

FOR SALE OR LEASE



5315 N TWIN CITY HWY NEDERLAND, TX 77627

Industrial/Commercial Space

PROPERTY HIGHLIGHTS

- +/-11,960 SF on +/- 12 Acres
- Lighted Concrete Parking Lot
- Minutes from Beaumont, Port Arthur, and major refineries

OFFICE BUILDING - +/-2,400 SF

- 4 Offices or Shared Workspaces
- Conference Room
- Restrooms

MAIN BUILDING - +/-9,560 SF

- Large climate controlled open room ideal for showroom, warehouse, shop, etc.
- 32' center eve height
- 5 Offices
- Conference room
- Mezzanine storage
- Restrooms
- Pricing Contact Broker

For information, please contact:

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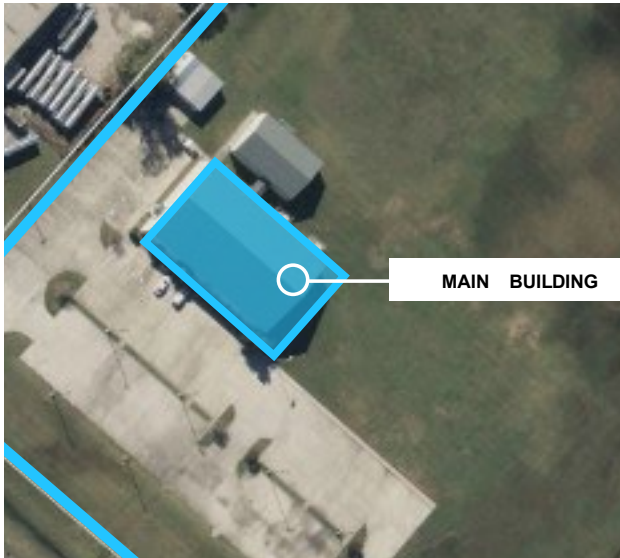
NEWMARK

