

101 W 4th St

101 W 4th St, Freeport, TX 77541

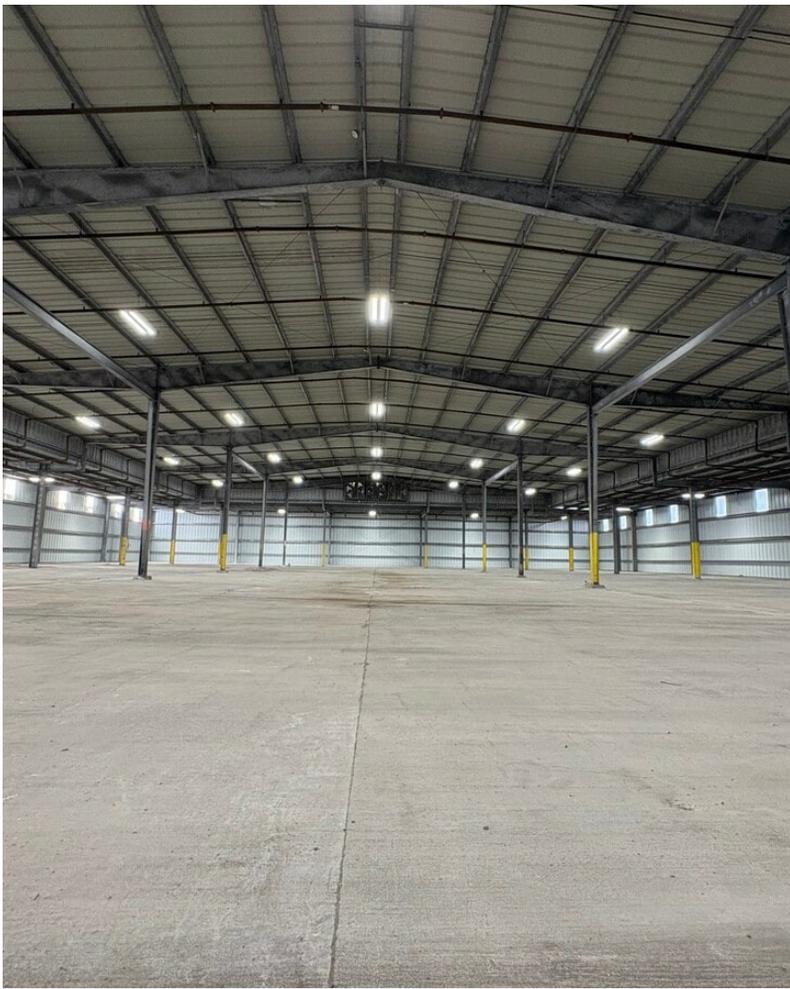
Deano Merrigan

LM Storage

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101 W 4th St

Upon Request

Industrial Warehouse: divisible

*Up to 6 Acres of stabilized laydown yard available

*Loading Docks

*600 AMP power

*Building A-46,000 Sq Ft with 6,500 SQ FT of climate controlled space

*Building B-20,000 Sq Ft of climate controlled space

Property Highlights

- Prime Location: Situated in Freeport, TX, a hub for industrial activity with proximity to the Port of Freeport, one of the busiest ports on the Gulf Coast, offering excellent access to shipping and logistics networks.

- Use: Ideal for manufacturing, warehousing, distribution, or other industrial operations, with potential for customization to suit buyer needs.

- Strategic Connectivity: Close to major highways (e.g., TX-332 and TX-288), providing efficient transport links to Houston (approx. 60 miles) and other...

- Easy Access
- Semi-Friendly
- Location is near the Port



Rental Rate: Upon Request

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 66,000 SF

Year Built: 1973

Rental Rate Mo: Upon Request

1st Floor

6,500 SQ FT of climate controlled space.

