



# TWIN CITY INDUSTRIAL PARK

Beaumont, Texas

[www.ach-us.com](http://www.ach-us.com)



## CORPORATE OFFICE

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Beaumont, TX | 77701  
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## LEASING CONTACT

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Director of Leasing  
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**AlbaneseCormier**  
HOLDINGS  
as of 07/17/18

# PROPERTY INFORMATION

# 21,540 SF

## CENTER NAME

Twin City Industrial Park

## LISTING ID

111

## LOCATION

6355 Hwy 347  
Beaumont, TX | 77705

## PROPERTY HIGHLIGHTS

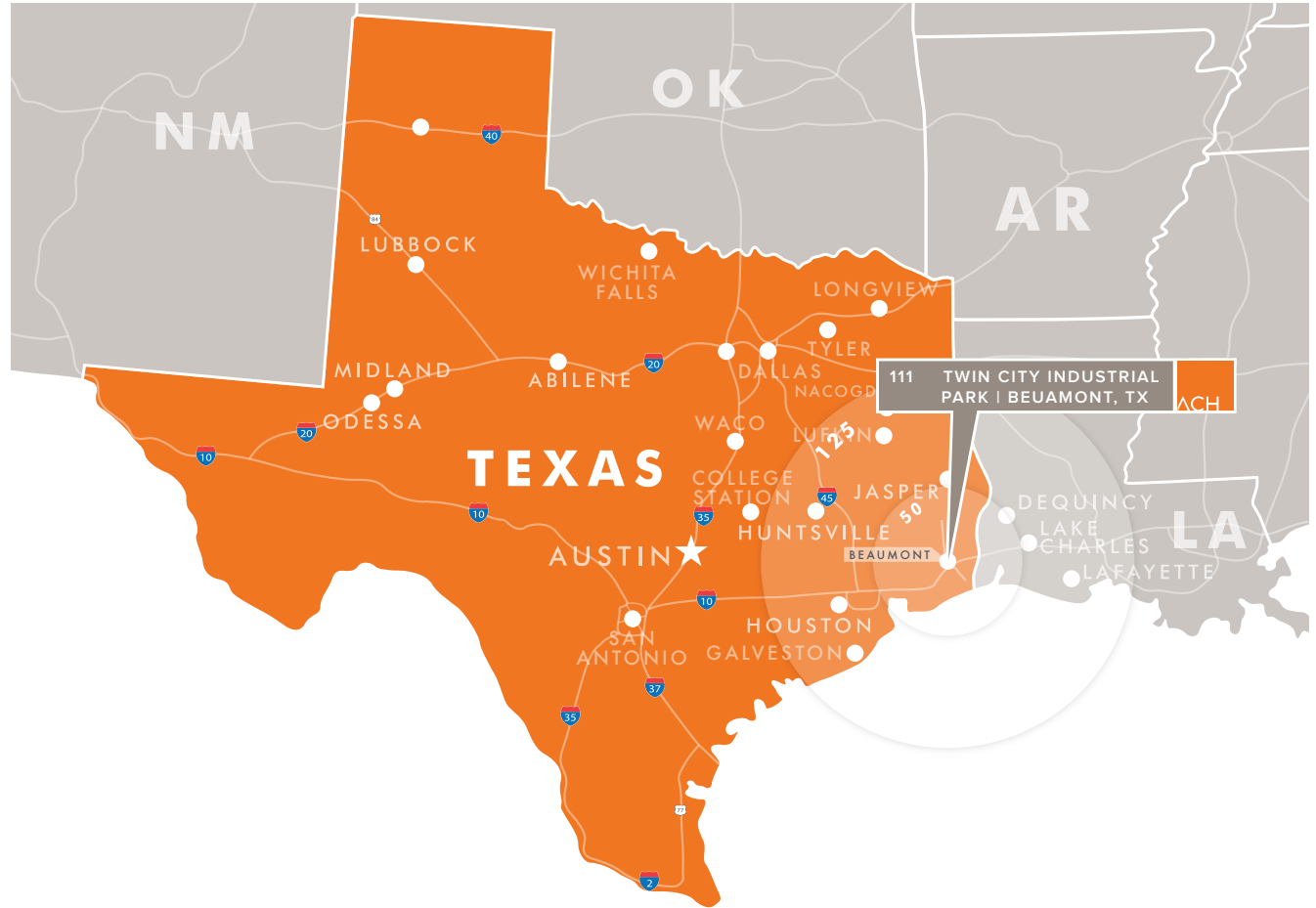
- Traffic Counts: 21,000 VPD (Hwy 347)
- Close proximity to major industry leaders

