

EXCLUSIVE OFFERING / SALE OR LEASE

Rail Served Manufacturing Facility

1301 Transport Drive, Baytown, TX

- ✓ +/- 178,000 SF Crane Served Fabrication
- ✓ +/- 33 Acres, Fully Fenced and Stabilized
- ✓ Rail Served
- ✓ 11,250 SF Office, 13,000 SF Warehouse
- ✓ Sandblast and Paint Facilities

Sale \$77/SF
Lease \$9/SF NNN



This manufacturing facility consist of approximately 221,776 square feet of improvements including 3 manufacturing buildings, 1 warehouse, 1 sandblast building, 1 paint building, 1 executive office building, lay down and storage on approximately 33 acres. The facility is rail served, totally fenced, stabilized and has ample concrete paving and parking. It has three phase 480 volt power. Each of the manufacturing buildings are pipe with compressed nitrogen and argon stored in on-site vessels. The sandblast and paint buildings are fully contained and are equipped with rail in each building. The three manufacturing buildings total approximately 178,800 square feet of crane served manufacturing space plus 4,800 SF of shop office and lunch rooms. They are equipped with 21 overhead bridge cranes and 86 overhead grade-level rollup doors. Eave heights range from 32 to 68 feet and the overhead cranes range from 10 tons to 50 tons with up to 50 foot clear height under hook.

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