ships small items such as books, electronics and toys, and employees work alongside Amazon robotics.