

# FOR LEASE

Rail-Served Industrial Park

735 FM 92

Silsbee, Texas 77656



RailEstate: Transloading, Railcar Storage, SIT, Manufacturing, & Outside Storage



Conceptual Aerial

For Lease

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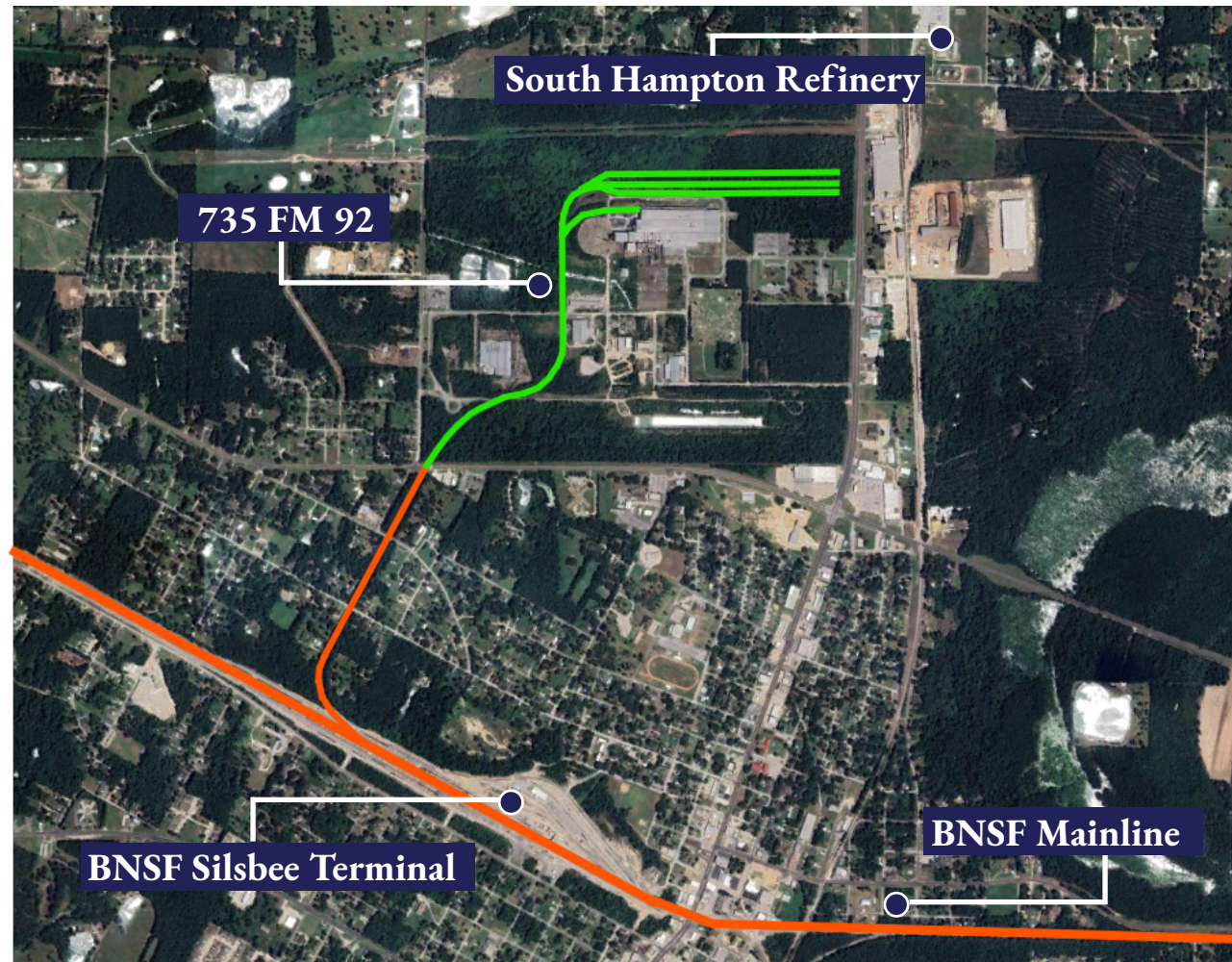
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## Property Highlights

