

# Port Arthur Refinery Complex Office...

3835 Gulfway Dr, Port Arthur, TX 77642



Presented By:  
GBM Global Venture Inc



# Port Arthur Refinery Complex Office/Warehouse

3835 Gulfway Dr, Port Arthur, TX 77642

## Property Details

3835 Gulfway Drive is strategically positioned along a primary industrial arterial serving Port Arthur's Golden Triangle refinery and petrochemical corridor. Located less than 5 minutes from major plant gates, including Motiva, TotalEnergies, Valero, and BASF, it provides immediate access for field operations, project management, and logistical support. In addition, leverage the convenient connectivity to Highway 73, Highway 82, Highway 87, and Interstate 10, with the Port of Port Arthur and the Sabine-Neches Waterway nearby. Beaumont is approximately 15 miles away, allowing tenants to serve the broader Golden Triangle region efficiently.

3835 Gulfway Drive offers a highly functional industrial and office environment designed to support engineering firms, industrial contractors, and specialty service providers operating within the Port Arthur petrochemical market. This industrial warehouse accommodates a range of operational needs, including professional office space, warehouse or shop areas, secure storage, and potential yard functionality. Its flexible configuration makes it well-suited for both large, established operators and growing firms.

With limited quality industrial space available directly within Port Arthur, 3835 Gulfway Drive represents a rare opportunity to establish or expand operations at the center of the Golden Triangle's energy sector. Compared to alternatives in Beaumont, the property offers superior proximity near refineries, reduced travel time, and enhanced operational efficiency. It is especially well-positioned for companies with current or anticipated contracts at local refineries, chemical plants, or LNG facilities that require a professional, accessible base of operations.

Industrial contractors benefit from the ability to stage equipment, house field teams, and dispatch crews efficiently to multiple plant sites. Specialty service providers, such as inspection, NDT, scaffolding, and maintenance firms, will find the centralized location ideal for turnaround work and rapid response. Equipment and material suppliers can leverage the space for warehouse or showroom functions supporting refinery operations. Includes heavy, 3-phase power availability where applicable, high-speed internet options, controlled access, secured storage and fencing, and loading areas designed for service vehicles and deliveries.

### Price: Upon Request

- 3835 Gulfway Drive has Golden Triangle refinery access, centrally located between Highways 73, 82, and 87, just 4 miles from the Port Arthur Terminal.
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Rental Rate:	Upon Request
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	79,976 SF
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Year Built:	1987
Rental Rate Mo:	Upon Request

- Superior proximity to refineries, such as Valero and Chevron, as well as major plants, including Motiva, TotalEnergies, and Vulcan Materials Company.
- Ideal for current/anticipated contracts at local refineries, chemical plants, or LNG facilities that require a clean, accessible base of operations.
- 100% sprinklered facility with secure 24/7 access, ample parking for trucks, and potential outdoor storage space for equipment or trailer staging.
- Fully equipped to support diverse industrial needs, fitted with three drive-ins, a 12-foot clear height, plus a large meeting space for conferences.
- Supplies a skilled labor pool, just 14 miles from Lamar University, and 85.10% of residents in a 10-mile radius hold a high school diploma or higher.

View the full listing here: <https://www.loopnet.com/Listing/3835-Gulfway-Dr-Port-Arthur-TX/39129620/>

# Port Arthur Refinery Complex Office/Warehouse

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## Listing spaces

1st Floor

Space Available:	326 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Unobstructed view of entire 1st Floor Middle warehouse "This isn't just a small office – it's a command center. From your glass-walled office on the mezzanine level, you can see every corner of the warehouse below. Perfect for the supervisor who needs to keep eyes on operations while getting work done in a private space." Ideal For: Contractor Site Supervisor Monitor field crews, equipment, and warehouse from elevated position Security / Safety Manager Central observation point for facility monitoring Warehouse Operations Manager Oversee inventory, loading, and staff in real time Mezzanine-Level Observation Office – 16' Ceiling Second Level (Mezzanine) within 1st Floor 2 private offices with full glass walls 16' ceiling height Ideal for security monitoring / supervision Dedicated ground-floor storage room included

## 1st Floor Ste Fab Shop

Space Available:	1,855 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Space Type:	Relet
Space Use:	Industrial
Lease Term:	Negotiable