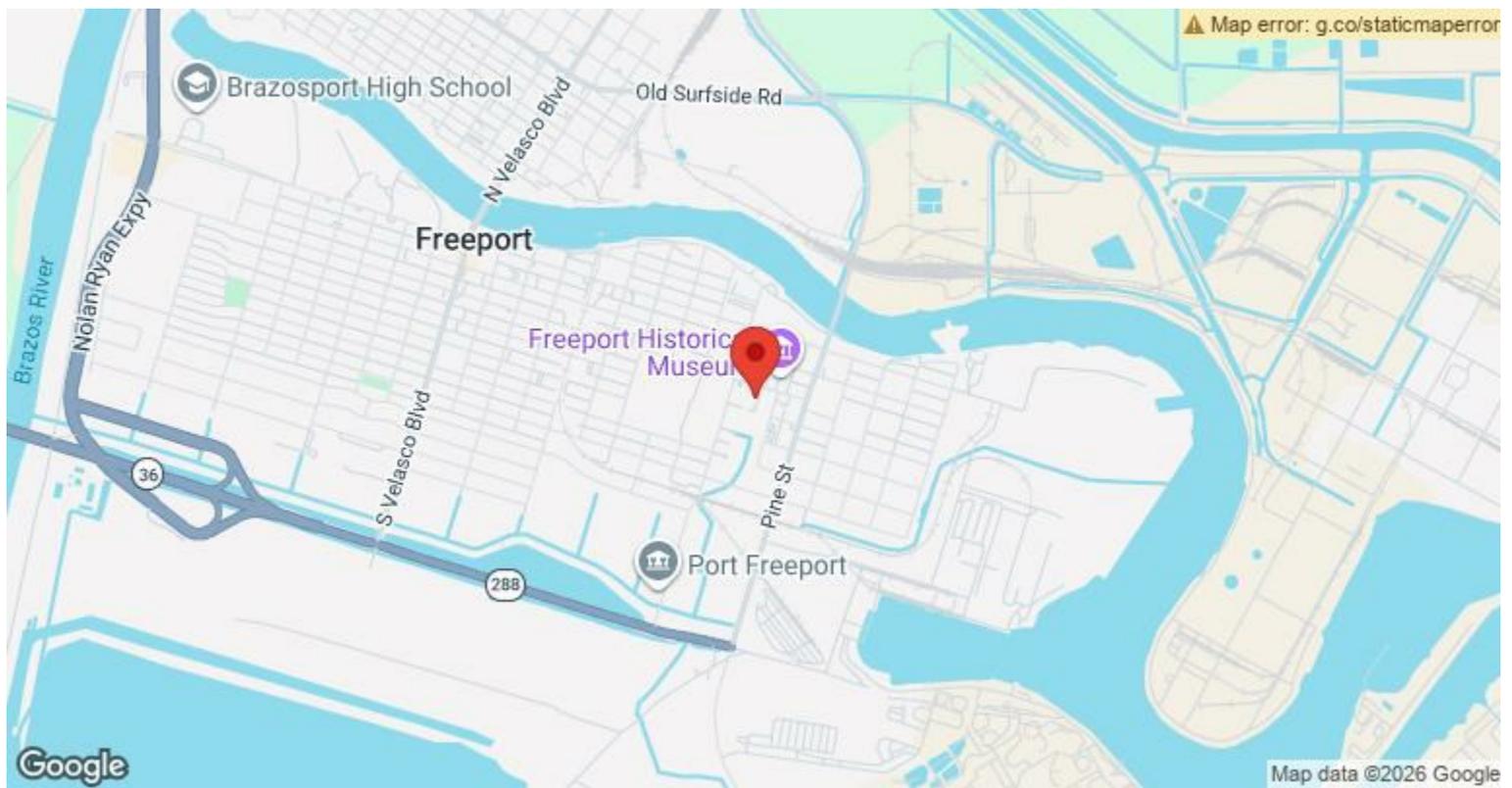
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Space Available	46,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Office Size	6,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

1st Floor

2

Space Available	20,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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- Economic Growth Area: Freeport's industrial sector benefits from a robust local economy driven by petrochemical, maritime, and logistics industries, making this property a strong investment opportunity.