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Site Overview



Main Building

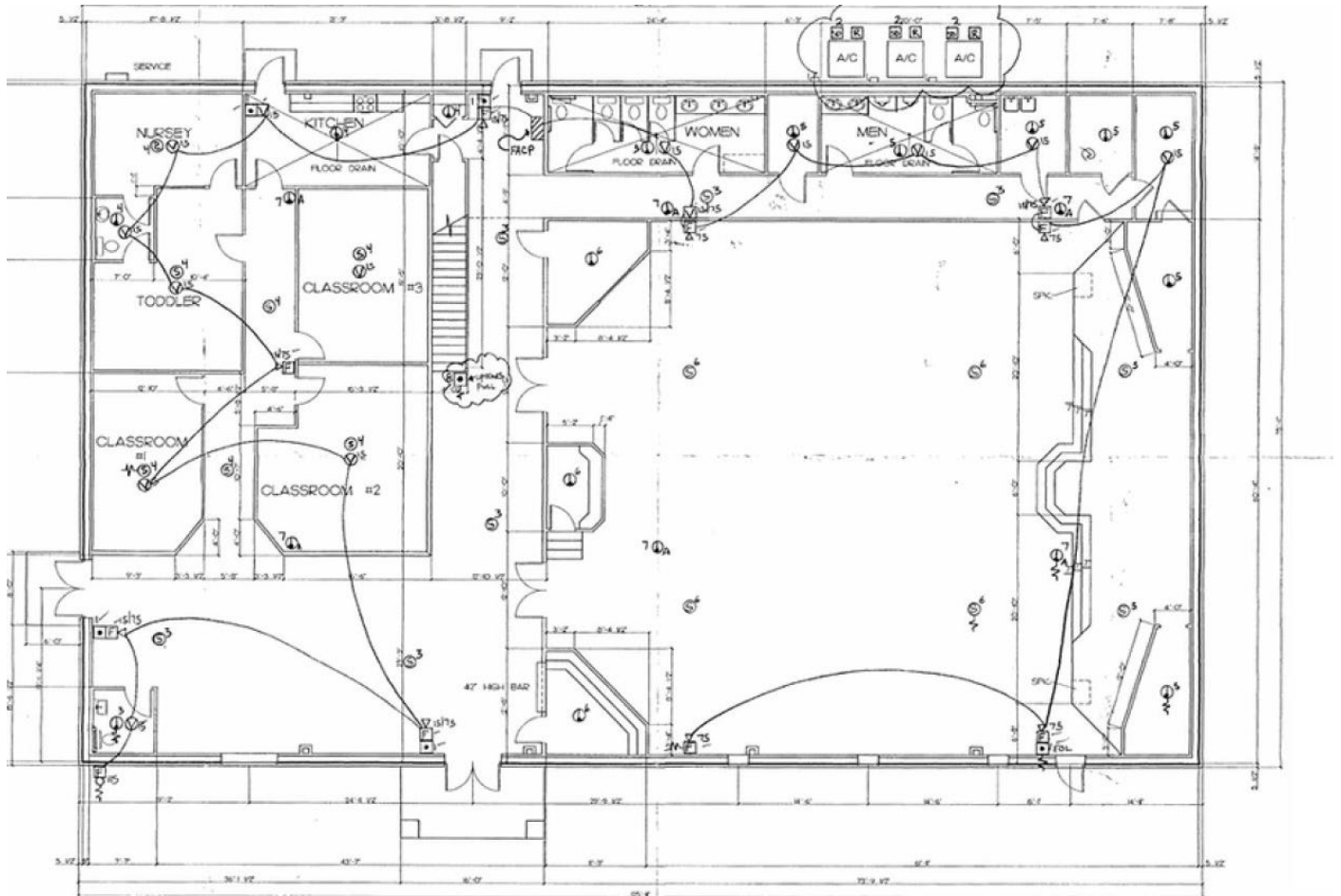


+/- 9,560 SF – IN EXCELLENT CONDITION

Main Building Specs

- Large climate controlled open room ideal for showroom, warehouse, shop, etc.
- 32' center eve height
- 5 Offices
- Conference Room
- Mezzanine storage
- Restrooms