This 1,855 SF fabrication shop offers complete independence with three double-size drive-in doors and separate entry. The space is designed for industrial tenants who need direct access for large equipment, materials, and vehicles. Includes private restroom facilities and a side door for personnel access, plus dedicated front parking. Fully self-contained – no shared access with other tenants. Ideal for welding, fabrication, equipment repair, or light manufacturing operations requiring frequent truck/equipment movement. 3 double-size drive-in doors (accommodates large trucks/equipment) Separate side personnel door Completely independent entrance – no shared access Dedicated front parking for employees and visitors Truck/equipment parking adjacent Private restroom (toilet + sink) included High ceiling clearance Heavy power availability (3-phase where applicable) Concrete floor, industrial grade Can be independently secured/locked Can be combined with adjacent flex space for larger footprint Three Double-Size Drive-In Doors: Rare configuration allows multiple trucks/equipment to enter/exit simultaneously Fully Independent: Own entrance, own parking, own restroom – operate without interference Self-Contained Operations: Everything needed for fabrication, repair, or assembly in one standalone unit Truck-Friendly: Accommodates large service vehicles and equipment movement Side Personnel Door: Separate entry for staff without opening main bay doors Private Restroom: Adds convenience and efficiency for shop crews Immediate Occupancy: Move in and start operating Operational Advantages "With three double-size drive-in doors, your crew can have multiple workstations operating simultaneously – one bay for welding, one for assembly, one for loading finished product. No waiting, no bottlenecks. The private restroom means your team stays productive without leaving the shop. And with dedicated parking and independent access, you control your own operations 24/7." Ideal For Tenant Type How They Use It Welding / Fabrication Shop Multiple bays for different workstations, easy material movement Equipment Repair / Maintenance Drive equipment directly into shop, service multiple units at once Industrial Contractor Field office + shop combo with vehicle storage HVAC / Mechanical Contractor Shop for prefabrication, truck loading Oilfield Services Repair and maintenance of downhole tools or surface equipment Sign / Metal Fabricator Large doors accommodate oversized materials

## 1st Floor Ste Left

Space Available:	26,551 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Space Type:	Relet
Space Use:	Flex
Lease Term:	Negotiable

The 26,551 SF Left Flex space is the largest contiguous unit in the facility, offering exceptional flexibility for both single large tenants and multiple tenants sharing the space. The layout allows for creative subdivision to accommodate various operational needs while sharing key amenities. Glass Storefront Feature (Currently Concealed): Original 18.34 ft long × 6 ft high glass curtain wall and double glass entry doors exist behind current exterior metal panels. Can be fully restored to create a professional storefront facing Gulfway Drive. Tenant can choose to restore glass for maximum visibility or keep metal paneling for enhanced security/utilitarian appearance. Key Shared Amenities: Double truck unloading dock – accessible to multiple users. Two full-open double drive-in doors – shared or assigned access. Two 4-foot diameter industrial fans serving the common area. This space comes with a hidden asset – a full glass storefront that's currently protected behind metal panels. The new tenant gets to decide: restore the glass for a professional, high-visibility image facing Gulfway Drive, or keep the metal for a more secure, utilitarian appearance. Either way, the infrastructure is already there, making restoration far more affordable than building new.

