

FOR SALE OR LEASE

FABRICATION - MANUFACTURING FACILITY

4775 & 4895 S. M.L. KING, JR. PARKWAY
BEAUMONT, TEXAS



PROPERTY FEATURES

- First Class Office Building (10,300 sf)
- High Bay Fabrication/ Manufacturing Shop (42,869 sf)
 - (2) 50 Ton OH Cranes
 - (2) 10 Ton OH Cranes
 - (20) 480 Volt, 3 Phase Welding Receptacles
 - (8) Roll-Up Doors
- 2400V Primary Electrical Service with 480V - 4000 AMP Secondary Main Panel
- Paint Booth
- Motor Shop/Warehouse (11,130 sf)
 - (1) 7.5 Ton OH Crane
 - (1) Roll-Up Door
- Miscellaneous Warehouse/Shop Spaces
 - Two Dock High Buildings
- Diesel Generator
- Paved Yard
- Fenced with Electric Security Gates
- Easy Access & Excellent Visibility
- Outstanding Location to Serve Petrochemical Industry in Beaumont, Port Arthur, Port Neches, & Orange.
- Near Port of Beaumont

PROPERTY INFORMATION

- 10.835 +/- Acre Site (Per Legal Description)
- 129,849 +/- sf Improvements
 - See attached Site Plan, Aerial Photo, & Spreadsheet
- Zoned: LI - Light Industrial (*Buyer or Tenant should verify the Zoning of the Property and confirm with the City that Buyer's or Tenant's intended use is in compliance with the City's Zoning Ordinance*)

SALES PRICE:
\$6,995,000.00

LEASE RATE:
\$55,000.00 per month
plus NNN



Contact:
J. Milton Prewitt, SIOR
409.892.3000
milt@jmprewitt.com

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. Real Solutions.

The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

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**DESCRIPTION OF IMPROVEMENTS
FROM FACILITY SITE LAYOUT PLAN**

**FOR
M I ELECTRIC
4775 and 4895 S. M.L. KING, JR. PARKWAY
BEAUMONT, TEXAS
PLAN DATE: JANUARY 31, 2025**

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| | IMPROVEMENTS | OFFICE (SF) | SHOP/WAREHOUSE (SF) | TOTAL (SF) |
|----|----------------------|---------------|---------------------|----------------|
| 1 | MOTOR SHOP | 1,008 | 11,130 | 12,138 |
| 2 | BUISNESS OFFICES | 10,300 | | 10,300 |
| 3 | SHIPPING & RECEIVING | 3,663 | 7,020 | 10,683 |
| 4 | STORAGE GARAGE | | 1,040 | 1,040 |
| 5 | BUS GARAGE | | 630 | 630 |
| 6 | OFFICE/STORAGE | 5,300 | 4,273 | 9,573 |
| 7 | SURPLUS WAREHOUSE | | 3,114 | 3,114 |
| 8 | COVERED STORAGE DOCK | | 4,661 | 4,661 |
| 9 | COVERED STORAGE | | 750 | 750 |
| 10 | ASSEMBLY AREA | | 12,851 | 12,851 |
| 11 | FABRICATION AREA | | 6,836 | 6,836 |
| 12 | FACTORY HIGH BAY | | 42,869 | 42,869 |
| 13 | PAINT AREA | | 12,696 | 12,696 |
| 14 | OFFICE TRAILER | 1,708 | | 1,708 |
| | TOTAL | 21,979 | 107,870 | 129,849 |



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**Interior of High Bay
Fabrication/Manufacturing Shop**



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Generator



Office Interior



Motor Shop



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THIS LOCATION OF THE PROPERTY LINES ARE APPROXIMATE AND WILL NEED TO BE VERIFIED BY A SURVEY.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|-----------------------------------------------------------------------|---------------|---------------------------|----------------------|
| J.M. Prewitt Company | 492087 | milt@jmprewitt.com | (409)892-3000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| J. Milton Prewitt, SIOR | 391133 | milt@jmprewitt.com | (409)892-3000 |
| Designated Broker of Firm | License No. | Email | Phone |
| J. Milton Prewitt, SIOR | 391133 | milt@jmprewitt.com | (409)892-3000 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| J. Milton Prewitt, SIOR | 391133 | milt@jmprewitt.com | (409)892-3000 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501