

FOR LEASE



5315 N TWIN CITY HWY NEDERLAND, TX 77627

Industrial/Commercial Space for Lease *Additional Acreage Available*

PROPERTY HIGHLIGHTS

- +/-12,644 SF on +/- 1 Acre
- Lighted Concrete Parking Lot
- Additional Land Available for Expansion/ Laydown Yard or **Build-to-Suit**
- 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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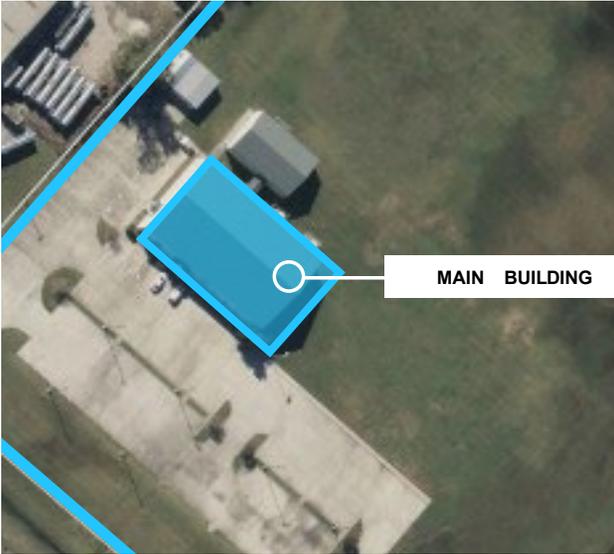
NEWMARK

