



Twin City Industrial Park

Beaumont, Texas

CORPORATE OFFICE

350 Pine Street | Suite 800
Beaumont, TX | 77701
P: (409) 892-0200
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LEASING CONTACT

Kristyn Borgobello
Director of Leasing
(409) 658-0906
kborgobello@ac-us.com

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



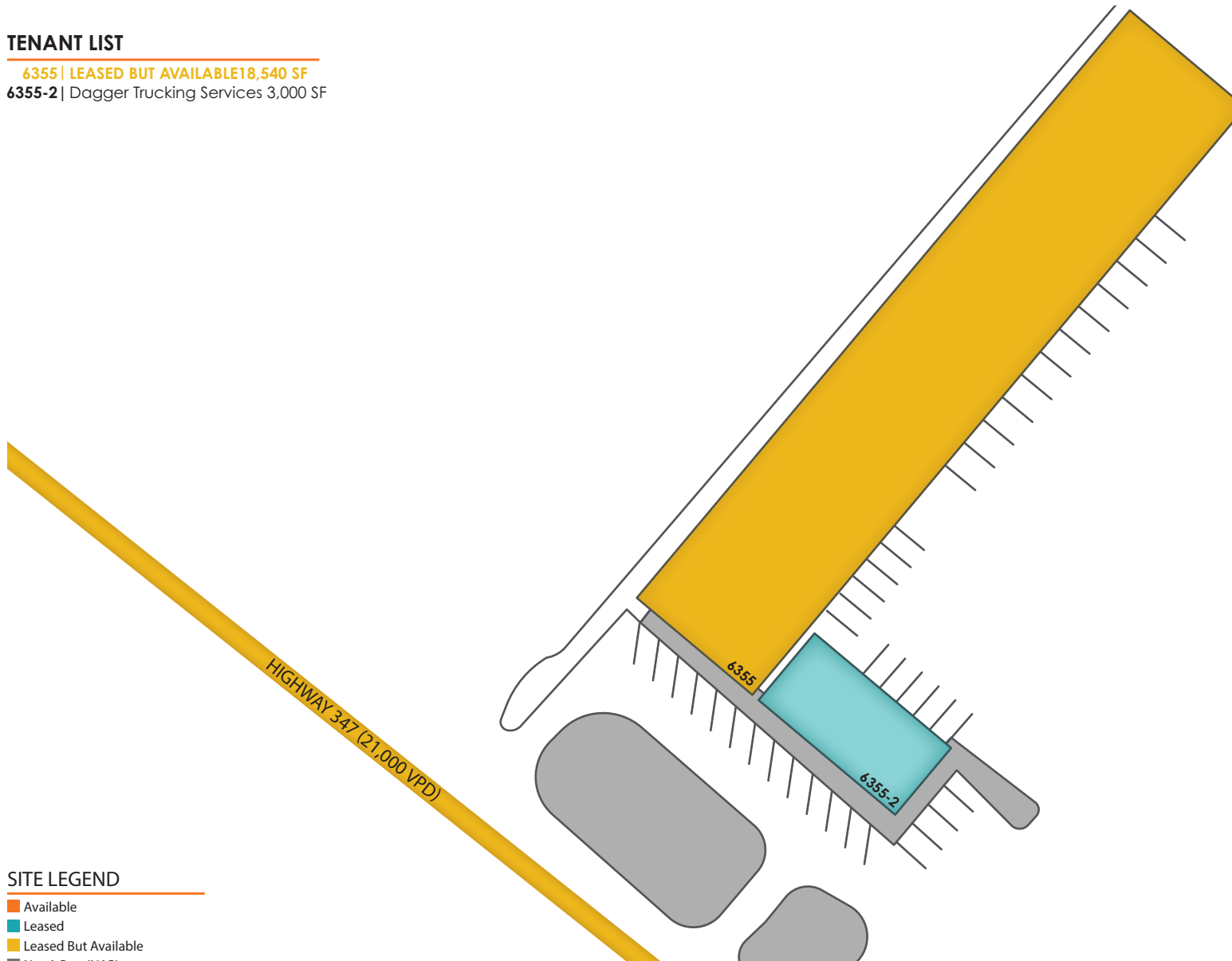
111 | Twin City Industrial Park

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.