Key Selling Points

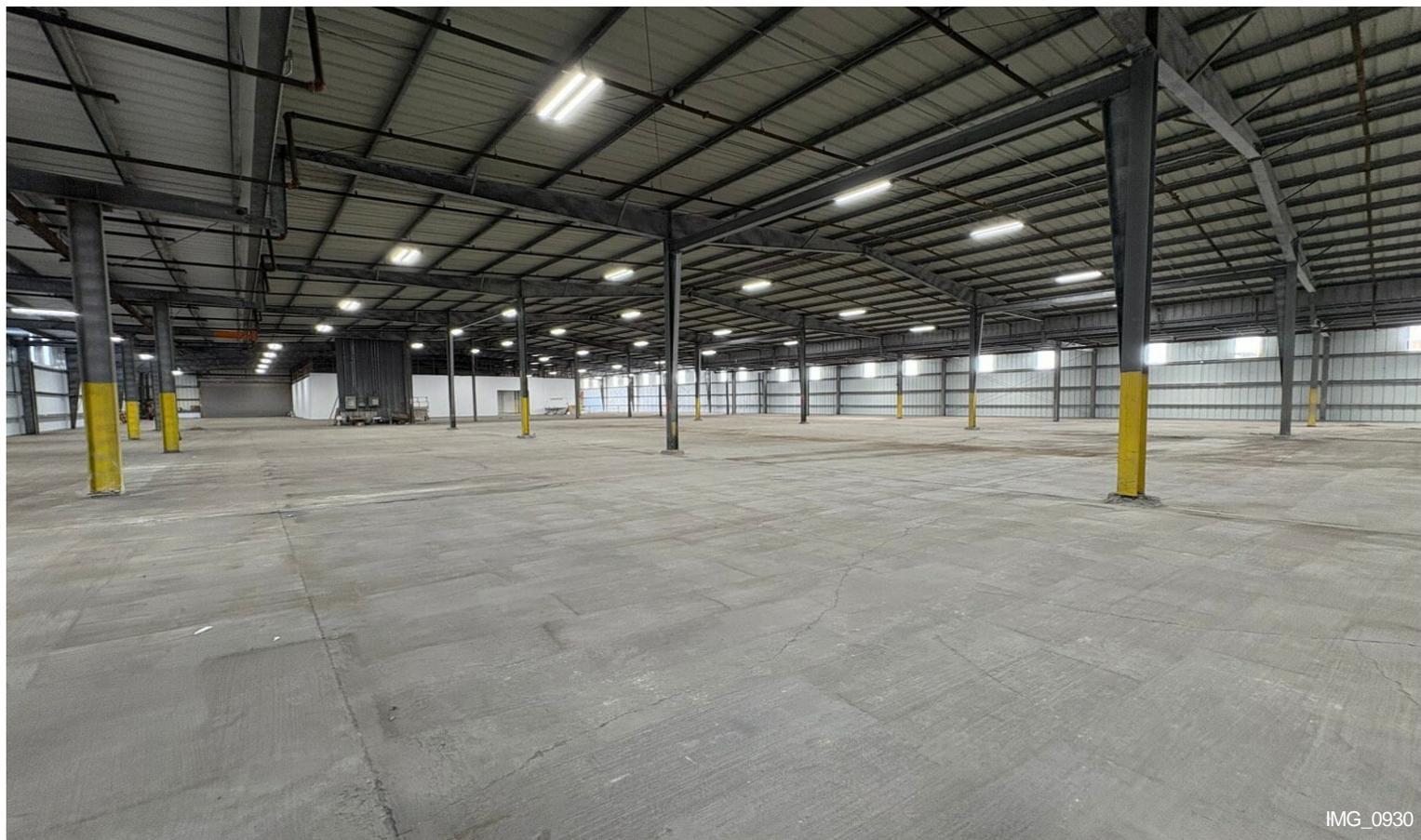
- Port Proximity: Direct access to the Port of Freeport enhances appeal for businesses reliant on import/export, reducing transportation costs and time.

- Flexible Use: Suitable for a range of industrial purposes, from storage to heavy manufacturing, appealing to diverse buyers or investors.