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Site Overview



Main Building

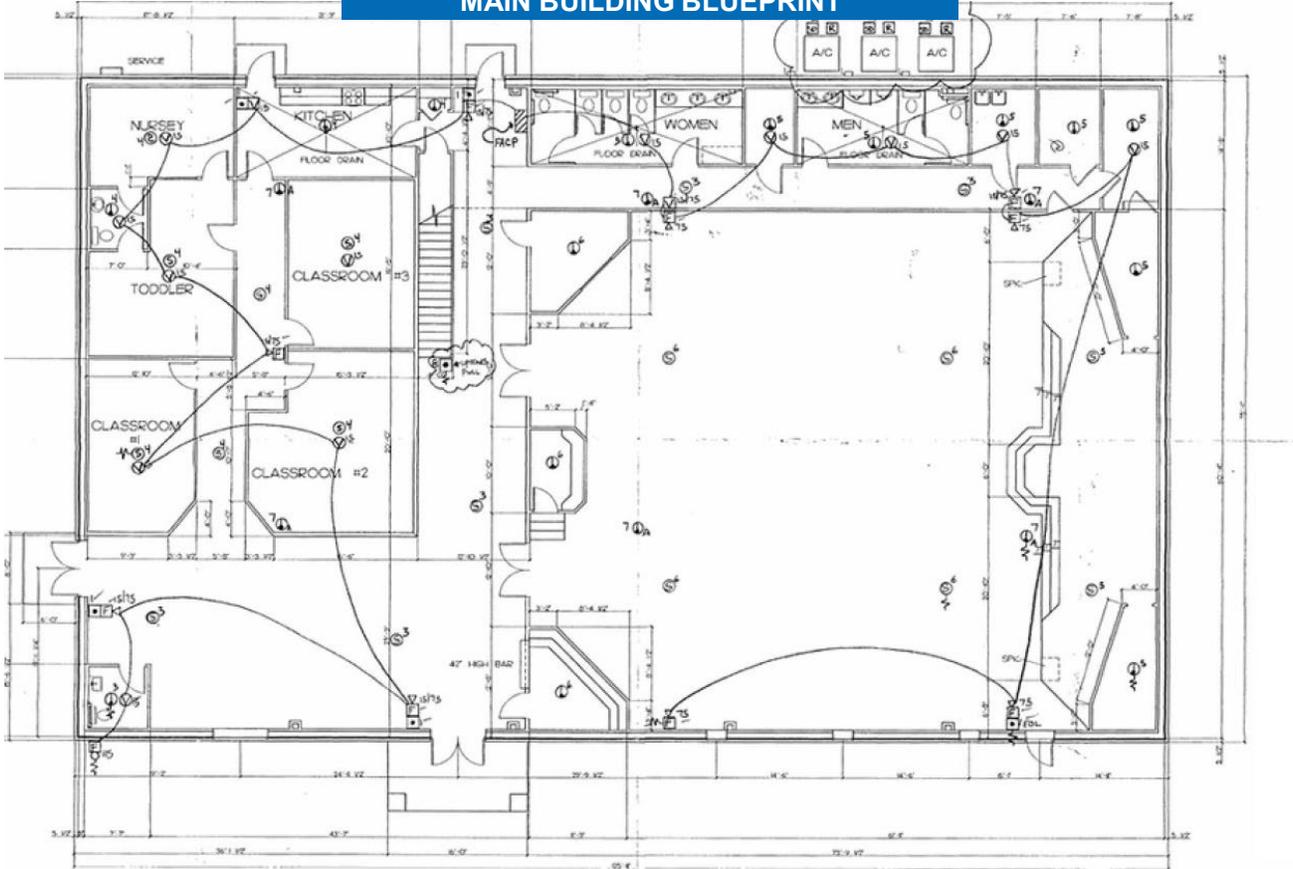


+/- 9,560 SF – IN EXCELLENT CONDITION

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

