



TWIN CITY INDUSTRIAL PARK

Beaumont, Texas

www.ach-us.com



CORPORATE OFFICE

350 Pine Street | Suite 800
Beaumont, TX | 77701
P: (409) 892-0200
F: (409) 892-0209

REGIONAL OFFICE

2500 N. 7th Street | 5th Floor
West Monroe, LA | 71291
P: (409) 892-0200
D: (409) 554-4833

LEASING CONTACT

Brandi Norwood
Director of Leasing – Eastern Region
(409) 554-4378
bnorwood@ach-us.com



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HOLDINGS

PROPERTY INFORMATION

21,040 SF

CENTER NAME

Twin City Industrial Park

LISTING ID

111

LOCATION

6355 Hwy 347
Beaumont, TX | 77705

PROPERTY HIGHLIGHTS

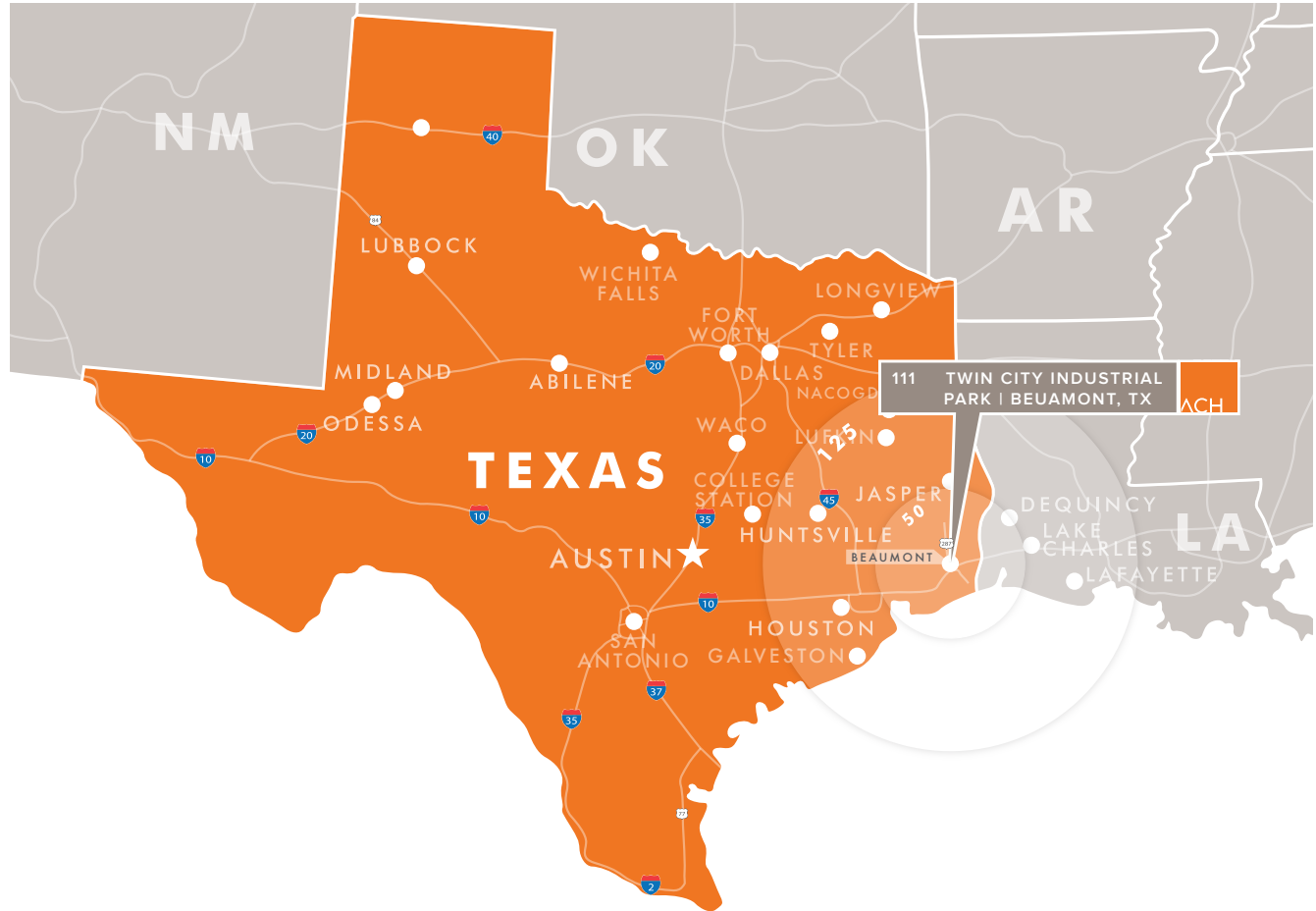
- Traffic Counts: 21,000 VPD (Hwy 347)
- Close proximity to major industry leaders

