

± 132.08 Acres Available
Beaumont, Texas 77713
Jefferson County

FOR SALE OR LEASE



- Up to ± 132.08 acres available for design-build or build-to-suit distribution or manufacturing buildings
- Sites from 13.9 acres to 32.75 acres
- Buildings from 200,200 SF to 473,200 SF
- Rail available
- Direct access to Iron Horse Rail Terminals, a 1,000 acre rail terminal providing unit transit yards, rail car repair and cleaning, and direct access to polyethylene production.
- Located off US Highway 90 at the Iron Horse Rail Terminals
- Excellent access to Highway 90 and Interstate 10
- 81 miles to Downtown Houston, 7 miles to Port of Beaumont, 30 miles to Port of Port Arthur
- Close proximity to Southeast Texas refining and petrochemical complex
- Located within Jefferson County
- Deed restricted park with professional management

CATHERINE CHAPMAN
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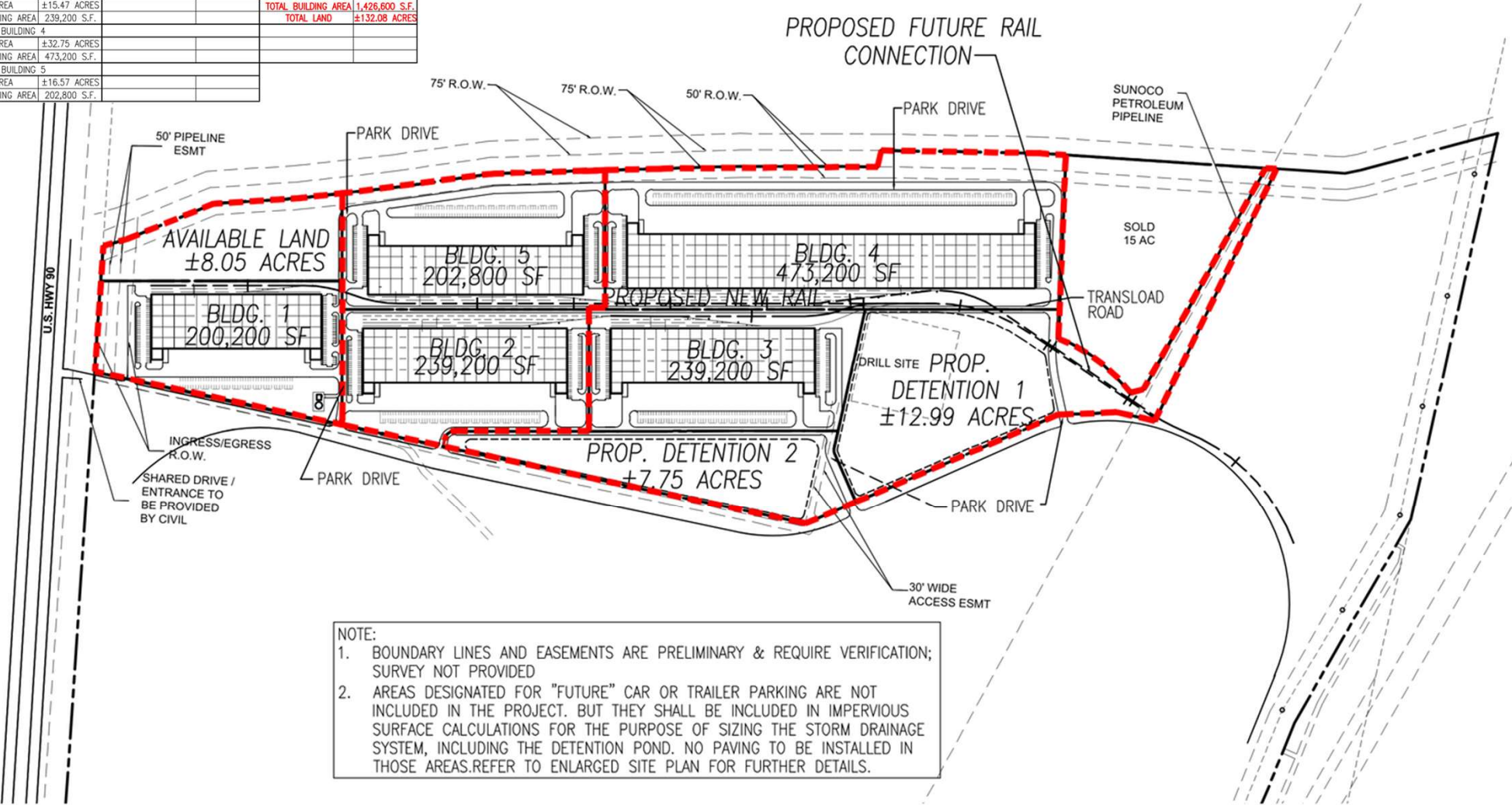
Iron Horse Business Park