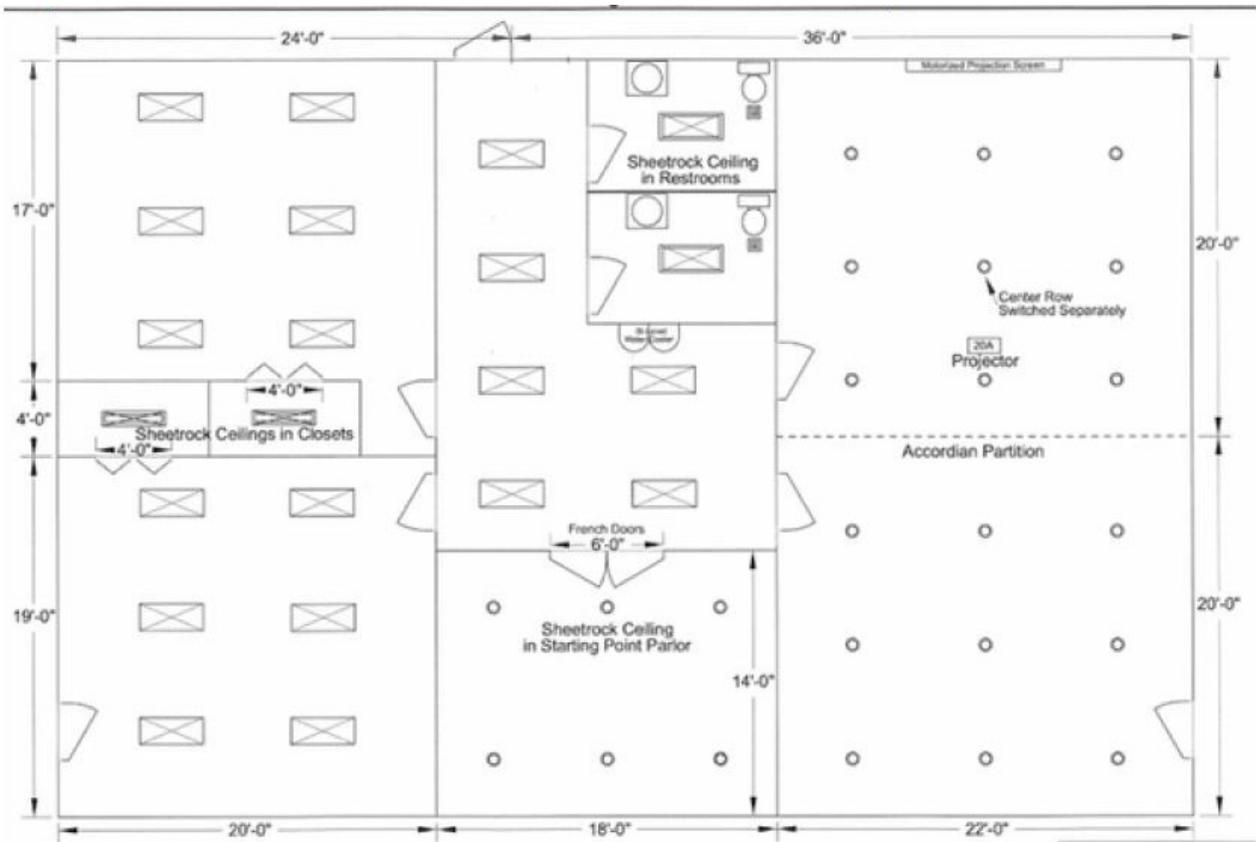


+/- 2,400 SF

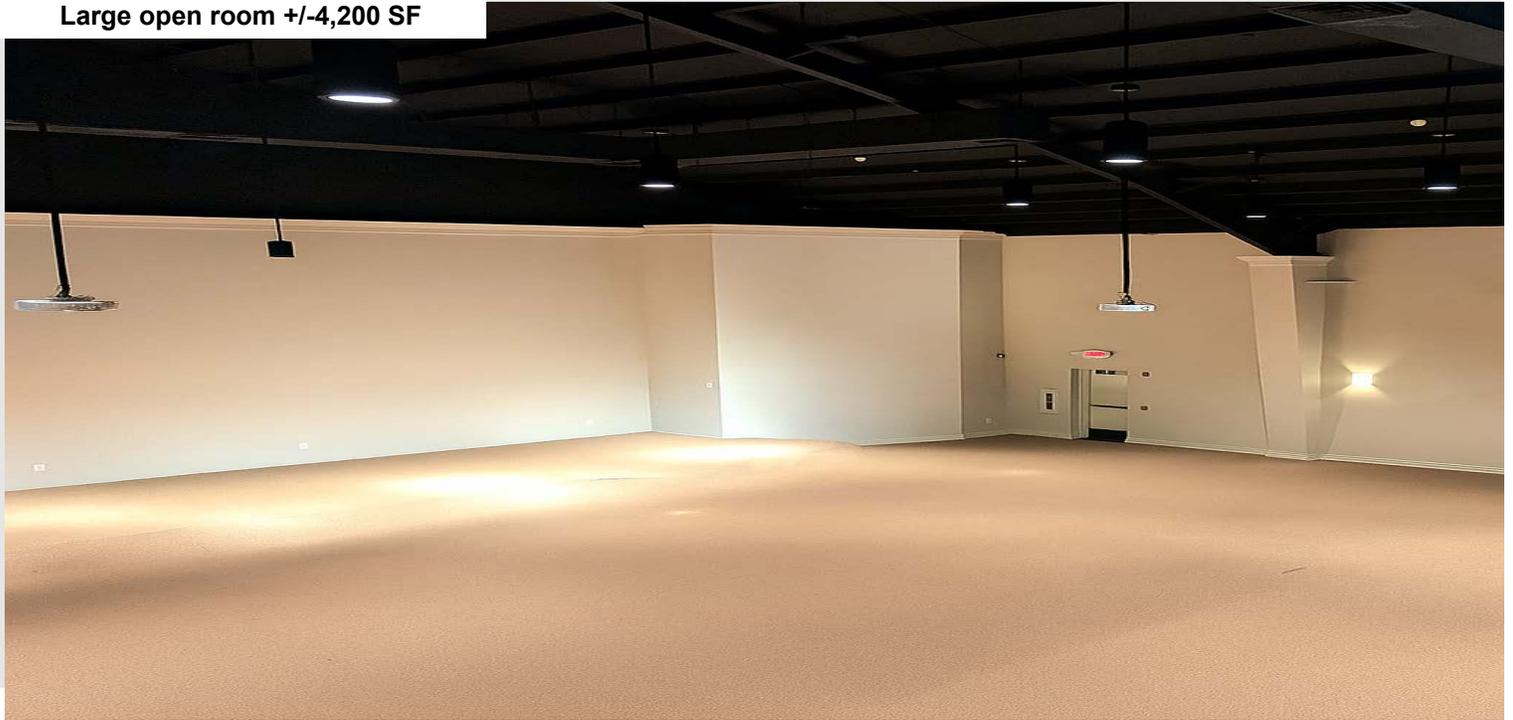
Office Building Specs

- 4 Offices or Shared Workspaces
- Conference Room
- Restrooms

OFFICE BUILDING BLUEPRINT



