

# 850 PINE STREET

BEAUMONT, TX 77071 – JEFFERSON COUNTY “TRINITY ISLAND”

BARGE ACCESS ABILITY | RAIL SERVICE CAPABLE | CRANE SERVED

[View Property Photos](#)



±334,165 Total Usable SF on 75 Acres (Fully Paved and Stabilized)

## FOR LEASE

Previous Ship and Rail Car Manufacturing  
Facility in the Heart of Beaumont





## PROPERTY OVERVIEW

- 3334,165 Total Usable SF
- 75.18 Acres (Fully Paved and Stabilized)
- Rail Capable via BNSF (Port of Beaumont is Supportive of additional Rail Infrastructure to Site)
- Oversized Grade Level Door Loading
- Barge Dock Capabilities:
  - Roll on/Roll Off Pavement in Place
  - 19'-45' Water Depth
  - Port of Beaumont currently funded and approved adding sheet piling to Eastern Curved Boundary
- Power: (6) Substations on Site via Entergy, 4160 V to each building and stepped down to 480V/240V/110V. Rebuilt in 2019
- Natural Gas: 4" Gas Line to site via CenterPoint
- Parking: Separated Employee Parking Outside of Park Included
- Contact Brokers for Pricing





## BUILDING BREAKDOWN

**Bay 1 (76' W x 330' L).....25,080 SF**  
*(1) 25-Ton Crane, (1) 15-Ton Crane, (1) 7.5-Ton Crane (27'-28' Hook)*

**Bay 2 (76' W x 990' L).....75,240 SF**  
*(2) 15-Ton Cranes, (1) 7.5-Ton Crane (27'-28' Hook)*

**Bay 3 (76' W x 990' L).....75,240 SF**  
*(1) 22-Ton Crane, (1) 10-Ton Crane (27'-28' Hook), (4) 1-Ton Jibs*

**Bay 4 (150' W x 660' L).....99,000 SF**  
*(4) Paint Booths, (2) Currently operational*

**Machine Shop.....29,680 SF**  
*(2) 15-Ton Cranes*

**Detail Shop.....10,125 SF**  
*(1) 10-Ton Crane*

**Blast Rated Paint Booth.....5,400 SF**  
*45' x 120'*

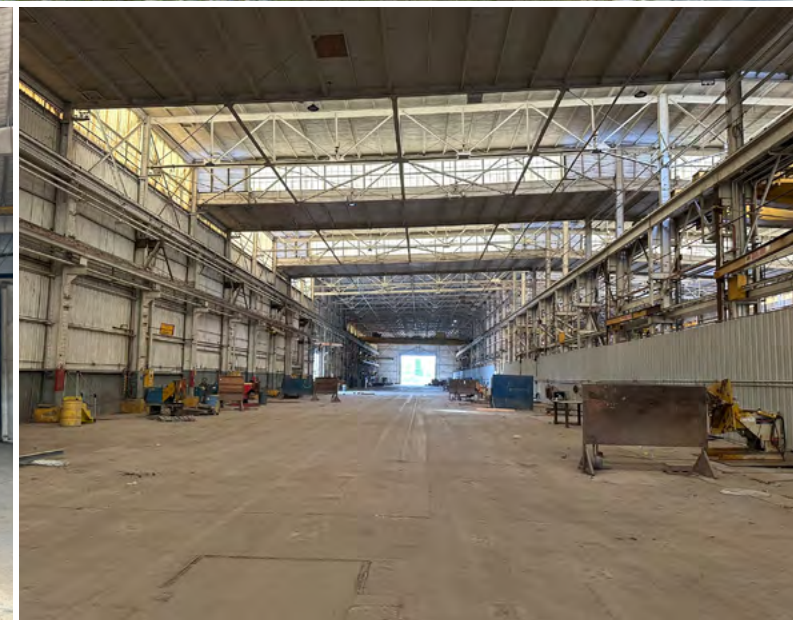
**X-Ray Shed.....3,200 SF**

**Break Room.....7,200 SF**

**Office.....4,000 SF**

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**Total 334,165 SF**





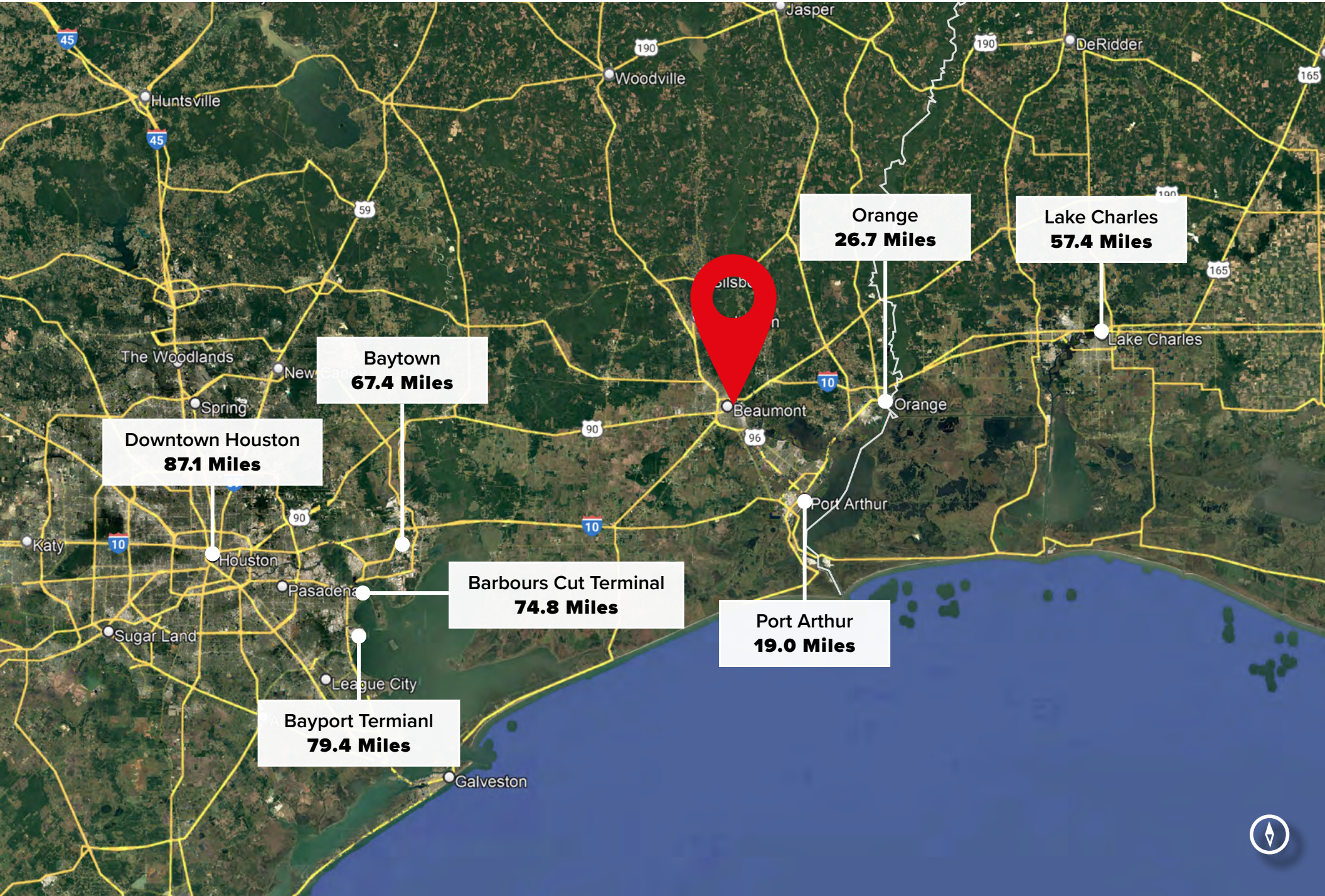
