

1002

TEXAS CLIPPER RD.  
GALVESTON, TX 77554

HEAVY FABRICATION FACILITY WITH  
GALVESTON SHIP CHANNEL FRONTAGE

SOUTHWEST SHIPYARD L.P.

FOR SALE

234,045 SF  
ON 23.35 AC

For more information, please contact:

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# // PROPERTY HIGHLIGHTS

- 3 BUILDINGS TOTALING APPROXIMATELY 234,045 SF
- 230,048 SF OF CRANGE-SERVED MANUFACTURING SPACE
- 4,000 SF OFFICE
- DEEP WATER ACCESS VIA GALVESTON SHIP CHANNEL
- 1,053' GALVESTON SHIP CHANNEL FRONTAGE
- PAINT & BLAST BOOTH
- HEAVY POWER
- BARGE SLIP
- HEAVY INDUSTRIAL ZONING
- CONTACT BROKER FOR PRICING





# // BUILDING SUMMARY

**1 OFFICE AND PARKING AREA:**  
1,500 SF OFFICE, 70 EMPLOYEE PARKING SPACE

**2 LIGHT ASSEMBLY AND TOOL ROOM:**  
1 BAY  
(2) 5-TON BRIDGES  
(1) 1-TON HOIST PER BRIDGE  
13' HOOK HEIGHT  
2,500 SF OFFICE AND TOOL ROOMS  
(60' X 318')

**3 FABRICATION AREA:**  
1 BAY  
(3) 30-TON BRIDGES  
• (1) 25-TON HOIST PER BRIDGE  
• (1) 5-TON HOIST PER BRIDGE  
PACIFIC PRESS BRAKE  
EDGE BURNING TABLE  
(2) OGDEN SEAM WELDER  
(1) 15-TON BRIDGES  
(1) 10-TON HOIST  
• (1) 5-TON HOIST  
• 32' HOOK HEIGHT  
• 80' SPAN

**4 COVERED BARGE SLIP AND HEAVY FABRICATION:**  
1 BAY  
(2) 250-TON BRIDGES  
• (1) 100-TON HOIST PER BRIDGE  
• (1) 25-TON HOIST PER BRIDGE  
50' HOOK HEIGHT (110' X 690')  
80' SPAN  
80' X 200' BARGE SLIP  
8' DEPTH

**5 PAINT AND BLAST BOOTH:**  
VENTILATED, 42' EAVE HEIGHT (100' X 200')

**6 HEAVY FABRICATION AREA:**  
2 BAY  
(4) 50-TON BRIDGES (2) PER BAY  
(2) 25-TON HOISTS PER BRIDGE  
13' HOOK HEIGHT  
50' HOOK HEIGHT (176' X 385')  
85' SPAN PER BAY

**7 YARD:**  
RAIL TROLLEY SYSTEM, ELECTRICITY, GAS AND WATER  
DISTRIBUTED THROUGHOUT BARGE LAUNCH SYSTEM,  
SELLER TO RETAIN GANTRY CRANES, (3) 30-TON GANTRY  
CRANES



**SITE**

## // SITE ACCESSIBILITY

- 45 Minutes to Open Sea
- Less than 1 Mile from Houston Channel International Waterway
- 10 Minutes from I-45

# // GALLERY





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