



**±17.33 AC Hydrocarbon Resin Production Facility with Buildings Totaling ±69,085 SF**

# For Sale

## Site Features:

- **±69,085 SF Total**
  - ±36,000 SF Dock High Warehouse
  - ±10,000 SF Main Office/HVAC'd Warehouse
  - ±3,500 SF Office/Lab Area
  - ±4,000 SF Secondary Office/Warehouse
- **±17.33 Acres (Mostly Stabilized/Paved)**
- **I-10 East Frontage: ±412'**
- **Not Located within 100- or 500-Year Flood Plain**
- **Rail Service Provided by BNSF, last used September 2024**
- **16'-24' Clear**
- **Equipment on Site goes with the Sale of the Property**
- **Utilities:**
  - **Water and Sewer Capabilities**
    - Sewer via Goodyear Plant: 46,000 gallons/day sewage
    - Water via Jefferson County: 40,000 gallons/day
  - **Electrical Utilities provided by Entergy**
    - Amperage to Site: 5,422 kW, 480v, 3 phase
- **Additional Goodyear services available (See Page 3)**
- **Additional +2.5 acres contiguous stabilized land possibly available for ground lease**
- **Asking Price: Contact Broker**

**11455 I-10**  
**Beaumont, TX 77705**

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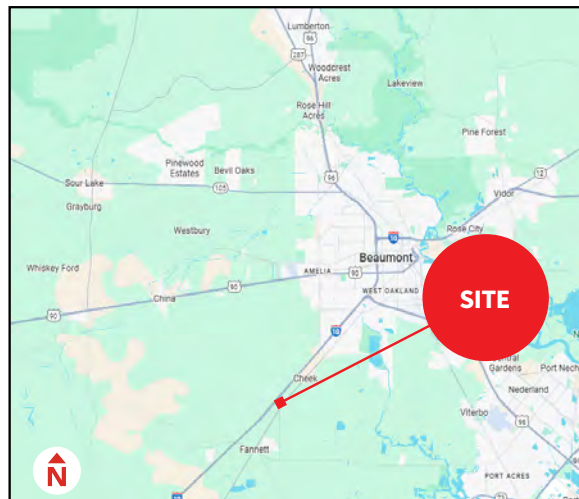
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Jones Lang LaSalle Brokerage, Inc.

**Click for Property Photos**



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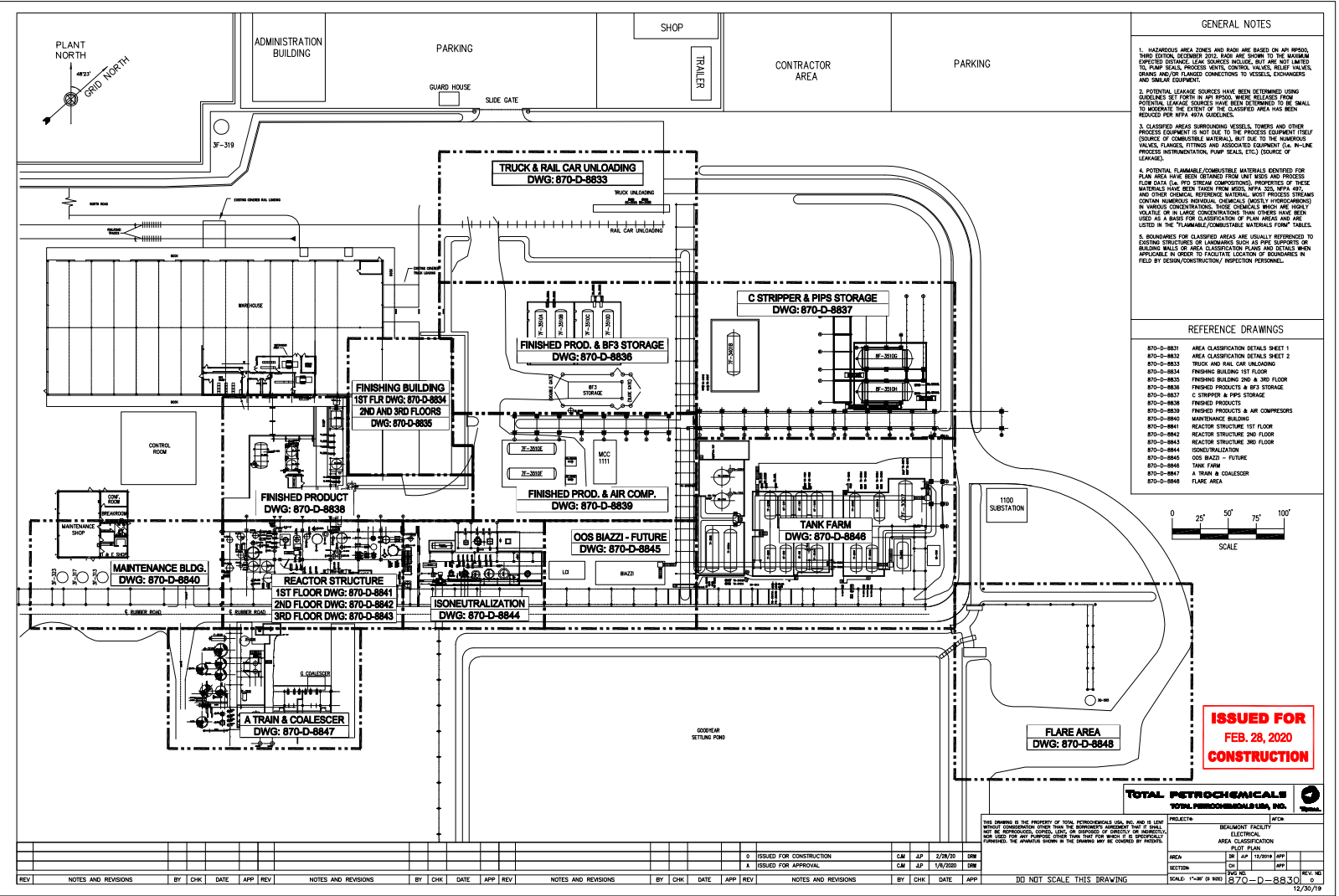