- Infrastructure Advantage: Freeport's established industrial infrastructure, including utilities and logistics support, ensures operational efficiency.

- Market Demand: Strong demand for industrial properties in the area due to Freeport's role in global trade and energy sectors.

Property Photos

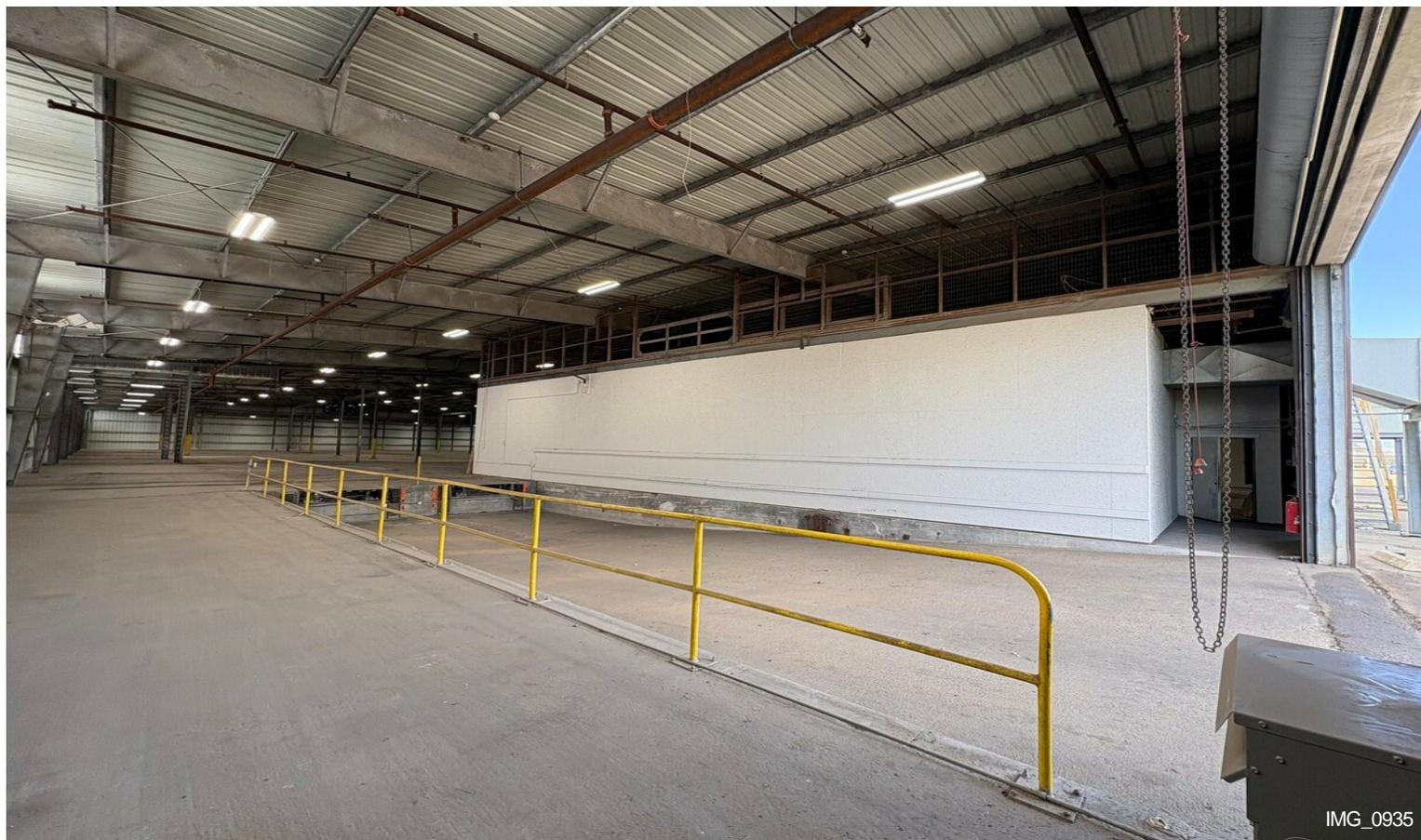


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Property Photos



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