# Port Arthur Refinery Complex Office/Warehouse

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## Listing spaces

### 1st Floor Ste Lobby

Space Available:	2,230 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

The 2,230 SF Lobby space occupies the prime Gulfway Drive frontage of the building, offering exceptional potential as a standalone office, reception area, showroom, or client hospitality center. The space features a glass entry door and three walls of glass that are currently covered with wood paneling – these can be fully restored to create a bright, transparent, and professional environment facing Gulfway Drive. Layout Highlights: Glass entry door (currently functional) Three walls of glass behind wood paneling – can be restored for natural light and visibility Five private storage rooms – ideal for records, supplies, or inventory Private restroom – convenience for staff and visitors Side door – separate personnel access Large glass sliding door providing direct access to the rest of the building – can be secured for privacy or opened for integration This space is completely self-contained yet offers the flexibility to connect with the rest of the facility if desired. Perfect for a company that wants a professional, standalone presence on Gulfway Drive while maintaining optional access to warehouse or industrial areas. Glass entry door (existing) Three glass walls currently behind wood paneling – can be restored for full visibility and natural light Prime Gulfway Drive exposure Five private storage rooms – ample built-in storage Private restroom – exclusive use Large glass sliding door connecting to rest of building Side door for separate personnel entry Can be independently locked/secured Ideal For Tenant Type Best Use Engineering Firm Professional client-facing office with storage for plans/documents Contractor Headquarters Reception + admin offices + secure storage + access to warehouse Equipment Supplier Showroom (restored glass walls) + storage + client hospitality Industrial Service Company Front office + back warehouse access via sliding door Manufacturer's Representative Professional showroom/office with storage Multi-Use Tenant Separate street-level presence with building interior access 2,230 SF Gulfway Drive Lobby/Office – Three Glass Walls (Restorable) | 5 Storage Rooms + Private Restroom | Separate Access Prime Gulfway Drive frontage space featuring: Glass entry door + three walls of glass currently behind wood paneling – can be fully restored for natural light and street visibility Five private storage rooms – exceptional built-in storage Private restroom – exclusive use Side door – separate personnel access Large glass sliding door providing access to rest of building (can be secured for privacy) Operate as a completely self-contained office/showroom or connect to warehouse areas. Restore glass walls for a bright, professional, client-facing environment on Gulfway Drive, or keep wood paneling for enhanced privacy.

## 1st Floor Ste Middle

Space Available:	10,750 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Office Size:	4,352 SF
Space Type:	Relet
Space Use:	Flex
Lease Term:	Negotiable

The 10,750 SF Middle Flex space occupies the central core of the facility, offering strategic connectivity to virtually every other space in the building while maintaining its own independent drive-in access. This unique configuration makes it ideal for a tenant who needs to serve as a hub for operations, receive shipments, and distribute to multiple areas – or for a company that wants expansion flexibility into adjacent spaces.

Layout Highlights:

- Independent single drive-in roll-up door – private truck/equipment access
- Three large rear rooms – ideal for dock receiving, shipping, staging, or storage
- Right Direct to: Direct access to: 2,230 SF Lobby space (Gulfway Drive frontage)
- 326 SF Mezzanine Office (observation/supervisory)
- 1,855 SF Fab Shop (fabrication)
- 1,970 SF Right Flex
- Left Direct access to 26,551 SF Left Flex (largest space in facility)

## 1st Floor Ste Office

Space Available:	4,352 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Office Size:	3,500 SF
Space Type:	Relet
Space Use:	Industrial
Lease Term:	Negotiable

The 4,352 SF Office/Industrial space offers a true headquarters environment with a two-story configuration designed for companies that need substantial administrative capacity, client-facing facilities, and direct operational oversight. With three glass-walled offices overlooking the entire first-floor warehouse, this space provides unparalleled visibility of industrial operations from a professional office setting.

**Layout Highlights:**

- First Floor:** Large conference room – seats 50-80 people for company meetings, client presentations, training sessions, or industry events
- Four private offices – executive or management workspace
- Open area potential for administrative staff, reception, or workstations
- Second Floor (Mezzanine):** Four private offices
- Central living room / lounge – break area, informal meetings, employee??
- Three glass-walled offices with unobstructed views overlooking the entire 1st floor warehouse – perfect for operations managers, project supervisors, or engineers who need to monitor shop floor activity in real time

**Industrial Connection:** Direct access to warehouse/shop areas  
Can be integrated with adjacent industrial spaces  
Separate professional office entrance  
Large conference room seating 50-80 people – company meetings, client presentations, training

**Ideal For:** Tenant Type Best Use  
Large Engineering Firm  
Project managers upstairs overlooking operations, engineers downstairs, 80-person conference room for client presentations  
Major Industrial Contractor  
Executive offices + operations supervisors with full warehouse visibility  
Construction Management Company  
Headquarters with direct oversight of materials/equipment staging  
Manufacturing Company  
Admin offices with windows overlooking entire production floor  
Oilfield Services Company  
Management + operations coordination with warehouse access  
EPC Firm  
Project teams on two floors, large conference for client meetings  
Training Center  
80-person conference room + office space + warehouse access  
Perfect for large engineering firms, major contractors, EPC companies, or manufacturers. Separate professional entrance with direct warehouse access. Fully fire sprinklered. Immediate occupancy. Minutes to Motiva, Total, Valero, BASF.