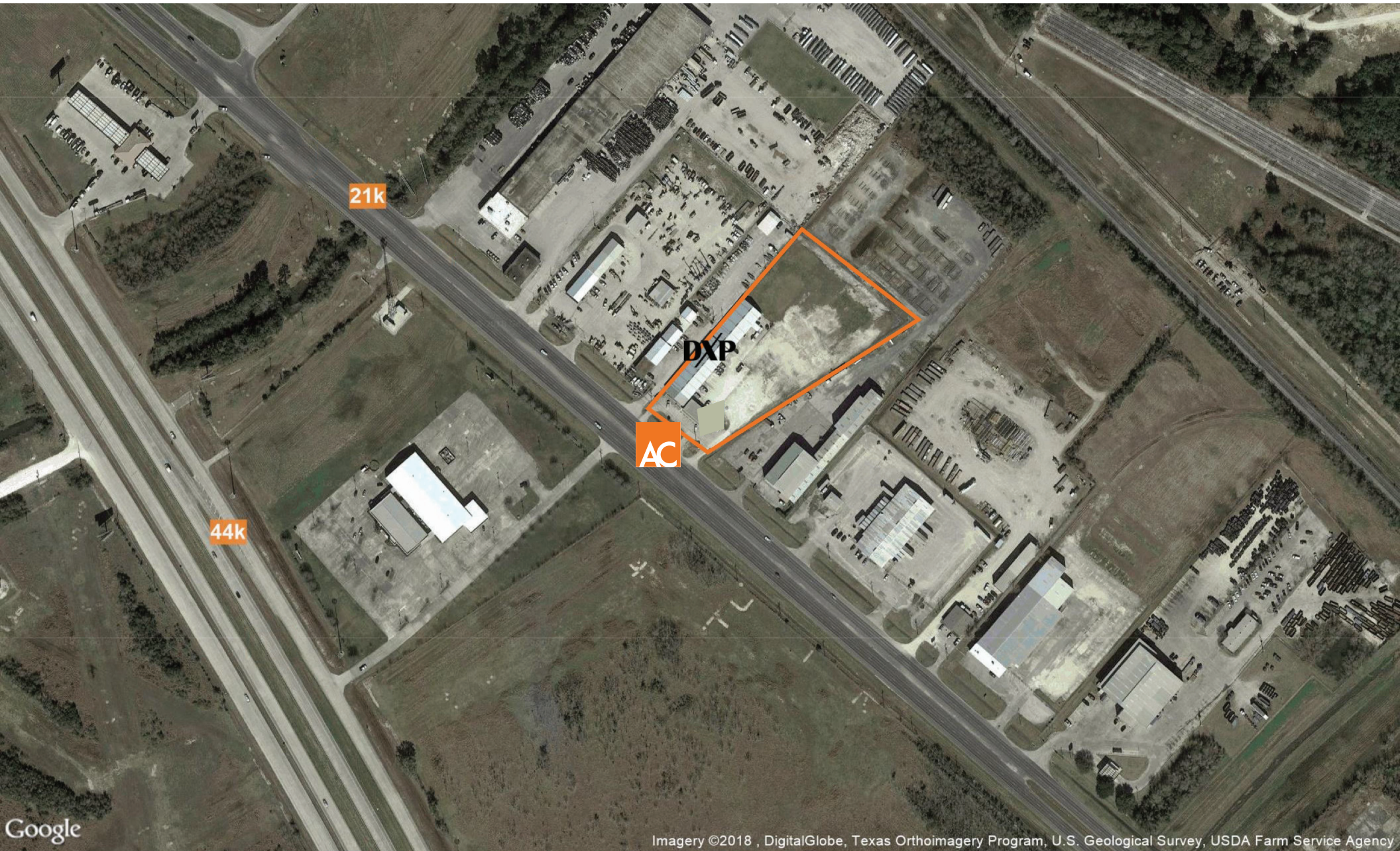
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AlbaneseCormier

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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference.
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