- ± 418,611 Total Square Feet on 375 Acres (Divisible)
- ± 21,680 Square Feet of Office Build-to-Suit Options Available
- Crane Served: Multiple 5T & 10T Cranes
- Warehouse Fire Suppression System
- Up to 1,000 Gallons of Water Per Minute
- Up to 13.8 MW Substation on-site
- 60' Clear Height
- Grade-Level & Dock-High Loading
- Plans to develop up to 1,152 total railcar spots
- Natural Gas, Water, and Sewer
- Entirely Fenced & Secured
- On-Site water supply and water-towers
- >9 Acres of concrete Paved yard area
- Truck Scales
- Located within an Enterprise Zone



**Strategically located next to BNSF's Silsbee Terminal, significantly reducing customer freight movement costs.**

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**Main Plant**



- ± 137,000 Square Feet Available
- ± 7,741 Square Feet of Office
- Crane Served: 2x 10T
- Warehouse Fire Suppression System
- 60' Clear Height
- Natural Gas, Water, and Sewer
- Rail Served
- Four (4) Grade-Level Loading Doors & One (1) Dock-High Loading Door



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# Main Plant Office Floor Plan

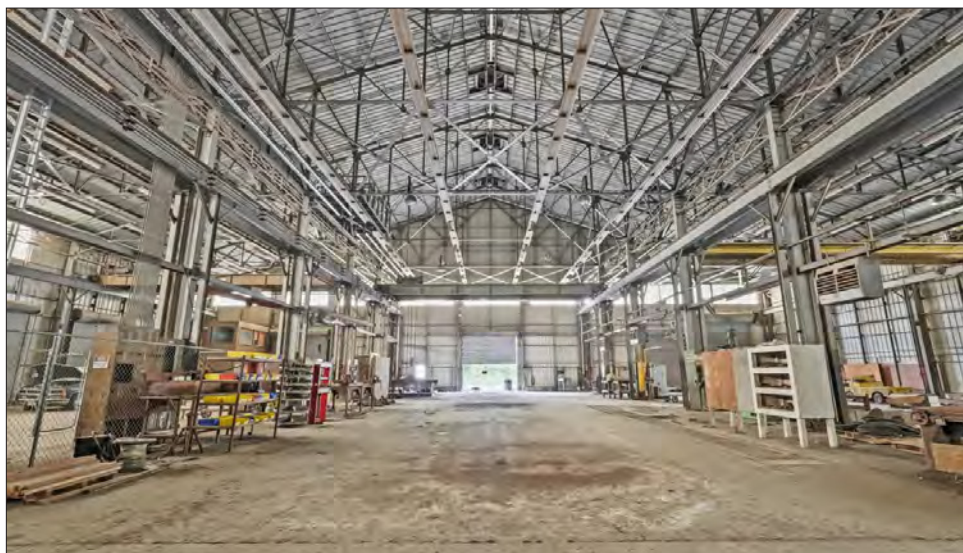


