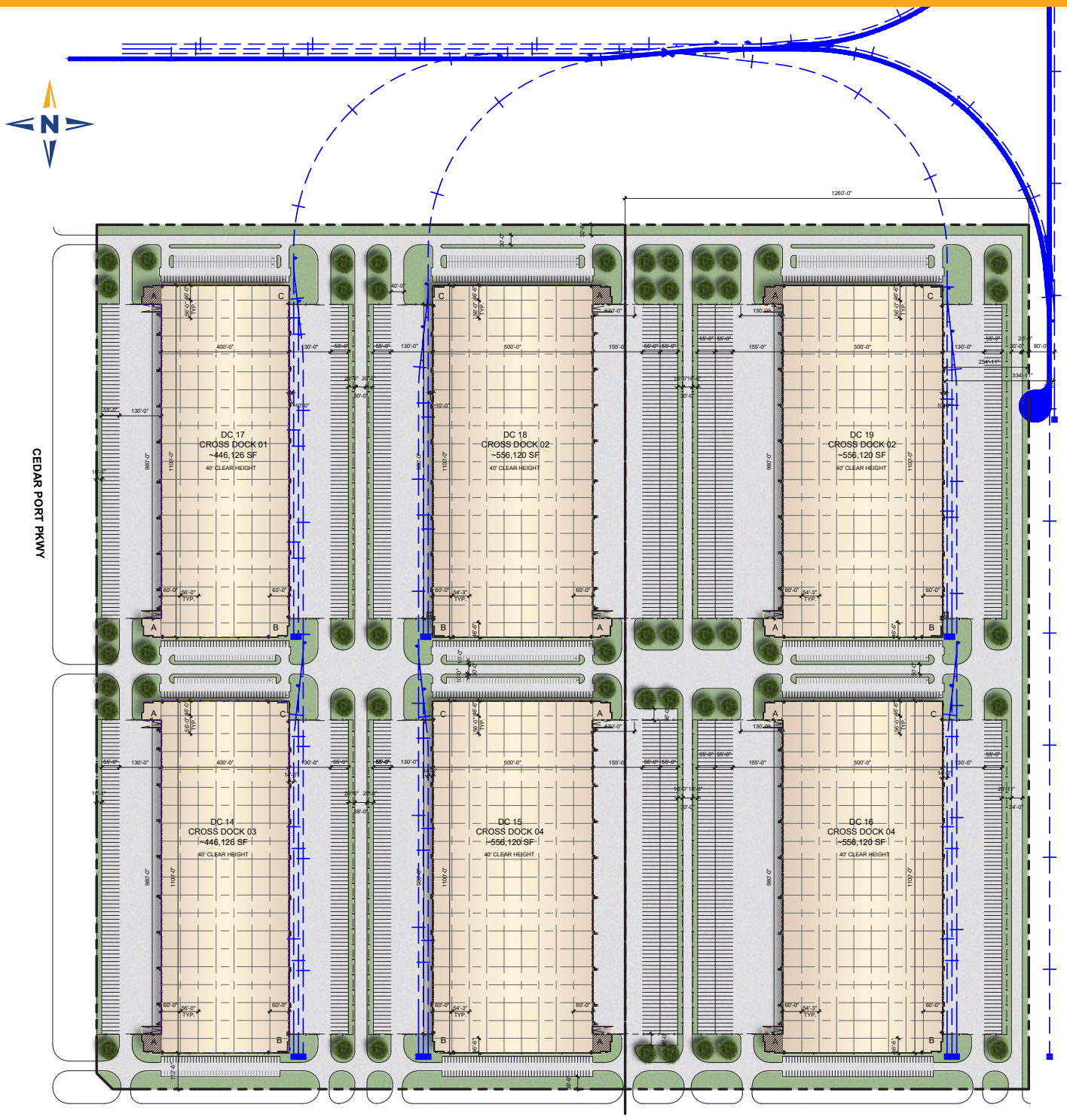
TGS CEDAR PORT INDUSTRIAL PARK

DC 14 – 19 MASTER SITE PLAN

TGSCEDARPORT.COM



TOTAL SITE AREA	TOTAL BUILDING AREA
±176.63 ACRES	±3,116,732 SF

TGS CEDAR PORT DC 14
BUILDING FEATURES

DELIVERING Q2 2027
±446,126 SF ON ±23.60 ACRES
RAIL-SERVED OR CROSS DOCK CONFIGURATION
DUAL RAIL SERVICE AVAILABLE (UP & BNSF)
TILTWALL CONSTRUCTION
BUILDING DEPTH 400’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB AND TRUCK COURTS
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 56’ COLUMN SPACING WITH 60’ SPEED BAYS
114 (9’ X 10’) DOCK HIGH DOORS
4 (20’ X 20’) DRIVE-IN DOORS, RAMPED
185’ FULL CONCRETE TRUCK COURT
162 TRAILER PARKS
161 CAR PARKS
POTENTIAL TAX INCENTIVES AVAILABLE

