



# **Industrial Warehouse /Manufacturing Facility – Available**

**950 Business Park  
Port Arthur, Texas 77640**

**For Information  
Contact:**

JC Real Properties, LLC  
(214) 674-5422  
[Info@jcptexas.com](mailto:Info@jcptexas.com)



## Property Highlights

- +/- 9-Acre Facility
- +/- 173,600 Total SF
- +/- 100,000 SF Available (Divisible)
- 30' Clear Height
- Lighted and Paved parking for 92 cars
- +/- 6,600 SF Office Space
- Reinforced Slab
- 3 Grade Level Access Truck Doors
- 9 Dock-High Doors
- 3 Grade Level
- LED Lighting
- Heavy Power; 1200 AMP/480v Capacity (Expandable)
- New Roof 2025
- Fenced and Gated

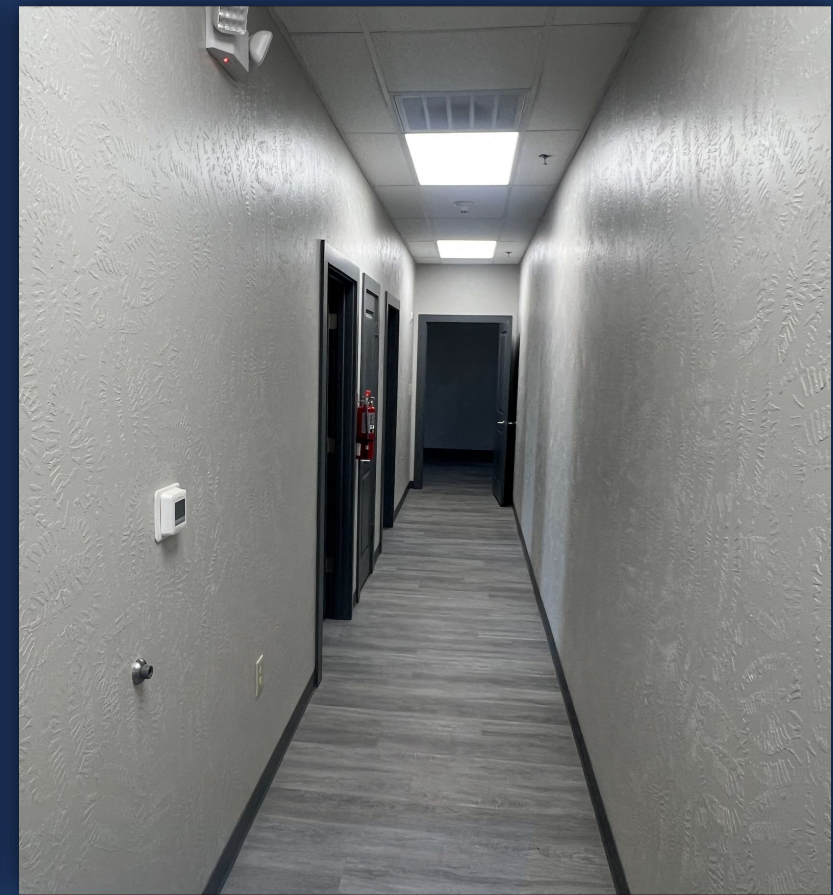












## Office Space (+/- 6,600 SF )

- LED Lighting
- Large Breakroom with Kitchen

- Men's and Women's Restrooms
- Locker Rooms with Showers



**950 Business Park**  
**Port Arthur, Texas 77640**