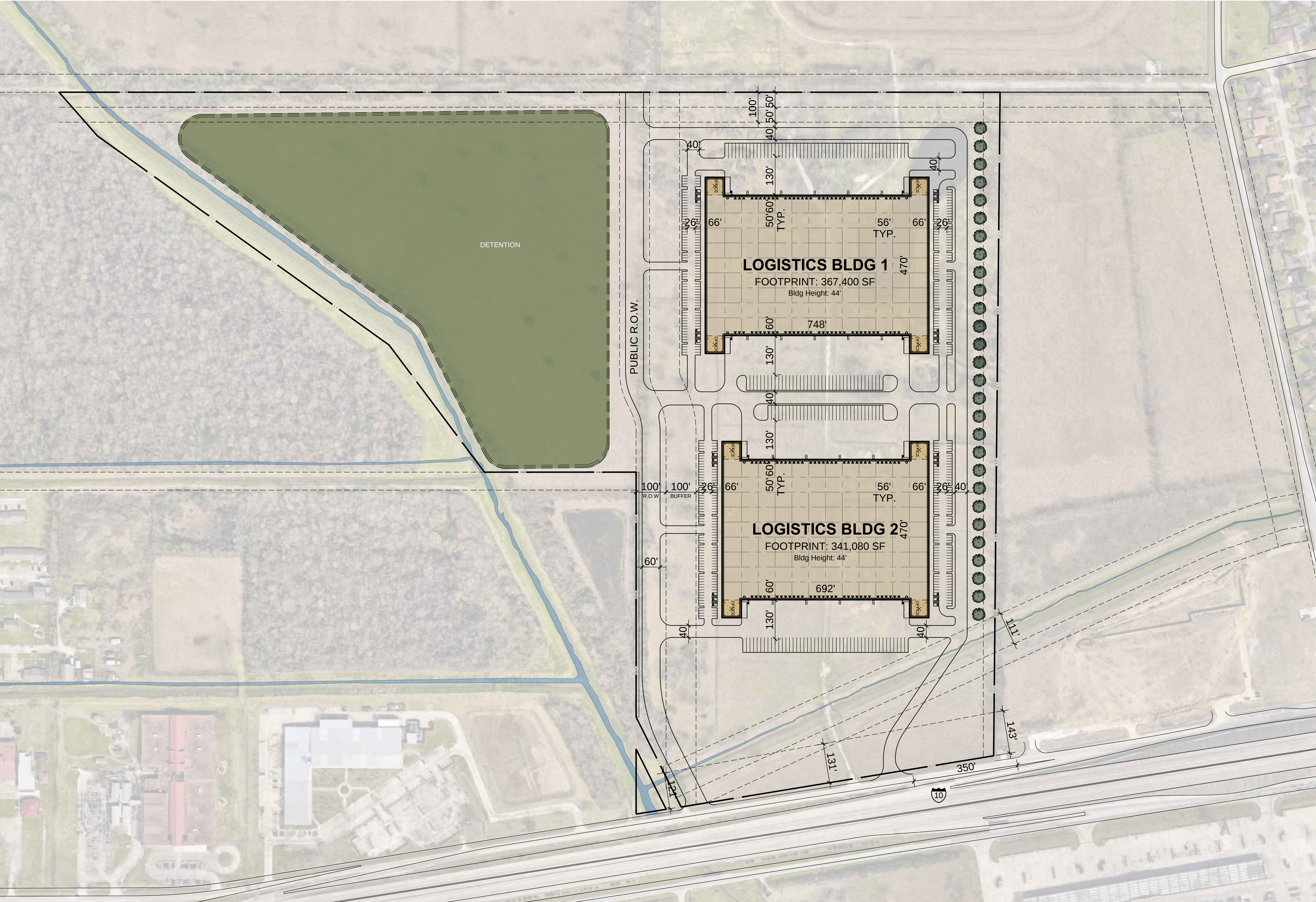
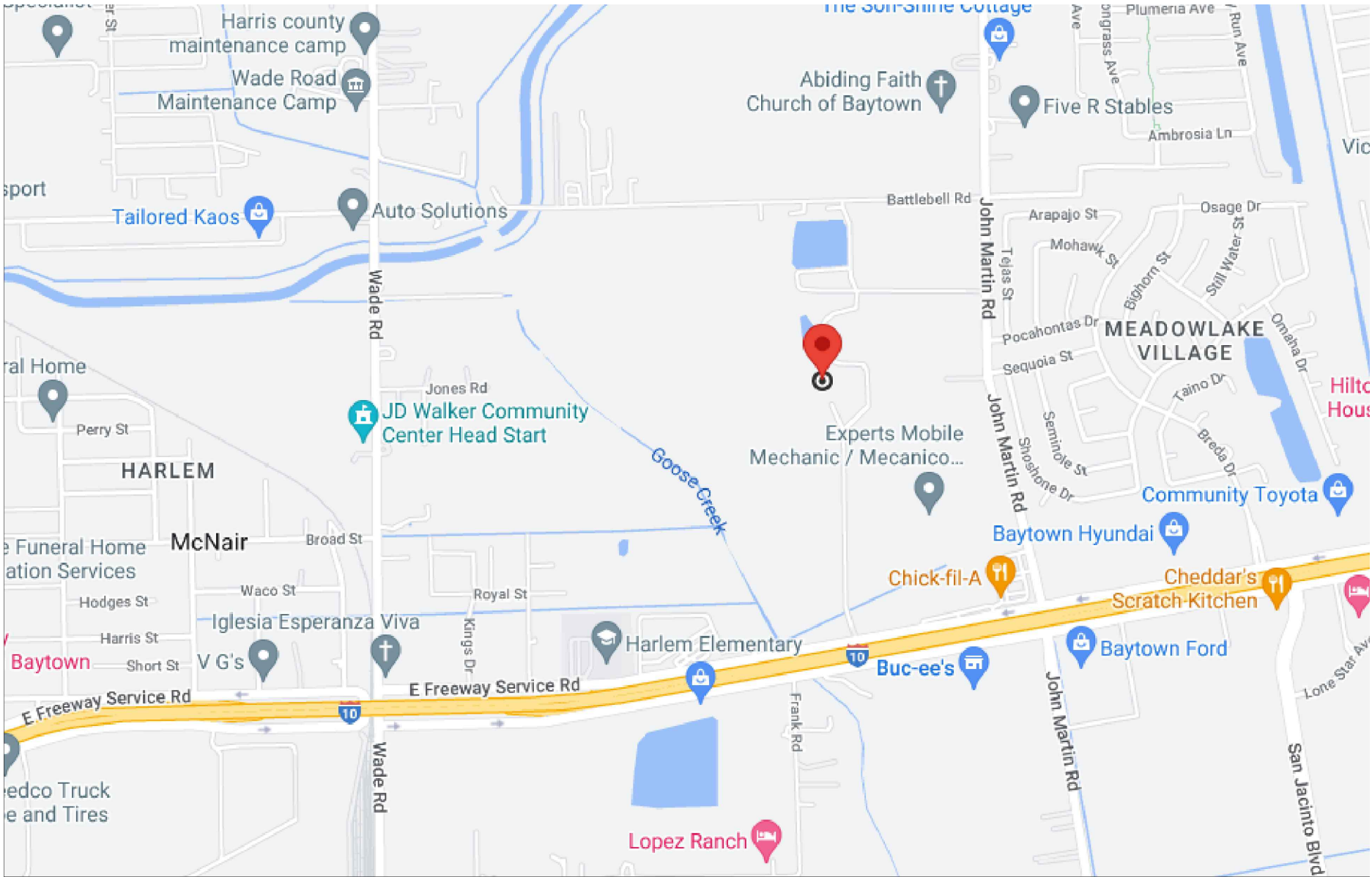




