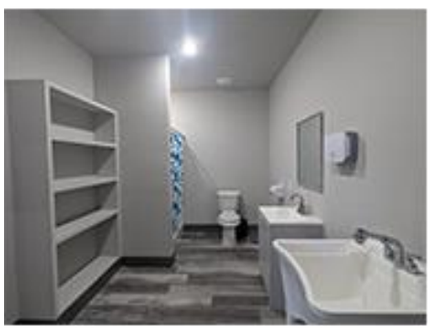
LOW TIDES

PROPERTY LEASING | RENTALS | COMMERCIAL SPACES

7,200 SQ FT Warehouse with Premium Office Space

7245 F. M. 1006 (Chemical Row) • Orange, Texas 77630 | Prime industrial location directly across from the new GTP site.















Property Highlights

Commercial / Industrial Warehouse • 7,200 sq ft warehouse • 2,100 sq ft of air-conditioned office space
18' ceiling height • 0.6 acre lot with additional acre available • Two 12' x 16' roll-up doors
3 private offices, full kitchen, 3 bathrooms, upstairs room with separate A/C

This commercial warehouse offers a strong footprint for industrial contractors, supply and service companies, warehouse users, and support businesses serving the surrounding chemical plants. The office buildout includes three private offices, a full kitchen with stainless steel appliances, two half bathrooms, one full bathroom with a shower, and an upstairs flex room with separate A/C.

Property Details	Location Advantages
7,200 sq ft warehouse 2,100 sq ft office space 0.6 acre lot Additional acre available 18' ceiling height 2 roll-up doors: 12' x 16'	Across from the new GTP site Within one mile of Chevron Near Arlanxeo, Honeywell, and DuPont Strategic position in Orange's industrial corridor

Interested in this property? Contact Low Tides Realty for pricing, availability, and showing information.

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All property information deemed reliable but not guaranteed. Tenant or buyer to verify all details.