MAIN BUILDING BLUEPRINT



Office Building

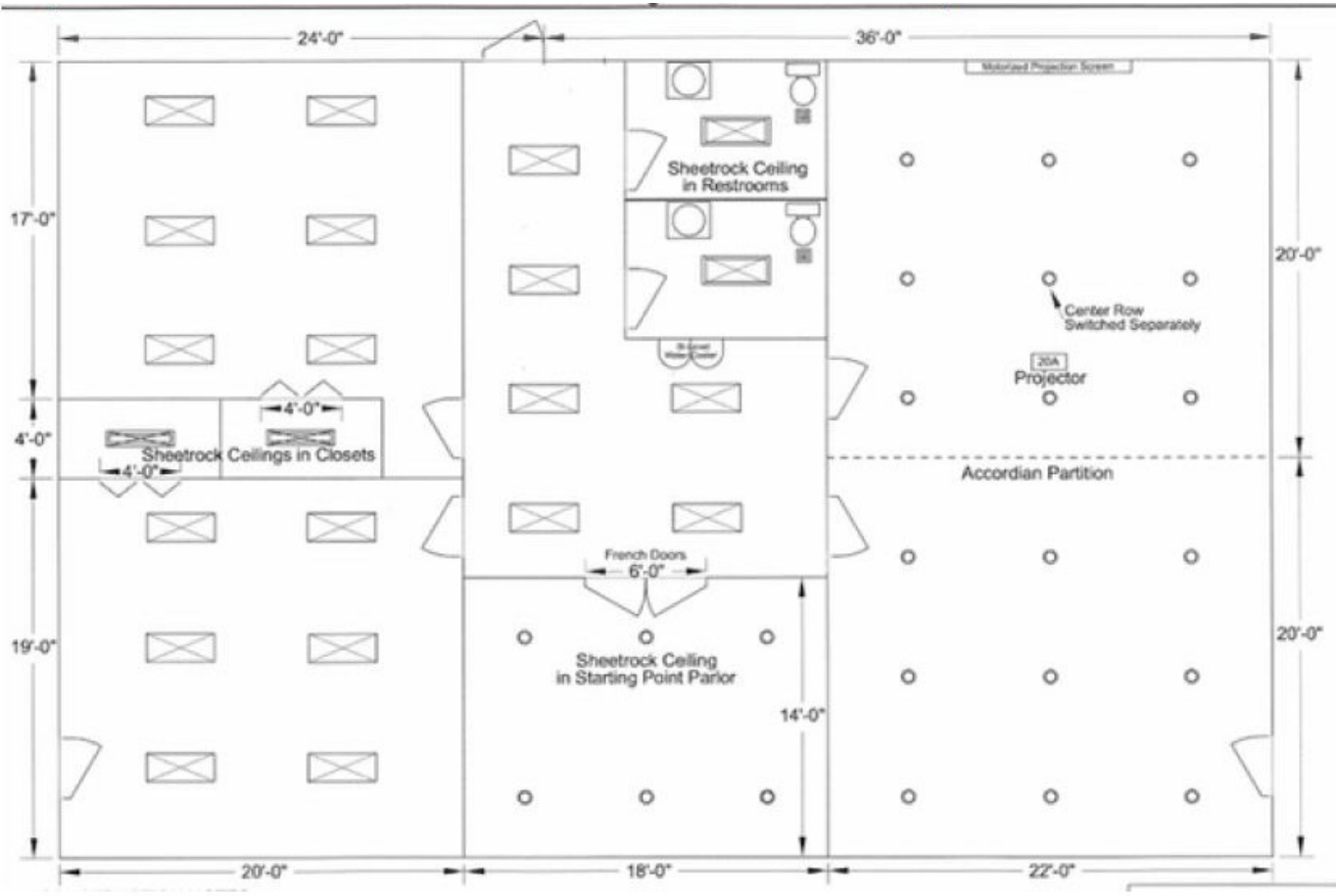


+/- 2,400 SF

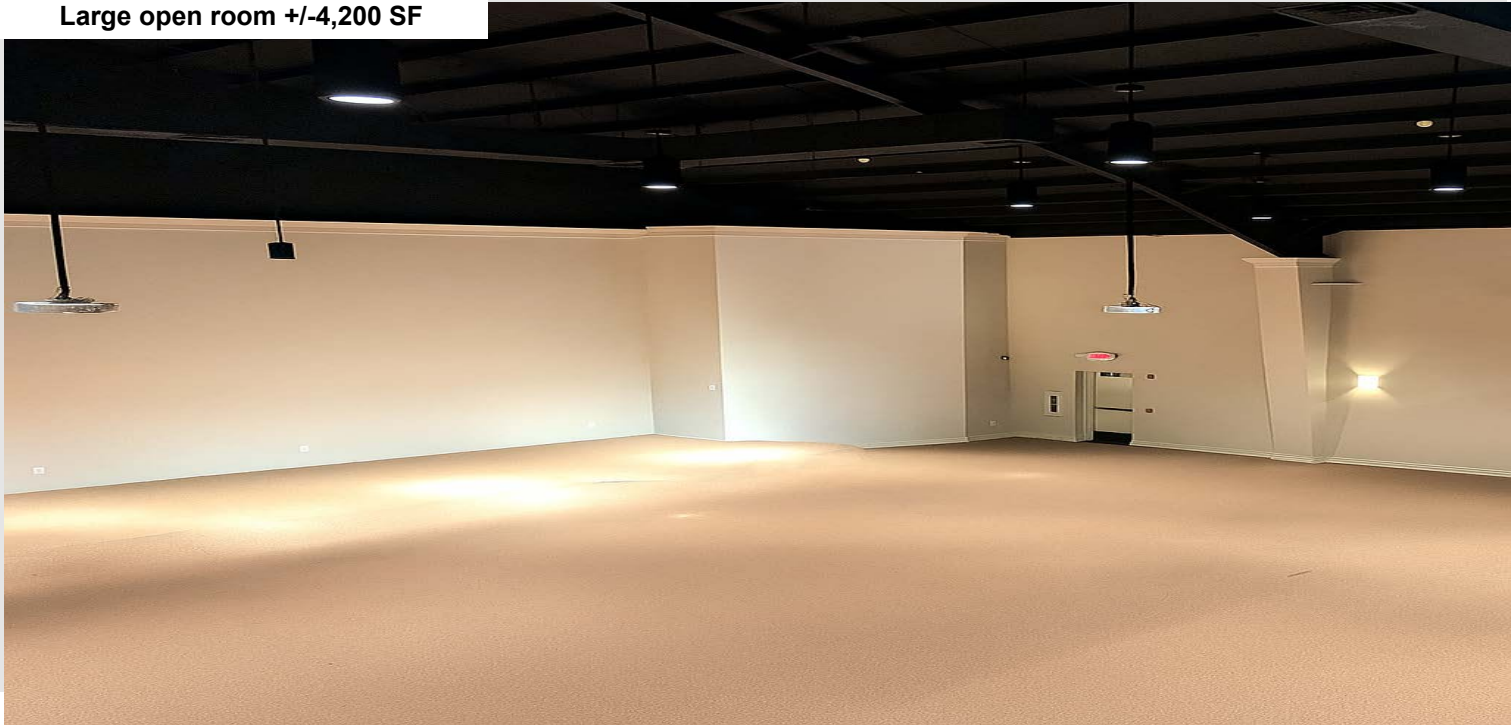
Office Building Specs

- 4 Offices or Shared Workspaces
- Conference Room
- Restrooms

OFFICE BUILDING BLUEPRINT



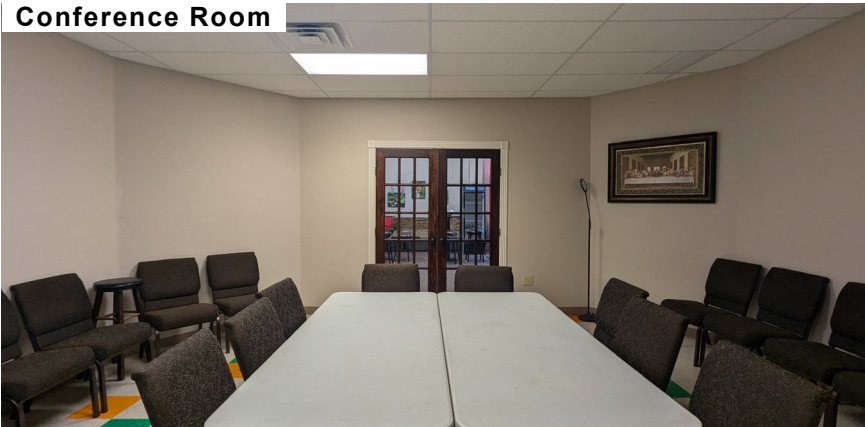