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BUILDING 1		AVAILABLE SITE 6		DETENTION 1	
SITE AREA	±13.9 ACRES	SITE AREA	±8.05 ACRES	SITE AREA	±19.6 ACRES
TOTAL BUILDING AREA	200,200 S.F.			POND AREA	±12.99 ACRES
BUILDING 2				DETENTION 2	
SITE AREA	±14.75 ACRES			SITE AREA	±10.99 ACRES
TOTAL BUILDING AREA	239,200 S.F.			POND AREA	±7.75 ACRES
BUILDING 3				LAND AREA	
SITE AREA	±15.47 ACRES			TOTAL BUILDING AREA	1,426,600 S.F.
TOTAL BUILDING AREA	239,200 S.F.			TOTAL LAND	±132.08 ACRES
BUILDING 4					
SITE AREA	±32.75 ACRES				
TOTAL BUILDING AREA	473,200 S.F.				
BUILDING 5					
SITE AREA	±16.57 ACRES				
TOTAL BUILDING AREA	202,800 S.F.				



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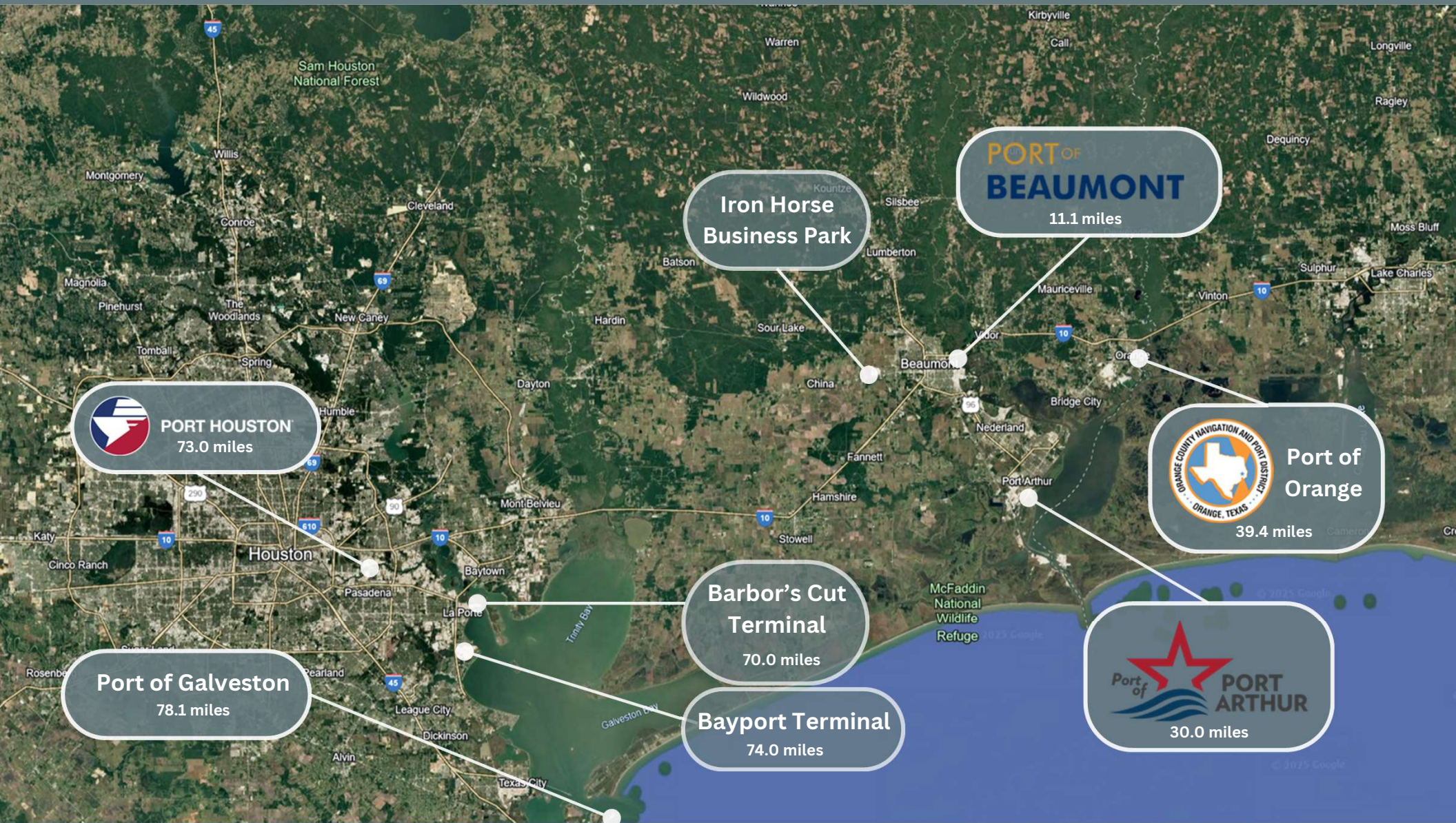
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CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

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