

# Industrial Buildings for Lease

**3144 Texas Avenue, Bridge City, TX**



Strategically located within close proximity to major petrochemical, refining and energy facilities and brownfield & greenfield projects.



13,800 sf, mix of storage, workshop, and office space.



3.15 acre site



Highway access



Negotiable term and rate



**KW COMMERCIAL**

8344 Spring Cypress Rd.  
Spring, TX 77379



**PRESENTED BY:**

**JANNA SANDERS**

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# Industrial Buildings for Lease

## PROPERTY FOOTPRINT & BUILDING SIZES



OFFICE: 1,000 sq ft

WH#1: 5,000 sq ft

WH#2: 1,700 sq ft

SHOP AREA: 6,000 sq ft



TOTAL LAND AREA:  
**137,214 sq ft**

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## Access & Location



Road frontage and access to Hwy 87 (Texas Ave.)



Additional access via Patillo Circle



Close proximity to petrochemical & refinery facilities



## Warehouse #1 - 5000 sf (approx)



Climate Controlled



Concrete Parking with Security Fence



Multiple Roll-up Bay Doors





# Access & Location

- Road frontage and access to Hwy 87 (Texas Ave.)
- Additional access via Patillo Circle
- Close proximity to petrochemical & refinery facilities





# Office Area - 1000 sf (approx)

- Reception Area
- Two Restrooms
- Kitchen Area



# Office Area - 1000 sf (approx)

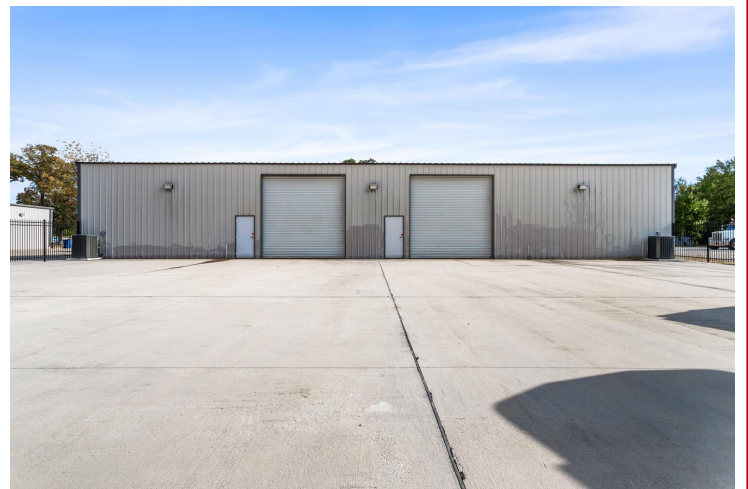
- Reception Area
- Two Restrooms
- Kitchen Area





# Warehouse #1 - 5000 sf (approx)

- **Climate Controlled**
- **Concrete Parking with Security Fence**
- **Multiple Roll-up Bay Doors**