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## Plot Plan



## Standard Supply Levels from Goodyear Plant

Upper Limit\*

Cooling Water Utility Product	96,000 Gallons per hour (1600 gpm)
County Water Services	40,000 Gallons per day subject to Jefferson County supply
Fuel Gas Utility Product	4,800 MMBTU per month subject to Kinder Morgan or other third party supply
Nitrogen Utility Product	24,000 scf per hour subject to Air Liquide or other third party supply
Process Water Utility Product	3,500 Gallons per hour (58 gpm)
Propane Utility Product	65,000 pounds per hour monthly average limit, not to exceed 80,000 pounds per hour for any 12-hour period
Steam Utility Product**	60,000 pounds per hour
Treatment / Discharge Services	3,500 Gallons per hour (58 gpm)

\* Goodyear will supply no more than the Upper Limit contained herein

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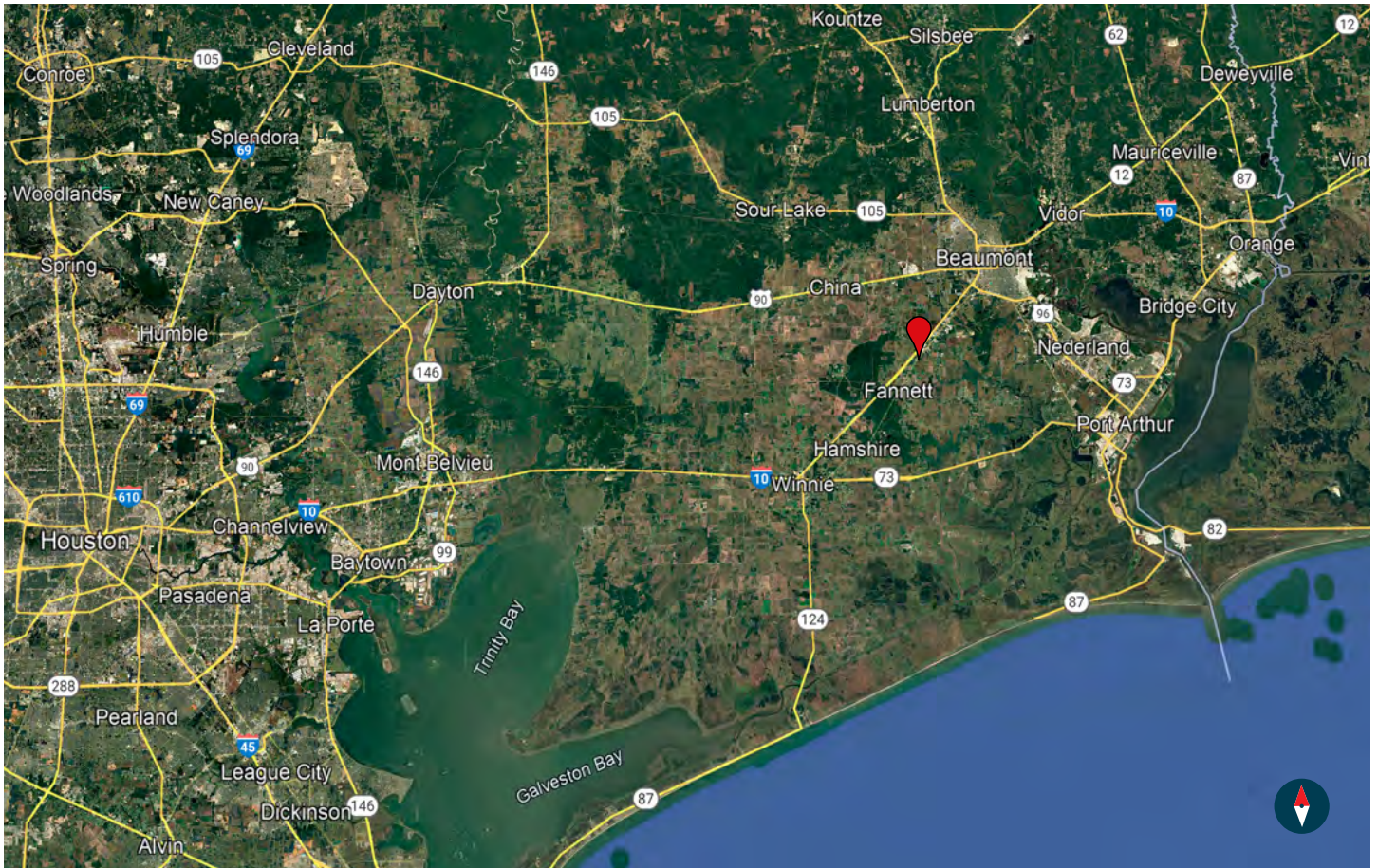


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## Location



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