TGS CEDAR PORT DC 15
BUILDING FEATURES

DELIVERING Q2 2027
±556,120 SF ON ±28.65 ACRES
RAIL-SERVED OR CROSS DOCK CONFIGURATION
DUAL RAIL SERVICE AVAILABLE (UP & BNSF)
TILTWALL CONSTRUCTION
BUILDING DEPTH 500’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB AND TRUCK COURTS
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 54’3” COLUMN SPACING WITH 60’ SPEED BAYS
114 (9’ X 10’) DOCK HIGH DOORS
4 (20’ X 20’) DRIVE-IN DOORS, RAMPED
185’ – 265’ FULL CONCRETE TRUCK COURT
246 TRAILER PARKS
205 CAR PARKS
POTENTIAL TAX INCENTIVES AVAILABLE

TGS CEDAR PORT DC 16
BUILDING FEATURES

PROPOSED
±556,120 SF ON ±30.72 ACRES
RAIL-SERVED OR CROSS DOCK CONFIGURATION
DUAL RAIL SERVICE AVAILABLE (UP & BNSF)
TILTWALL CONSTRUCTION
BUILDING DEPTH 500’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB AND TRUCK COURTS
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 54’3” COLUMN SPACING WITH 60’ SPEED BAYS
114 (9’ X 10’) DOCK HIGH DOORS
4 (20’ X 20’) DRIVE-IN DOORS, RAMPED
185’ – 265’ FULL CONCRETE TRUCK COURT
243 TRAILER PARKS
228 CAR PARKS
POTENTIAL TAX INCENTIVES AVAILABLE

TGS CEDAR PORT DC 17
BUILDING FEATURES

PROPOSED
±446,126 SF ON ±24.12 ACRES
RAIL-SERVED OR CROSS DOCK CONFIGURATION
DUAL RAIL SERVICE AVAILABLE (UP & BNSF)
TILTWALL CONSTRUCTION
BUILDING DEPTH 400’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB AND TRUCK COURTS
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 56’ COLUMN SPACING WITH 60’ SPEED BAYS
114 (9’ X 10’) DOCK HIGH DOORS
4 (20’ X 20’) DRIVE-IN DOORS, RAMPED
185’ FULL CONCRETE TRUCK COURT
162 TRAILER PARKS
193 CAR PARKS
POTENTIAL TAX INCENTIVES AVAILABLE

TGS CEDAR PORT DC 18
BUILDING FEATURES

PROPOSED
±556,120 SF ON ±29.25 ACRES
RAIL-SERVED OR CROSS DOCK CONFIGURATION
DUAL RAIL SERVICE AVAILABLE (UP & BNSF)
TILTWALL CONSTRUCTION
BUILDING DEPTH 500’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB AND TRUCK COURTS
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 54’3” COLUMN SPACING WITH 60’ SPEED BAYS
114 (9’ X 10’) DOCK HIGH DOORS
4 (20’ X 20’) DRIVE-IN DOORS, RAMPED
185’ – 265’ FULL CONCRETE TRUCK COURT
243 TRAILER PARKS
248 CAR PARKS
POTENTIAL TAX INCENTIVES AVAILABLE

TGS CEDAR PORT DC 19
BUILDING FEATURES

PROPOSED
±556,120 SF ON ±30.99 ACRES
RAIL-SERVED OR CROSS DOCK CONFIGURATION
DUAL RAIL SERVICE AVAILABLE (UP & BNSF)
TILTWALL CONSTRUCTION
BUILDING DEPTH 500’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB AND TRUCK COURTS
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 54’3” COLUMN SPACING WITH 60’ SPEED BAYS
114 (9’ X 10’) DOCK HIGH DOORS
4 (20’ X 20’) DRIVE-IN DOORS, RAMPED
185’ – 265’ FULL CONCRETE TRUCK COURT
243 TRAILER PARKS
248 CAR PARKS
POTENTIAL TAX INCENTIVES AVAILABLE

JOHN SIMONS
PARTNER
713.275.9634
john.simons@partnersrealestate.com

GRAY GILBERT, SIOR
PARTNER
713.301.7252
gray.gilbert@partnersrealestate.com

CHRIS HARO
PARTNER
713.275.9620
chris.haro@partnersrealestate.com