



# Twin City Industrial Park

Beaumont, Texas

## CORPORATE OFFICE

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Beaumont, TX | 77701  
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## LEASING CONTACT

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# Property Information

# 21,540 SF

## CENTER NAME

Twin City Industrial Park

## LISTING ID

111

## LOCATION

6355 Hwy 347  
Beaumont, TX | 77705

## PROPERTY HIGHLIGHTS

- Traffic Counts: 21,000 VPD (Hwy 347)
- Close proximity to major industry leaders
- Free-Standing Building; move in ready 3,000 SF Office Space

## DEMOGRAPHIC SNAPSHOT

|                   | 5 MILE   | 10 MILES |
|-------------------|----------|----------|
| POPULATION        | 48,648   | 194,399  |
| HOUSEHOLDS        | 16,357   | 73,547   |
| AVERAGE HH INCOME | \$73,271 | \$81,038 |

- Free Standing Tenant Building



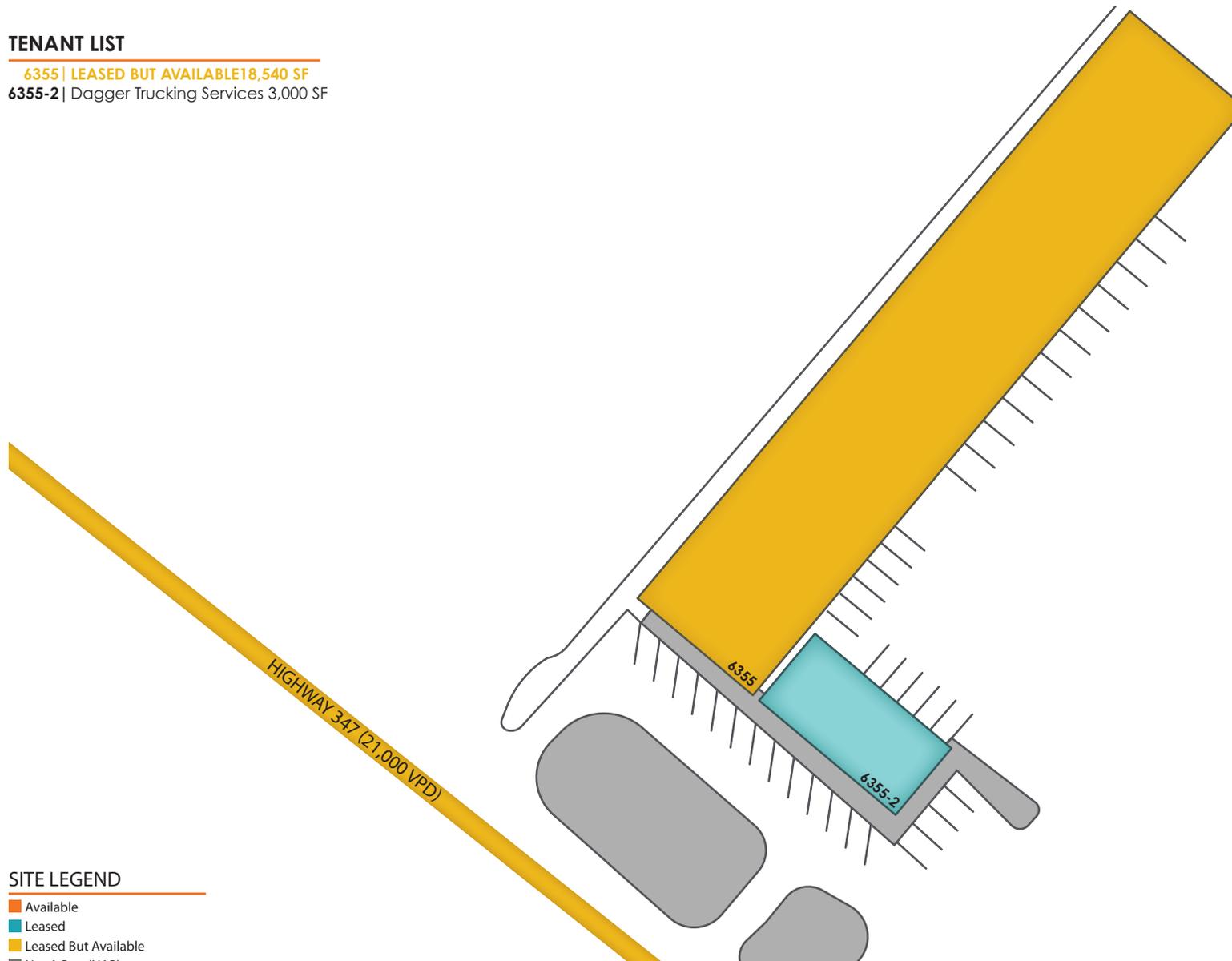
# 111 | Twin City Industrial Park

6355 Highway 347  
Beaumont, TX | 77705



## TENANT LIST

**6355 | LEASED BUT AVAILABLE 18,540 SF**  
6355-2 | Dagger Trucking Services 3,000 SF



## SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

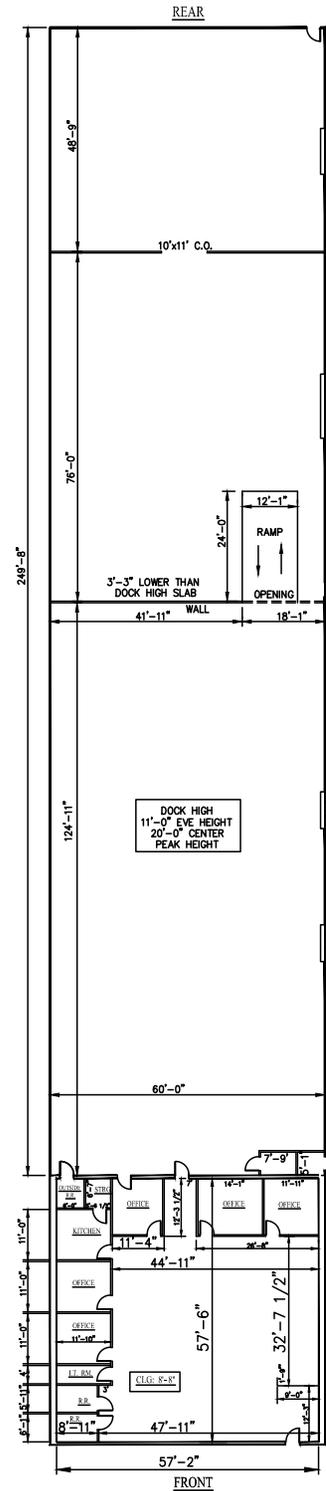
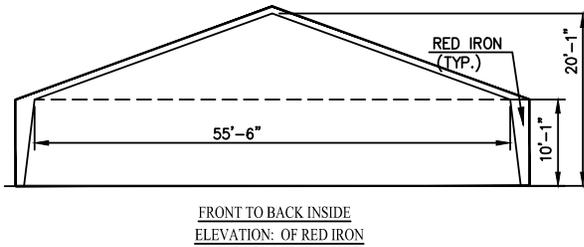
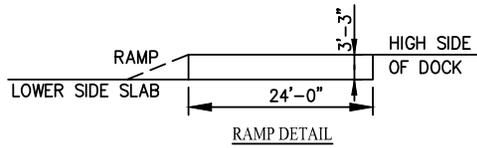
409-892-0200 | [ac-us.com](http://ac-us.com)