PROJECT DATA:			
SITE AREA:			
GROSS:		97.06 AC	
		4,227,820 SF	
DETENTION:	@ 24%	1,030,768 SF	
EASEMENT		351,924 SF	
NET:		65.32 AC	
		2,845,128 SF	
BUILDING AREA:		OFFICE	FOOTPRINT:
LOGISTICS BLDG 1		18,370 SF	367,400 SF
LOGISTICS BLDG 2		17,054 SF	341,080 SF
TOTAL:		35,424 SF	708,480 SF
BUILDING USE:			
WAREHOUSE			673,056 SF
OFFICE	5%		35,424 SF
COVERAGE:			
GROSS:			17%
NET:			25%
LOGISTIC BLDG 1			
▲	DOCK-HIGH DOORS		70
○	GRADE-LEVEL DOORS		4
PARKING PROVIDED:			226 STALLS
			@0.62/1000 SF
	REQ. ACCESSIBLE		7 STALLS
TRAILER:			92 STALLS
LOGISTIC BLDG 2			
▲	DOCK-HIGH DOORS		64
○	GRADE-LEVEL DOORS		4
PARKING PROVIDED:			224 STALLS
			@0.66/1000 SF
	REQ. ACCESSIBLE		7 STALLS
TRAILER:			80 STALLS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
GIS MAP & AERIAL IMAGE



1" = 150'



scheme: 12

Conceptual Site Plan

Jones Rd
Baytown, TX 77521

WARE MALCOMB

HOU22-0064-00
05.11.2023

SHEET
1







32509

32509

EMPIRE WEST



90

91

92

93

94

95

96

97

98

NO PARKING FIRE LANE FUR AWAY ZONE

