

# Industrial Warehouse – Available



**650 23<sup>rd</sup> Street  
Beaumont, Texas**

## **For Information Contact:**

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### Property Highlights

- +/- 14-Acre Facility
- +/- 330,000 Total SF
- +/- 250,000 SF Coming Available (Divisible)
- Structural Tilt-Wall Construction
- 30' Clear Height
- Railed Severed with Interior Rail and Exterior Railcar Storage
- +/- 6,600 SF Office Space and +/- 25,000 SF Mezzanine Office Space
- Reinforced Slab
- 3 Drive-In Ramps
- 42 Dock Doors
- LED Lighting
- Heavy Power; 1200 AMP/480v Capacity (Expandable)
- New TPO Roof 2020/2021
- Paved Storage Available
- Fenced and Gated





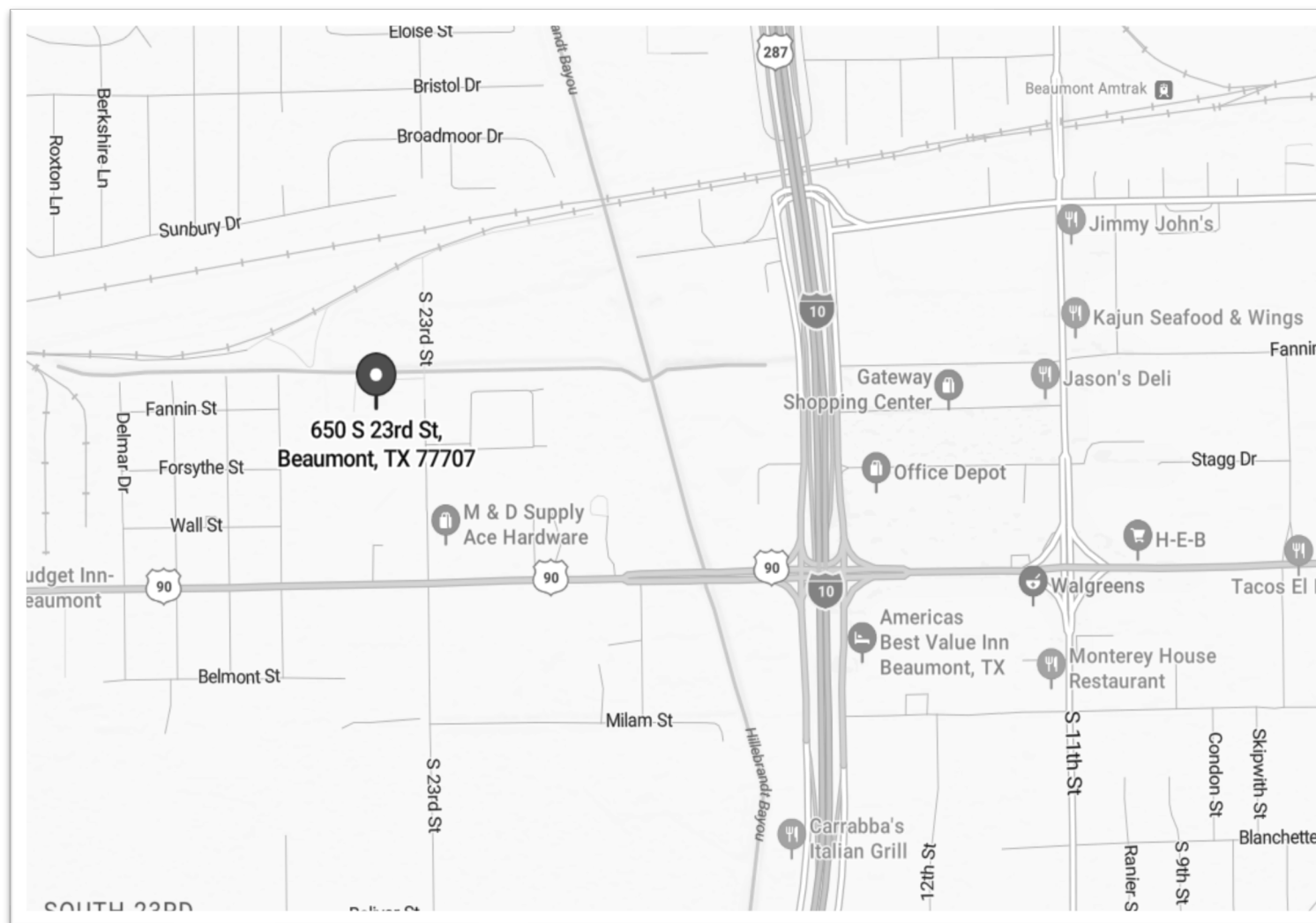






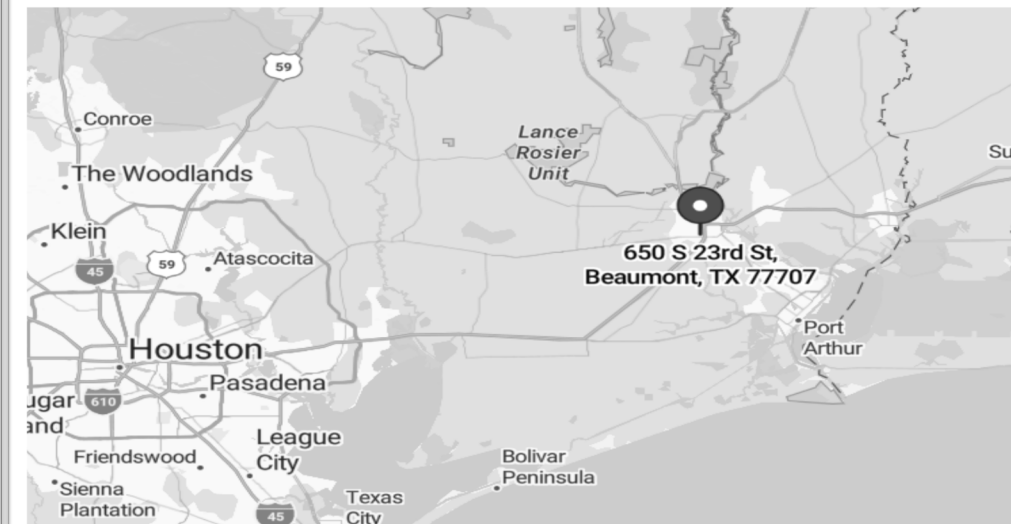
## Mezzanine Office with Large Conference Rooms and Ground Floor Office Space





### Location and Access Points:

- ❖ Signaled Intersection/Easy Access to Warehouse
- ❖ Less than 1 mile to I-10 access
- ❖ Approx. 4 miles to Port of Beaumont
- ❖ Approx. 22 miles to Port of Port Arthur
- ❖ Approx 75 miles to Port of Houston



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