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	938	17,360	55,504
HOUSEHOLDS	233	3,659	16,751
AVERAGE HH INCOME	\$74,309	\$63,684	\$69,430
BUSINESSES	45	415	1,744

## MAJOR TENANTS

DXP  
CDI



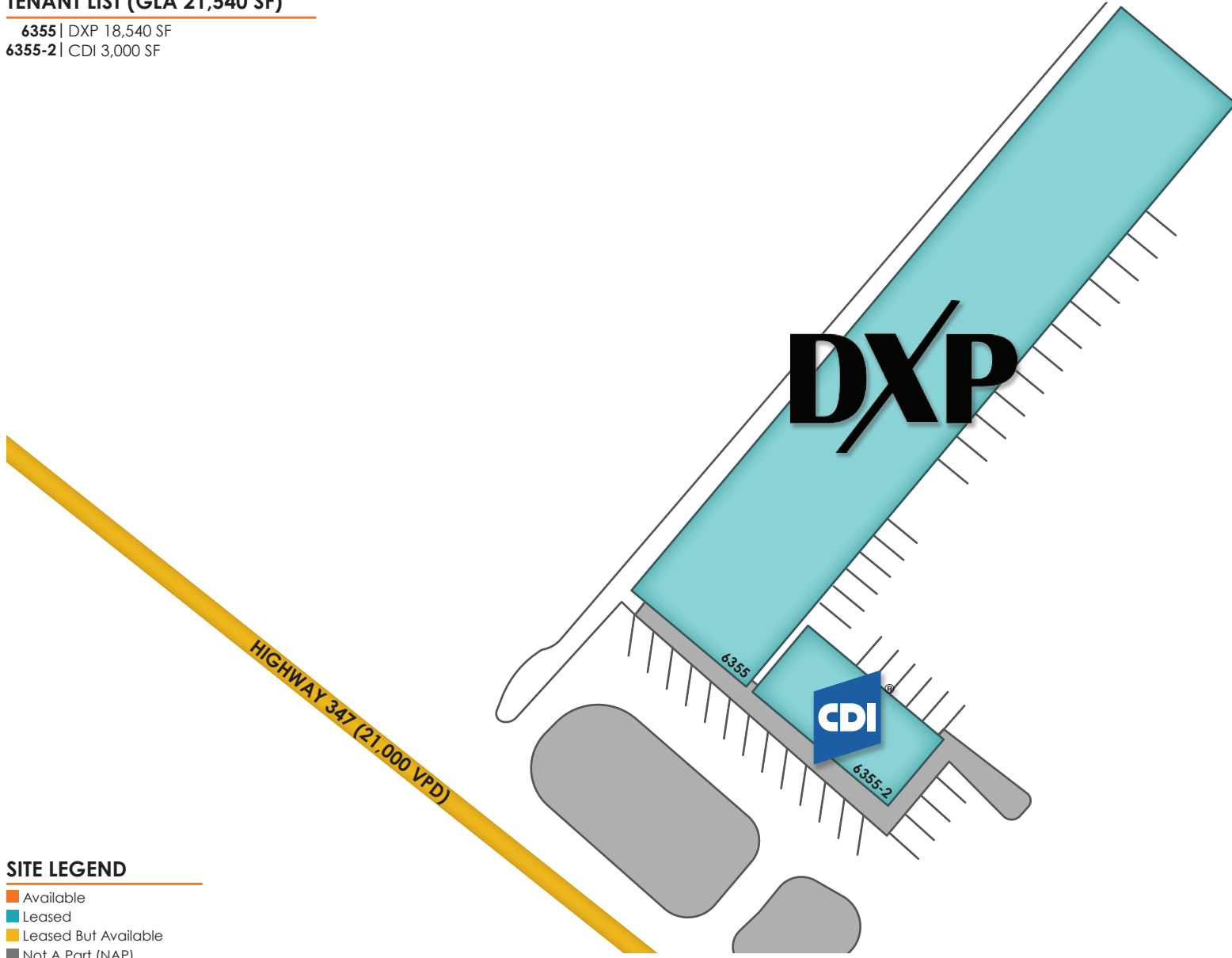


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## TENANT LIST (GLA 21,540 SF)

