



**606 BORDER STREET
ORANGE, TX**

DESCRIPTION: Office/Shop/Warehouse formerly utilized and currently configured as a machine shop

CONSTRUCTION: Office is wood frame/paneling, shop is metal

SIZE: Office = 960 square feet, Shop = 10,056 square feet

AGE: Approximately 40 years

LAND AREA: Approximately 1.034 acres

ZONING: C-2 (heavy commercial)

UTILITIES: City water/sewer

INTERIOR:

- *400 and 800 amp 3-phase electric service
- *5 ton overhead bridge crane
- *Two- one ton hoists
- *Three roll up doors, 1 = 19' x 18'h, 2 = 16' x 20'h
- *Intercom system
- *Security system with cameras
- *Industrial grade gas heaters in shops
- *Air conditioned precision shop

PROPERTY TAXES: \$2700

PRICE: \$399,000

COMMENTS: Solidly constructed building with a good roof and ample yard that is partially fenced. Good ventilation in main shop with fans and large roll up doors. Located across the street from Orange Shipbuilding , Port of Orange, and approximately 2.5 miles from "Chemical Row, which consists of DuPont, Chevron Phillips, Firestone, Lanxess, and other major industrial concerns. For more information, Call Michael McFarland at (409)-790-3606.

RE/MAX First

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