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# Maintenance Building



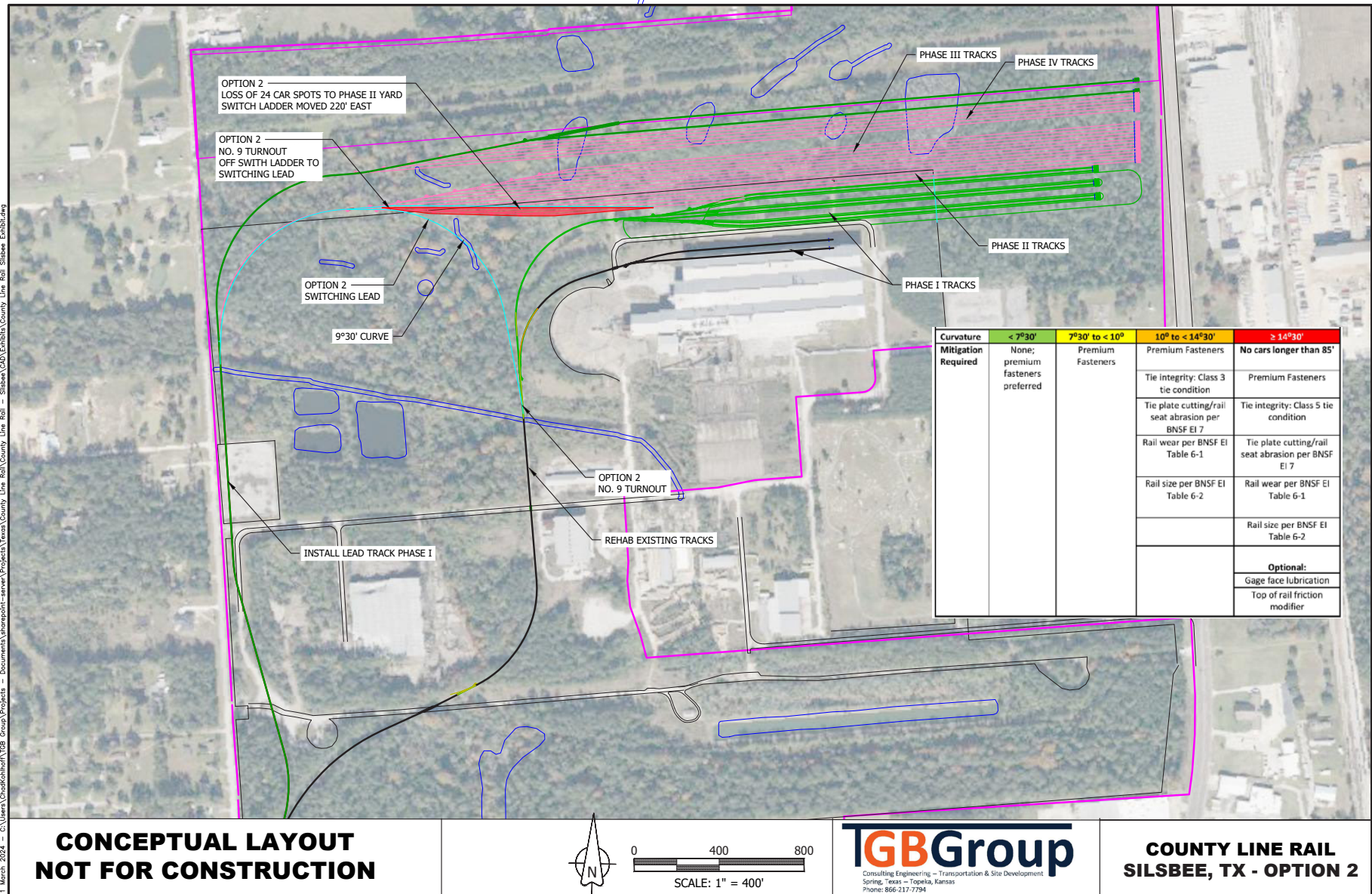
- ± 36,155 Total SF
- Four (4) 5T Overhead Bridge Cranes
- Warehouse Fire Suppression System
- 25' Clear Height
- Thirteen (13) Grade-Level Loading Doors
- Natural Gas, Water, and Sewer
- Rail Served
- Wash Bays



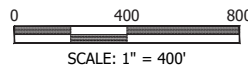
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# Conceptual Site Plan

## Phased Development



**CONCEPTUAL LAYOUT**  
**NOT FOR CONSTRUCTION**



**TGBGroup**  
 Consulting Engineering - Transportation & Site Development  
 Spring, Texas - Topeka, Kansas  
 Phone: 866-317-7794

**COUNTY LINE RAIL**  
**SILSBEE, TX - OPTION 2**

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**Property Aerial**



BLDG	DESCRIPTION	SIZE (SF)
A	Front Office	13,939 SF
B	Main Plant	351,529 SF
C	Maintenance Bldg	36,155 SF
D	Vehicle Storage Bldg	16,988 SF
<b>TOTAL:</b>		<b>418,611 SF</b>

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**Photos**

**Water Towers**



**Main Plant**



**Maintenance Building**



**Phase 1 Rail**



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