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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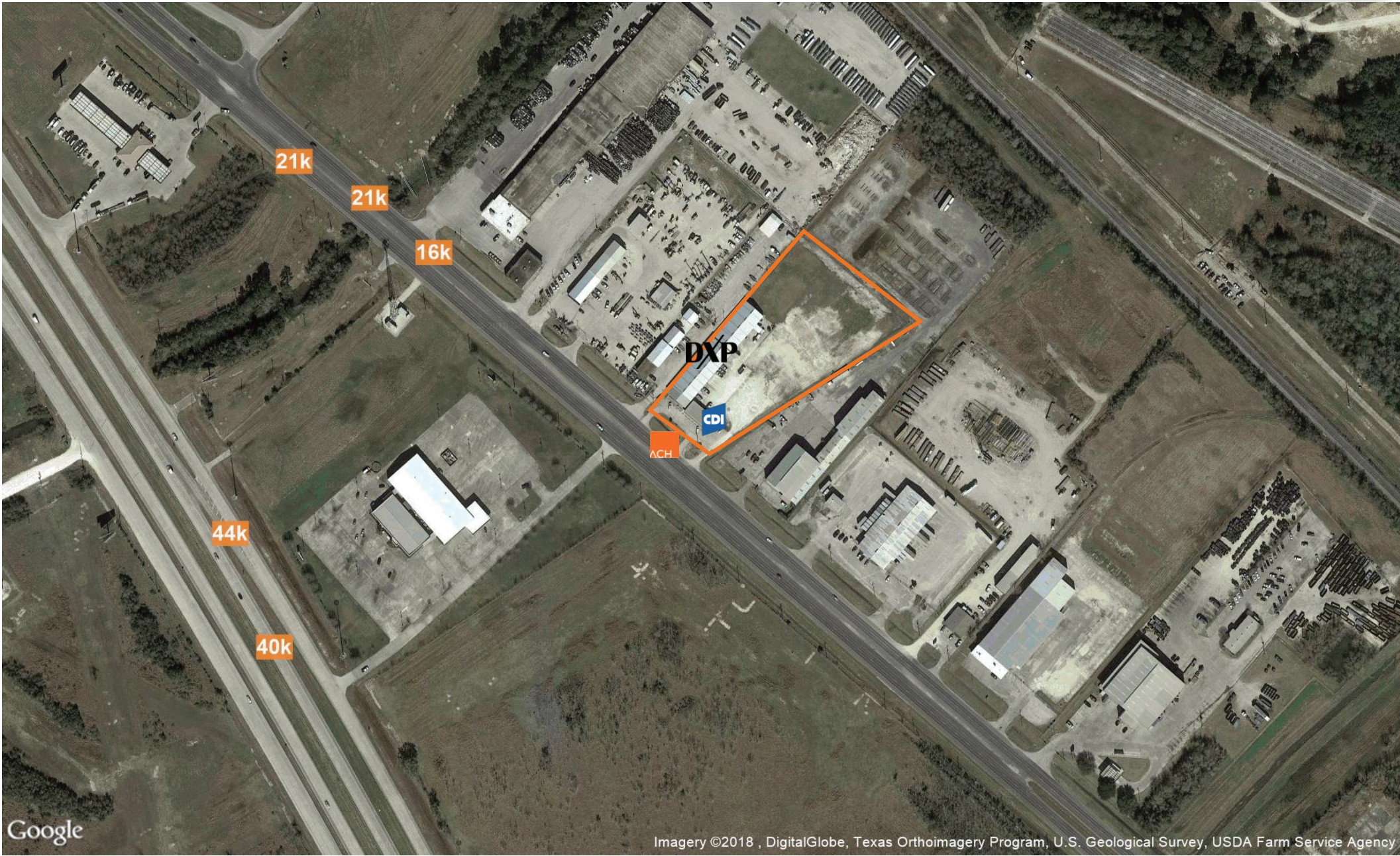


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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information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

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