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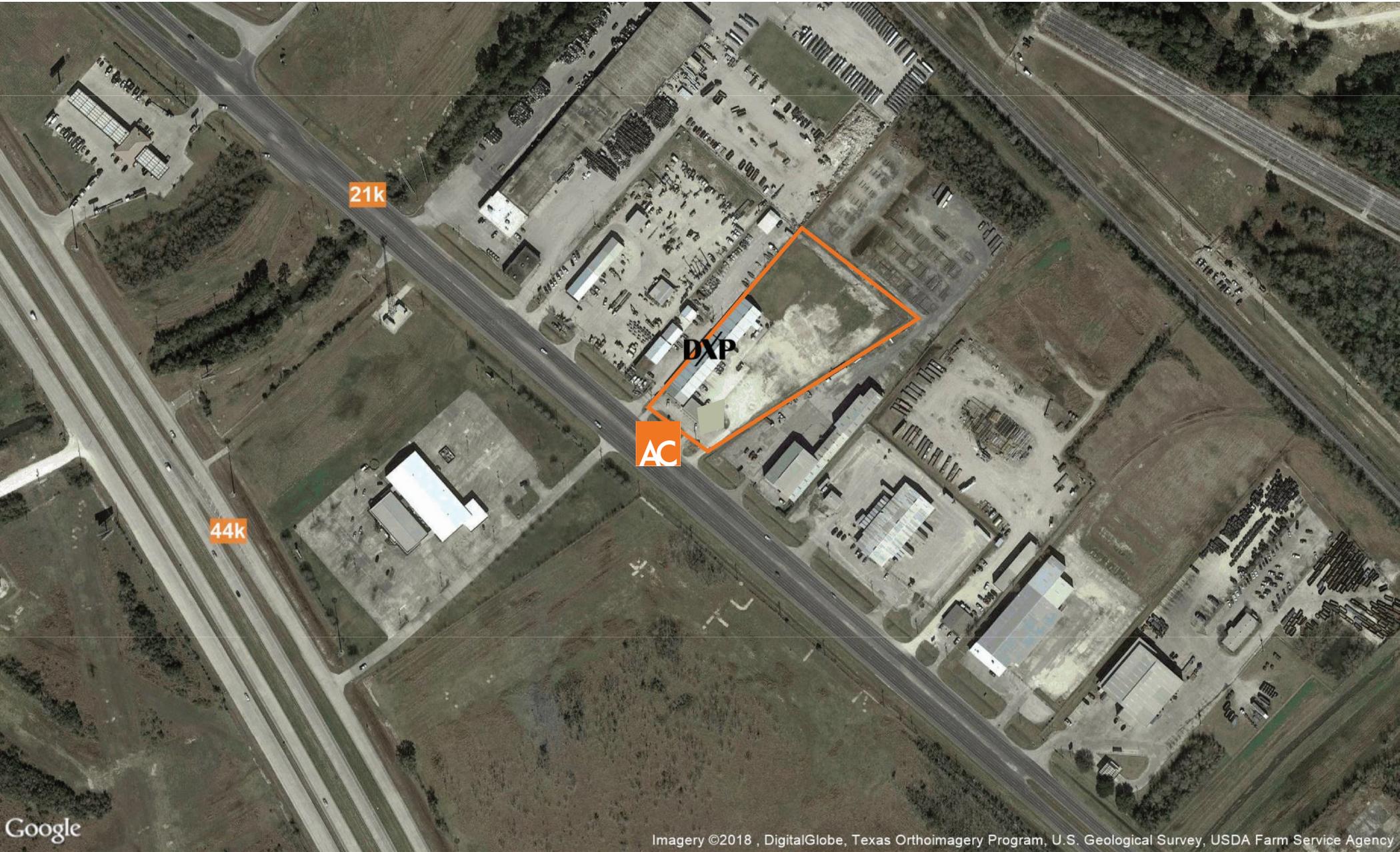
# 111 | 6355 Drawing

6355 TX-347 | Beaumont, Texas | 77705



# 111 | Twin City Industrial Park

6355 TX-347 | Beaumont, Texas | 77705



Google

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