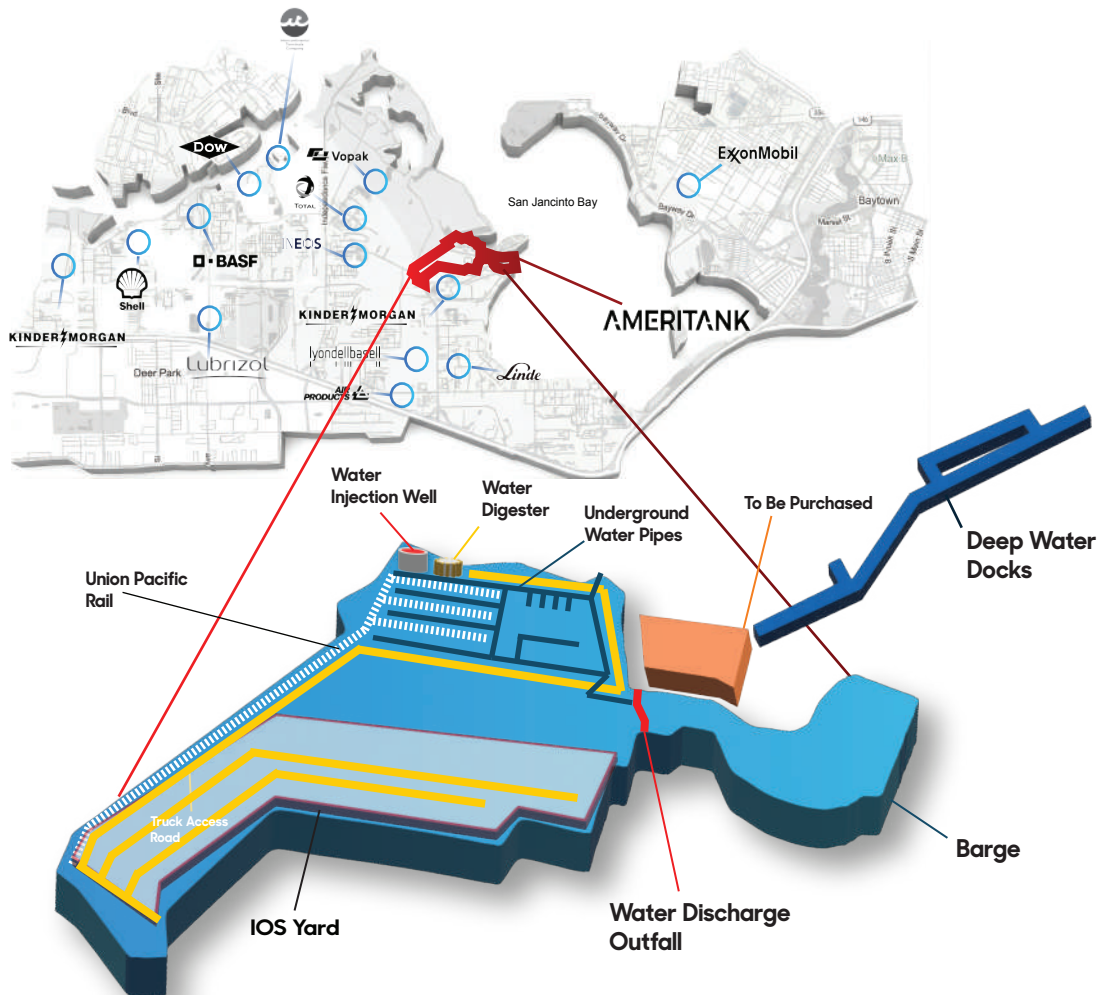


La Porte Industrial Outdoor Storage



Multimodal IOS on the Houston Ship Channel...

Site Specifications

- 47 acres of stabilized industrial land
- Beneath CenterPoint 345kV transmission corridor
- Mass graded and leveled terrain
- Crushed aggregate or stabilized surface
- Complete drainage infrastructure
- Stormwater detention facilities
- 6-month development timeline

Tenant Improvements Available

- Perimeter security fencing (8-10 ft chain link)
- Entrance gates with card access control
- LED lighting on 30-40 ft poles
- Security camera system
- Divisible for multiple tenants

Utilities & Commodities

- Water available on-site
- Electrical power available
- Natural gas access via 25+ pipeline crossings
- Nitrogen, propane, propylene, ethylene available
- Hydrogen and carbon monoxide pipelines adjacent

Infrastructure

- 840 MW electrical capacity available
- Multiple pipeline crossings for commodity access
- Houston Ship Channel frontage
- Union Pacific rail spur on-site
- 2.4 miles from Highway 225/ Beltway 8
- Direct access to I-10 and I-610

Access & Location

- Central to Houston petrochemical corridor
- Adjacent to 200+ industrial facilities
- Direct access to Port of Houston terminals
- Houston: #1 US market for IOS demand
- Port of Houston: 290M tons/year throughput

Ideal Uses

- Container and trailer storage
- Equipment staging and laydown yards
- Fleet parking and truck terminal operations
- Pipe yards and material storage
- Construction equipment storage
- Oilfield equipment staging

AMERITANK

Property Address

2012 Miller Cut Off Rd
La Porte, TX 77571
United States of America

"Ameritank is a multimodal terminal on the Houston Ship Channel offering liquid storage for petroleum products, chemicals, and NGLs, plus barge operations, industrial outdoor storage, and water services—all with rail, marine, truck, and pipeline connectivity".