

EXCLUSIVE OFFERING, SALE OR LEASE

Mont Belvieu Manufacturing Facility

9528 Warren Road, Mont Belvieu, TX

- ✓ +/- 120,000 SF Crane Served Fabrication
- ✓ 13.94 Acres, Fully Fenced and Stabilized
- ✓ 1.5 miles North of I-10 in Mont Belvieu
- ✓ Within 3-Miles of Several Major Gas and Petrochemical Facilities.

\$9,250,000.00

\$9.00 SF LEASE



This manufacturing facility consist of approximately 120,000 square feet of improvements including 4 manufacturing buildings, 1 warehouse, 1 executive office building, lay down and storage on 13.94 acres. It was designed and built for heavy manufacturing of carbon and alloy steel products and was formerly used for the manufacture of Cryogenic and Pressure Vessels.

The four manufacturing buildings total approximately 100,000 square feet of crane served manufacturing space with 16 overhead bridge cranes and 37 overhead rollup doors. Eave heights range from 26 to 32 feet and the overhead cranes range from 5 tons to 30 tons with up to 24 foot clear height under hook. Most of the bays in each manufacturing building are equipped with multiple power feeds of 110, 220 and 480 volt, compressed air, argon and nitrogen connections.

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