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	63	17,520	56,232
HOUSEHOLDS	15	3,641	16,700
AVERAGE HH INCOME	\$82,622	\$54,650	\$57,611
BUSINESSES	6	396	1,482

MAJOR TENANTS

DXP
CDI



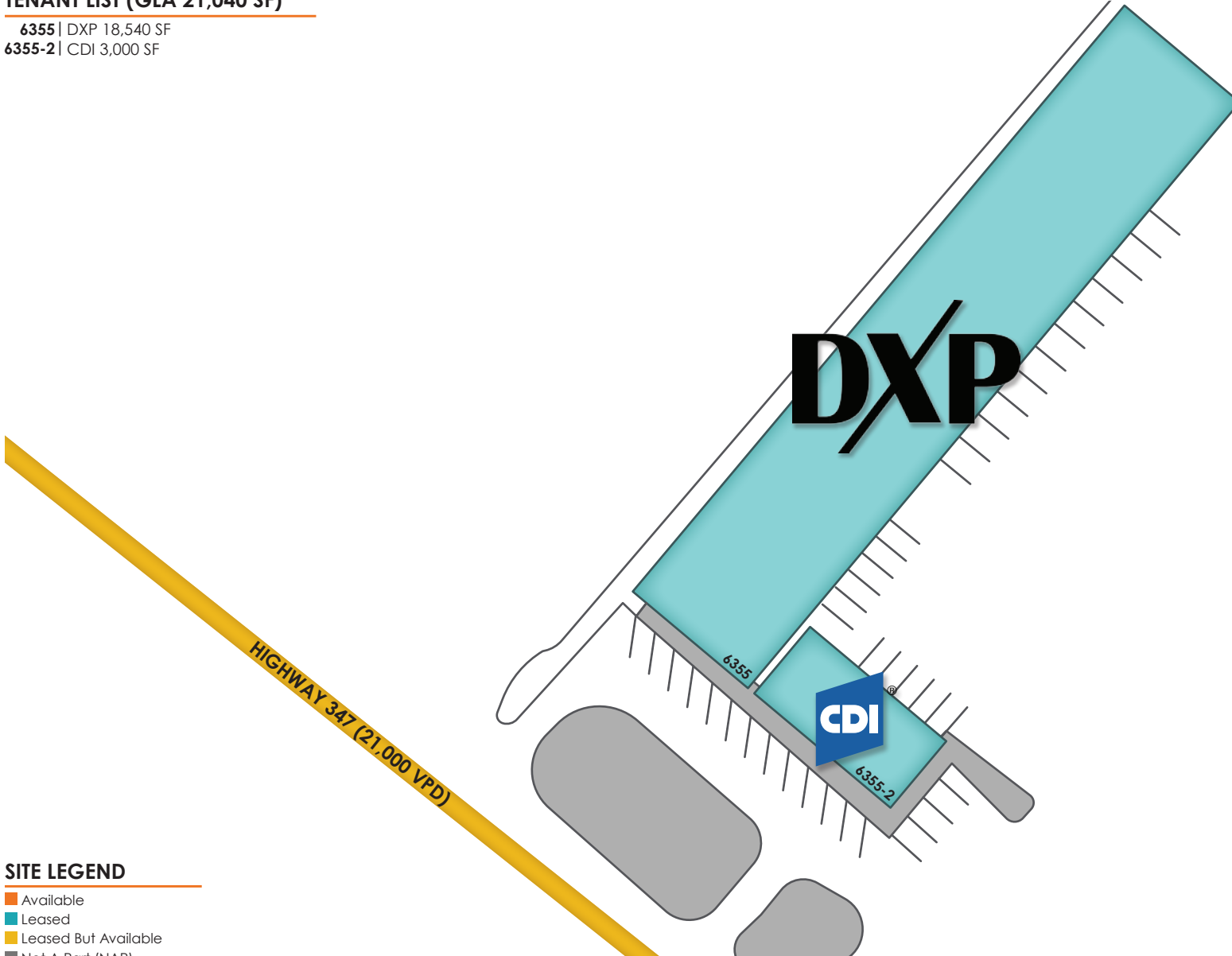
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6355 Highway 347
Beaumont, TX | 77705



TENANT LIST (GLA 21,040 SF)

6355 | DXP 18,540 SF
6355-2 | CDI 3,000 SF



SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.
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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

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