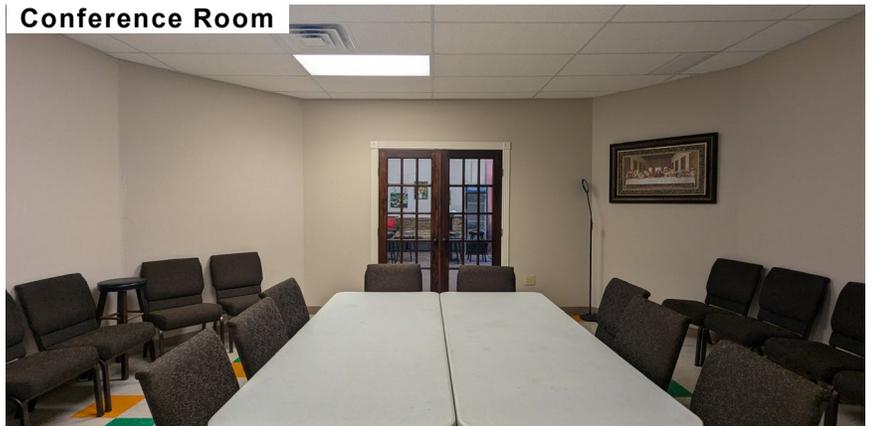
Large open room +/-4,200 SF



Kitchen Area



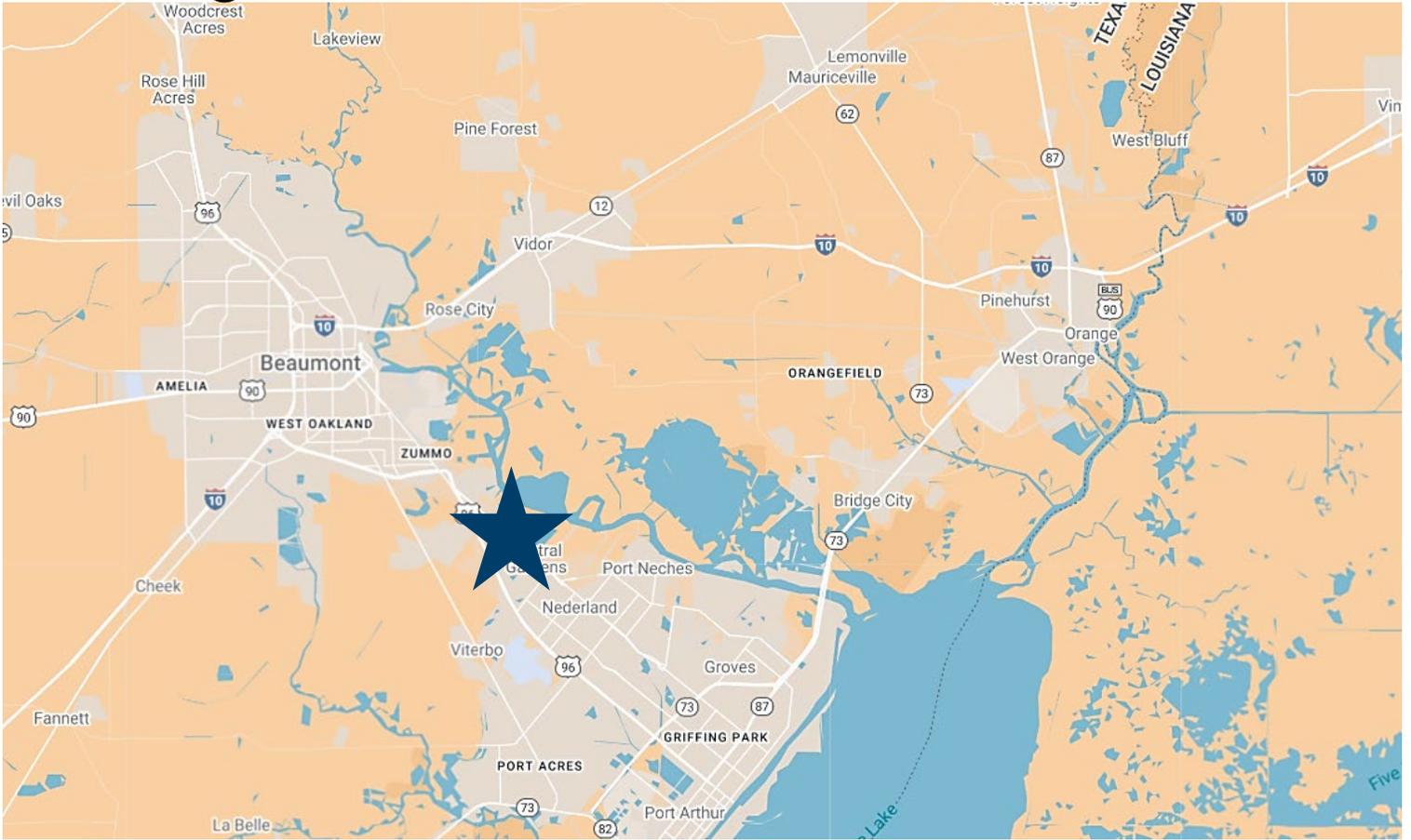
Conference Room



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**



