

+/-4,200 SF WAREHOUSE FOR LEA...

400 Procter St, Port Arthur, TX 77640



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independently
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operated.

Presented By:
RE/MAX ONE



+/-4,200 SF WAREHOUSE FOR LEASE - PORT ARTHUR

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Property Details

This ±4,200 SF 1st-floor space is located less than three (3) minutes from the Port of Port Arthur and is in close proximity to the major regional refineries; Bldg expands the corner lot at Procter Street & Fort Worth and is constructed of solid brick; Key features include: ~16’ ceiling heights and two 12’ H x 17’ W OH doors on grade; Street curbs have been removed and ADA-compliant ramps installed allowing direct access to building for automobiles or forklifts; located ~18 blocks from Motiva’s Houston Ave gate, 2 miles from Motiva’s Savannah Ave main gate, & 2.3 miles from Valero’s main entrance; Recent improvements in September 2025 and brought to current code standards include: all-new electrical systems, updated plumbing, interior and exterior security camera system, electrical upgrades include new interior lighting, exterior security lighting, 200 amp breaker panel, outlets, overhead door operators, operators, exit signage, & fire extinguishers; Additional space available if tenant desires/needs including ~2,400 sf 1st floor space contingent to this space in the rear of bldg and ~6,660 sf of space located on the 2nd floor. Landlord would prefer a minimum lease term of 12 months or more; landlord is responsible for property taxes and building insurance.

Rental Rate:	\$4.92 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area :	4,200 SF
Year Built:	1914
Rental Rate Mo:	\$0.41 /SF/MO

Price: \$4.92 /SF/YR

- +/-4,200 SF Warehouse Space For Lease
- Located in Port Arthur's CBD Just Minutes From The Port
- Ceiling Clearance Heights ~ 16'
- Two (2) Overhead Doors on Grade (12' H x 17' W)
- Private Restroom
- All New Plumbing and Electrical added to code - Sept 2025

View the full listing here: <https://www.loopnet.com/Listing/400-Procter-St-Port-Arthur-TX/24634232/>

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Listing space

1st Floor	Space Available:	4,200 SF
	Rental Rate:	\$4.92 /SF/YR
	Date Available:	Now
	Service Type:	Modified Gross
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	Negotiable

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Location



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Property Photos



Primary Photo



Interior View

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Interior View



Interior View

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Interior View



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Interior View



View of Warehouse Bathroom

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Property Photos



View of Brand New Breaker Box and Exit Signage



View of Brand New Breaker Box and Exit Signage

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Property Photos



View of Brand New Breaker Box



View of Brand New Electric (outlets, etc)

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Property Photos



Other

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