This is more than office space – it's a command center. From the second-floor glass offices, your leadership team can see every corner of the warehouse without leaving their desks. The 80-person conference room means you can gather your entire company or impress major clients without leaving the facility. This is a headquarters built for industrial leaders.

# Port Arthur Refinery Complex Office/Warehouse

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## Listing spaces

### 1st Floor Ste Right

Space Available:	1,970 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Space Type:	Relet
Space Use:	Flex
Lease Term:	Negotiable

1,970 SF Right Flex Unit – Independent Drive-In + Access to 2nd Floor Warehouse | Connects Lobby & Fab Shop  
Strategically positioned to connect multiple facility areas:  
Front: Connects to 2,230 SF Lobby (office/reception)  
Rear: Connects to 1,855 SF Fab Shop (fabrication)  
Upstairs: Direct access to 2nd floor warehouse – expand vertically without relocating  
Independent Features: Private drive-in roll-up door – truck/equipment access  
Private restroom  
Operate as a fully self-contained unit or open connections to adjacent spaces. Perfect for small contractors, specialty service providers, or growing companies needing access to office, fab shop, and upper warehouse from one central base. Entire building fire sprinklered. Immediate occupancy. Minutes to Motiva, Total, Valero, BASF. This small unit packs big connectivity. Step out the front door into the Lobby. Walk out the back into the Fab Shop. Go upstairs to the 2nd floor warehouse. ? this one location, you can reach office, fabrication, and storage without ever going outside. Plus, with your own drive-in door and private restroom, you have full independtly operation in a space that connects you to everything.

## 2nd Floor

Space Available:	23,158 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	TBD
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

The 23,158 SF 2nd Floor space offers expansive office or flexible use area with two distinct access points and the ability to subdivide into separate front and rear zones. With three 4-foot industrial fans providing ventilation, this space is suitable for large engineering teams, administrative headquarters, or light industrial/flex use at the second-floor level.

Access Points: Via 1,970 SF Right Flex (ground floor) – stairway connection from right-side unit  
Via 4,352 SF Two-Story Executive Headquarters – internal connection from the two-story office complex

Subdivision Options: Zone Dimensions Approx. SF Connection  
Front Zone 110.82 ft × 113.01 ft 12,524 SF  
Connected to 1,970 SF Right Flex below  
Rear Zone 110.82 ft × 66.71 ft 7,393 SF Connected to 4,352 SF Two-Story Headquarters  
Total 23,158 SF

The two zones can be: Leased together as one large contiguous space (23,158 SF)  
Leased separately as two independent units (12,524 SF front / 7,393 SF rear)  
Connected or sealed at the subdivision line based on tenant needs  
Via 1,970 SF Right Flex (ground floor)  
Via 4,352 SF Two-Story Headquarters

Ideal For: Tenant Type Best Use  
Large Engineering Firm 100+ person office with room to grow  
EPC Project Team Major project headquarters with connect to ground-floor ops  
Multi-Tenant Office Suites Front zone to one tenant, rear zone to another  
Company with Ground-Floor Ops Connect Right Flex or HQ to second-floor admin  
Light Industrial / Assembly High-ceiling space with industrial fans  
Training / Conference Center Large open space for programs

