

INDUSTRIAL YARD & SHOP · FOR LEASE OR PURCHASE

PRIME HEAVY INDUSTRIAL SITE

SILSBEE, TX
7.53 ACRES + 55,000 SF COVERED SHOP 603 FM 418 | HARDIN COUNTY

7.53 ACRES OF YARD	55,000 SF COVERED SHELL	100% ABATED & GUTTED	3Φ POWER ON SITE
-----------------------	----------------------------	-------------------------	---------------------

Positioned in the heart of the Southeast Texas timber and industrial corridor, 603 FM 418 pairs secure, heavy-use yard space with a fully-abated, gutted structural shell — built for contractors, equipment fleets, and pipeline operators that need capacity, utilities, and highway access in one place.

SITE SPECS

ACREAGE	±7.53 acres — divisible, build-to-suit yard stabilization available
STRUCTURE	±55,000 SF concrete/steel shell, 100% asbestos abated & gutted
YARD	Turning radius for 53' trailers, lowboys & heavy rigs
UTILITIES	High-capacity water, sewer & 3-phase electric
ACCESS	Direct FM 418 frontage; quick reach to US-96, US-69 & I-10
SECURITY	Fully customizable fencing/gate options

IDEAL USES

- Industrial Staging & Pipe Laydown
- Utility & Telecom Lineman Base
- Heavy Equipment Rental & Service Hub
- Civil Contractor Operations
- Disaster Response & Staging Ground
- Fleet Staging & Driver Depot

FLEXIBLE TERMS

For lease as a whole site or divisible yard options · Ground lease, long-term build-to-suit, or lease-with-option-to-purchase · Immediate availability for turnaround or long-term base operations.

SCHEDULE A SITE VISIT →

Rex Rehmeier
Phone: (713) 503-1856 | rex.rehmeier@outlook.com