Large open room +/-4,200 SF



Kitchen Area



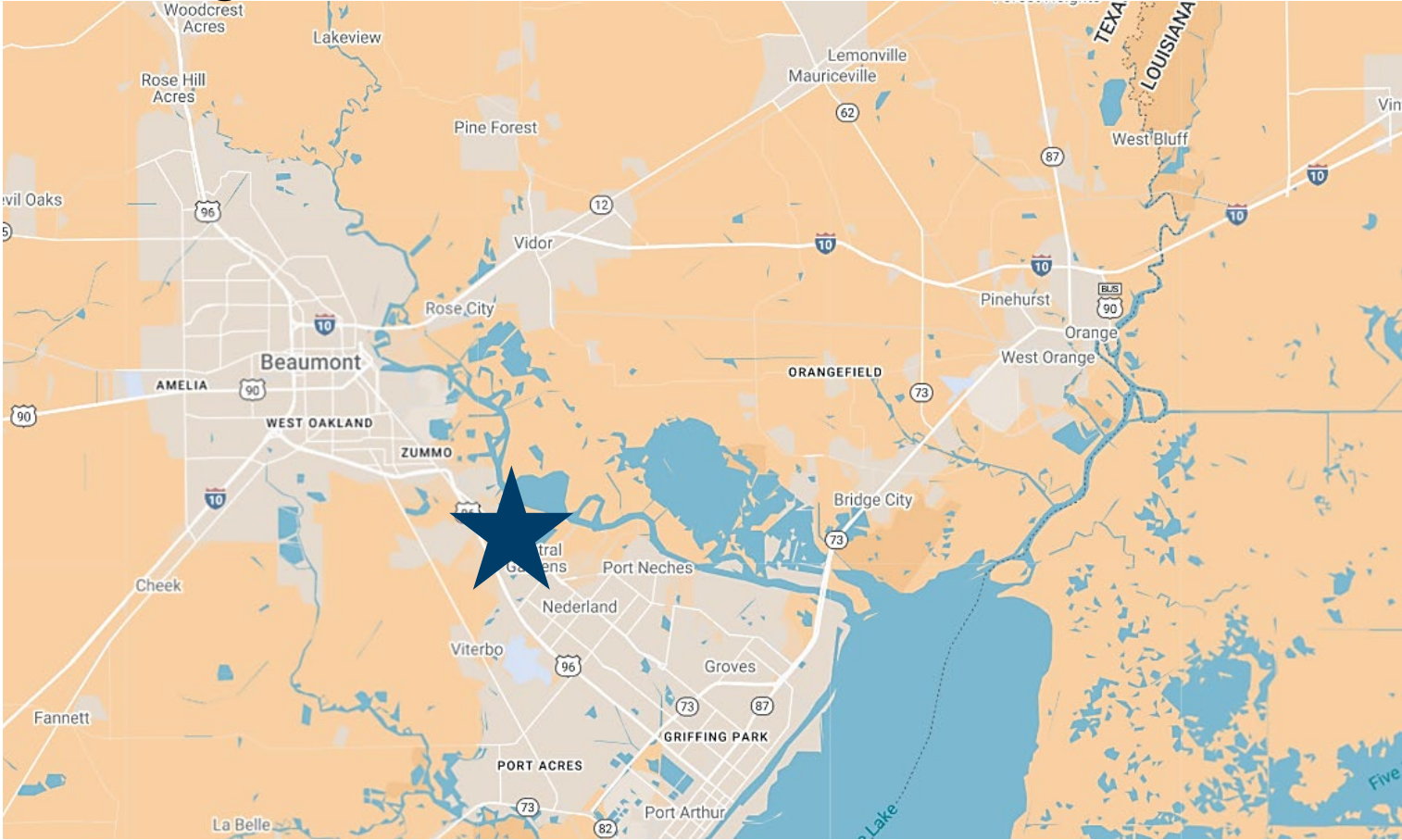
Conference Room



Restroom



Strategic Location



BEAUMONT	15 Minutes
PORT ARTHUR	20 Minutes
HOUSTON	1.5 Hours
LAKE CHARLES	1 Hour

CLOSE TO DESTINATIONS THAT MATTER FOR YOUR BUSINESS