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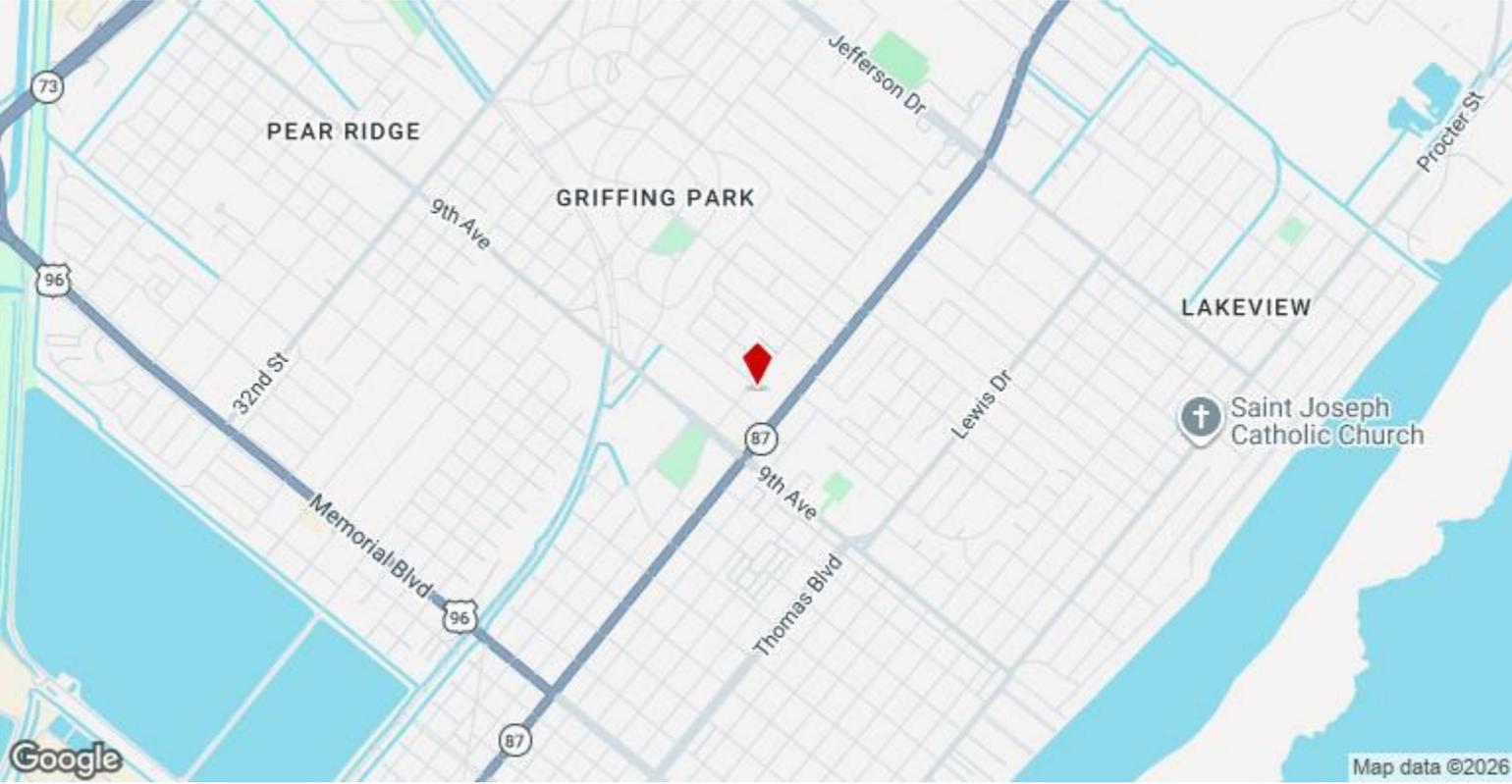
### Major Tenant Information

Tenant	SF Occupied	Lease Expired
GBM/Abolos Tiles and Ceramics	-	November 2018

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## Location



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## Property Photos



3835 Gulfway Dr, Port Arthur, TX 77642



3835 Gulfway Dr, Port Arthur, TX 77642-Right Side Infront Portion

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## Property Photos



Loading Dock with 2 Double Rolling Door & One Single Driver in Rolling Door



3835 Gulfway Dr, Port Arthur, TX 77642 Left Side infront warehouse

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## Property Photos



1st Floor Warehouse-Center of the Warehouse



1st Floor Warehouse Left Side Infront

# Port Arthur Refinery Complex Office/Warehouse

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## Property Photos



1st Floor Warehouse Right Side with Individual Bathroom and Entry



Infront small entry - Lobby

# Port Arthur Refinery Complex Office/Warehouse

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## Property Photos



Back Office - Conference Room



Basement-Room 1

# Port Arthur Refinery Complex Office/Warehouse

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## Property Photos



Basement- Room2



Basement-Room 3

# Port Arthur Refinery Complex Office/Warehouse

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## Property Photos



warehouse side 2nd Office Can se whole 1st Floor Warehouse



1st Floor Fab Shop-Middle Room

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## Property Photos



1st Floor Fab Shop Middle & Right Infront Room



1st Floor Fab Shop Back Room

# Port Arthur Refinery Complex Office/Warehouse

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## Property Photos



2nd Floor Warehouse Infront



2nd Floor Warehouse Back

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