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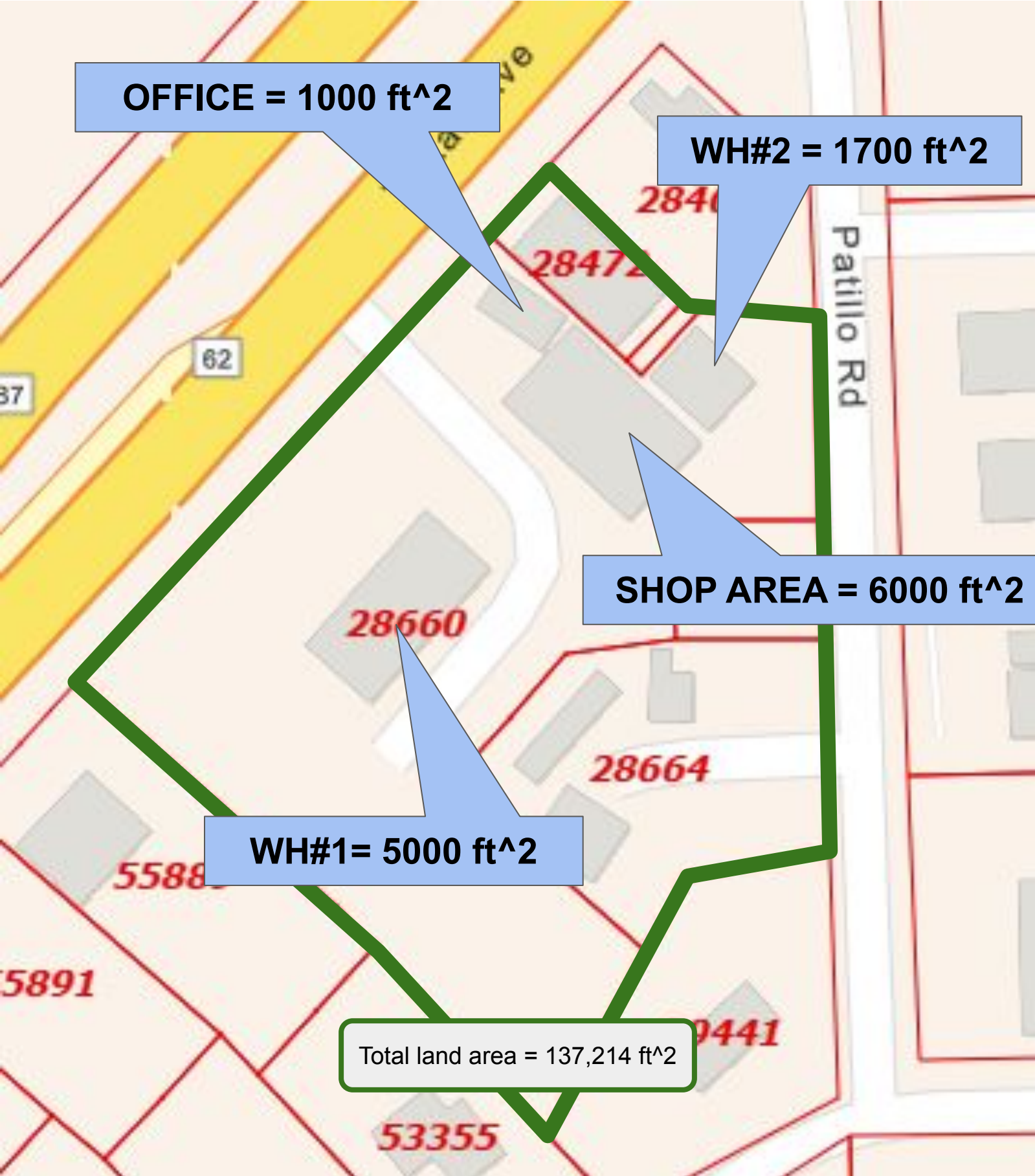


## **Warehouse #2 - 1800 sf (approx.)**

- Large Bay Door
- Interior & Exterior Lighting





A map of a commercial property with a green boundary. The property is divided into several areas, each with a callout box indicating its area. The areas are: OFFICE = 1000 ft^2, WH#2 = 1700 ft^2, SHOP AREA = 6000 ft^2, WH#1 = 5000 ft^2, and Total land area = 137,214 ft^2. The map shows streets, including Patillo Rd, and various lot numbers such as 28472, 28660, 28664, 5588, 5891, 53355, and 9441. A yellow road with a '62' shield is visible on the left side.

**OFFICE = 1000 ft<sup>2</sup>**


**WH#2 = 1700 ft<sup>2</sup>**

**SHOP AREA = 6000 ft<sup>2</sup>**

**WH#1 = 5000 ft<sup>2</sup>**

**Total land area = 137,214 ft<sup>2</sup>**





OFFICE = 1000 ft<sup>2</sup>

The image is an aerial photograph of a commercial property. A large orange polygon outlines a specific area. Within this area, there are several buildings. Red lines delineate individual lots, some of which are labeled with red numbers: 28472, 28660, 28664, 55889, 55891, 29441, and 53353. A blue callout points to a building within the orange area, stating 'OFFICE = 1000 ft^2'. Another blue callout points to a building outside the orange area, stating 'WH#2 = 1700 ft^2'. A third blue callout points to a building within the orange area, stating 'WH#1 = 5000 ft^2'. A fourth blue callout points to a building within the orange area, stating 'SHOP AREA = 6000 ft^2'. A green callout at the bottom states 'Total land area = 137,214 ft^2'.

WH#2 = 1700 ft<sup>2</sup>

SHOP AREA = 6000 ft<sup>2</sup>

WH#1 = 5000 ft<sup>2</sup>

Total land area = 137,214 ft<sup>2</sup>