# PROPERTY LAYOUT

- 1** Bay 1
- 2** Bay 2
- 3** Bay 3
- 4** Bay 4
- 5** Detail Shop
- 6** Office
- 7** X-Ray Shed
- 8** Blast Rated Paint Booth
- 9** Machine Shop





## LOCATION





# SURVEY




LINE	BEARING	DISTANCE
L1	S 89° 59' 11" E	13.00
L2	S 89° 59' 11" E	13.00
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NOTE:  
1. THIS SURVEY IS INTENDED TO SUPPLEMENT AN EXISTING SURVEY AND IS NOT A COMPLETE SURVEY.  
2. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.  
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7000 PINE STREET  
SUITE 100  
DALLAS, TEXAS 75230  
214.760.1234  
WWW.ALIAGENTINDUSTRIAL.COM

TO THE COMMISSIONERS AND THE OWNERS OF THE PREMISES SURVEYED  
AND TO THE FIRST AND SECOND TRACTS OF LAND  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
AND CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS  
OF THE TEXAS SURVEYING BOARD AND THE TEXAS SURVEYING  
BOARD'S RULES AND REGULATIONS. THE UNDERSIGNED DOES NOT  
WARRANT OR GUARANTEE THE ACCURACY OF THE DATA PROVIDED  
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**MARK W. WHITELEY  
AND ASSOCIATES  
INCORPORATED**  
CONSULTING ENGINEERS  
SURVEYORS AND PLANNERS  
13814 L. FORD RD. SUITE 100  
BEAUMONT, TEXAS 77705  
409.342.1234  
WWW.MARKWHITELEY.COM

BOUNDARY SURVEY  
TRACT I  
71.711 ACRES TRACT OR PARCEL OF LAND  
WILLIAM HODGES SURVEY, ABSTRACT NO. 131  
BEAUMONT, JEFFERSON COUNTY, TEXAS

TRACT II  
3.4754 ACRES TRACT OR PARCEL OF LAND  
NOAH TEVIE SURVEY, ABSTRACT NO. 52  
BEAUMONT, JEFFERSON COUNTY, TEXAS

DATE SURVEYED: APRIL 12, 2018

BY: [Signature]

FOR: [Signature]



# 850 PINE STREET

BEAUMONT, TX 77071 – JEFFERSON COUNTY “TRINITY ISLAND”

BARGE ACCESS ABILITY | RAIL SERVICE CAPABLE | CRANE SERVED



For more information, please contact:

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