



## Orange County Industrial Park

17305 IH 10, Vidor, TX 77662



**Marvin Kapadia**  
Zulag Properties  
17291 IH 10, Vidor, TX 77662  
[zulagproperties@gmail.com](mailto:zulagproperties@gmail.com)  
(409) 466-5995

# Orange County Industrial Park

\$11.40 /SF/YR

Join this prolific industrial market connected to the world by air, land, and sea from a newly built business park along the region's key causeway.

Orange County Industrial Park features brand new, 3,200-square-foot warehouses in the midst of the Golden Triangle, an abounding hub for commercial and...

- Orange County Industrial Park, located at 17305 IH 10, offers newly constructed 3,200-square-foot warehouses at \$10.92 per square foot.
- Ideally situated along Interstate 10, 15 minutes from Downtown Beaumont, 30 minutes from Port Arthur, and an hour from Lake Charles.
- Market employment was recently increasing at an annual rate of 4.7%, or about 7,200 jobs, the strongest rate of job creation in over a decade.
- In a growing area as the number of households grew by 13.2% from 2010 to 2022 with an average income of \$85,739 within a five-mile radius.



Rental Rate: \$11.40 /SF/YR

Total Space Available: 21,600 SF

Max. Contiguous: 3,200 SF

Property Type: [object Object]

Center Type: [object Object]

Gross Leasable Area: 28,000 SF

Rental Rate Mo: \$0.95 /SF/MO

## 1st Floor Ste B

Space Available	2,400 SF
Rental Rate	\$11.40 /SF/YR
Date Available	March 15, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Approximately 800sf – 3 offices, 9' sheetrock ceilings, sheetrock walls, ceramic tile flooring, 1 Restroom office/ 1 restroom warehouse, warehouse passage door, single phase power 400 Amp, 20' crest height, Insulated roof, 2-14' X 14' overhead doors, front concrete drive lane/yard entry, • 1/2 acre small stabilized yard behind, • fully fenced with drive lane entry/gate, fully Lighted Parking Lot.

## Ste C

Space Available	3,200 SF
Rental Rate	\$11.40 /SF/YR
Date Available	April 01, 2023
Service Type	Modified Gross
Office Size	800 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Approximately 800sf – 3 offices, 9' sheetrock ceilings, sheetrock walls, ceramic tile flooring, 1 Restroom office/ 1 restroom warehouse, warehouse passage door, single phase power 400 Amp, 20' crest height, Insulated roof, 2-14' X 14' overhead doors, front concrete drive lane/yard entry, • 1/2 acre small stabilized yard behind, • fully fenced with drive lane entry/gate, fully Lighted Parking Lot.

## Ste D

Space Available	3,200 SF
Rental Rate	\$11.40 /SF/YR
Date Available	April 01, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Approximately 800sf – 3 offices, 9' sheetrock ceilings, sheetrock walls, ceramic tile flooring, 1 Restroom office/ 1 restroom warehouse, warehouse passage door, single phase power 400 Amp, 20' crest height, Insulated roof, 2-14' X 14' overhead doors, front concrete drive lane/yard entry, • 1/2 acre small stabilized yard behind, • fully fenced with drive lane entry/gate, fully Lighted Parking Lot.

## Ste F

Space Available	3,200 SF
Rental Rate	\$11.40 /SF/YR
Date Available	April 01, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Approximately 800sf – 3 offices, 9' sheetrock ceilings, sheetrock walls, ceramic tile flooring, 1 Restroom office/ 1 restroom warehouse, warehouse passage door, single phase power 400 Amp, 20' crest height, Insulated roof, 2-14' X 14' overhead doors, front concrete drive lane/yard entry, • 1/2 acre small stabilized yard behind, • fully fenced with drive lane entry/gate, fully Lighted Parking Lot.

## Ste G

5

Space Available	3,200 SF
Rental Rate	\$11.40 /SF/YR
Date Available	April 01, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Approximately 800sf – 3 offices, 9' sheetrock ceilings, sheetrock walls, ceramic tile flooring, 1 Restroom office/ 1 restroom warehouse, warehouse passage door, single phase power 400 Amp, 20' crest height, Insulated roof, 2-14' X 14' overhead doors, front concrete drive lane/yard entry, • 1/2 acre small stabilized yard behind, • fully fenced with drive lane entry/gate, fully Lighted Parking Lot.

6

**Ste H**

Space Available	3,200 SF
Rental Rate	\$11.40 /SF/YR
Date Available	April 01, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Contact broker for details.

7

**Ste I**

Space Available	3,200 SF
Rental Rate	\$11.40 /SF/YR
Date Available	April 01, 2023
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Approximately 800sf – 3 offices, 9' sheetrock ceilings, sheetrock walls, ceramic tile flooring, 1 Restroom office/ 1 restroom warehouse, warehouse passage door, single phase power 400 Amp, 20' crest height, Insulated roof, 2-14' X 14' overhead doors, front concrete drive lane/yard entry, • 1/2 acre small stabilized yard behind, • fully fenced with drive lane entry/gate, fully Lighted Parking Lot.

## 17305 IH 10, Vidor, TX 77662

Join this prolific industrial market connected to the world by air, land, and sea from a newly built business park along the region's key causeway.

Orange County Industrial Park features brand new, 3,200-square-foot warehouses in the midst of the Golden Triangle, an abounding hub for commercial and military seaports comprised of Port of Beaumont, Port Arthur, and Orange Shipyard. The park's positioning along Interstate 10 simplifies travel to Beaumont Municipal Airport and the Union Pacific Rail Terminal, plus Lake Charles in Louisiana is only 40 minutes away. This transmodal connectivity has proliferated the market with major energy, manufacturing, and logistics companies such as Goodyear, McDermott, Natgasoline, Westrock, FedEx, and ExxonMobil. The substantial presence of so many industry leaders has given the region a strong backbone. As of Q1 2023, nonfarm payrolls were increasing at an annual rate of 4.7%, the strongest rate of job creation in over a decade. Become a player in this generative market and command a highly connected presence from Orange County Industrial Park today.