

T & L Property Holding LLC

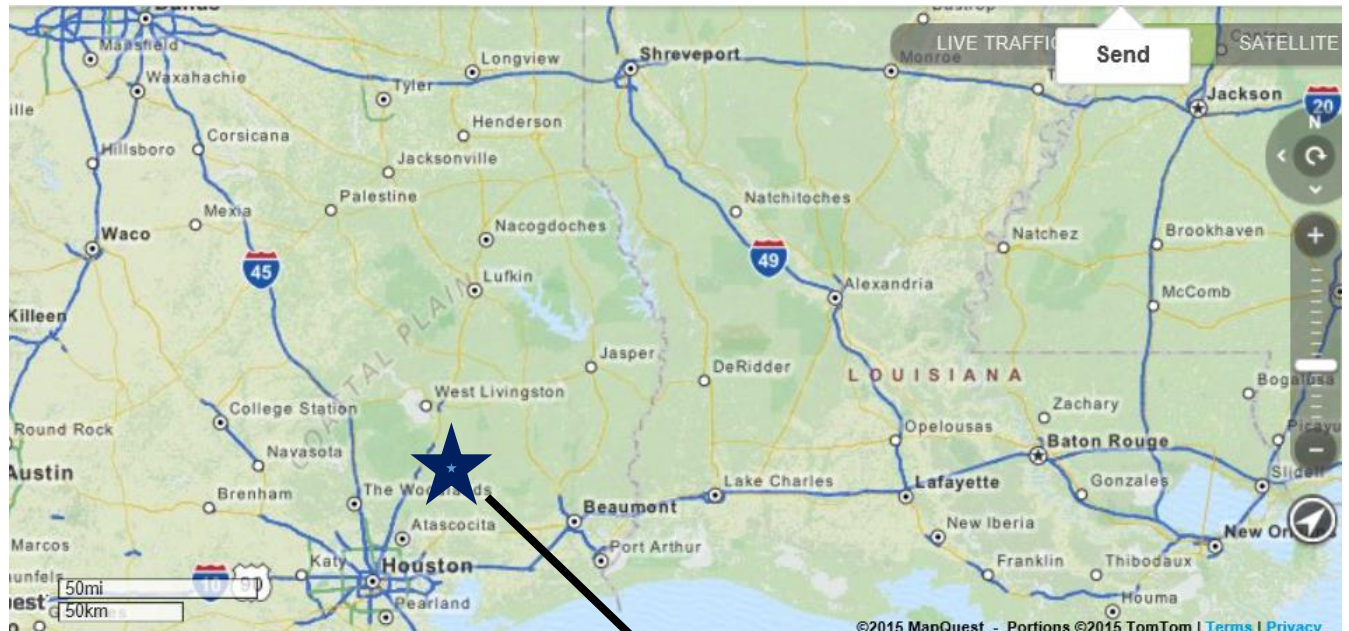
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Shannon Wilks

List Price: \$3,600,000

Cleveland Texas Property Description:

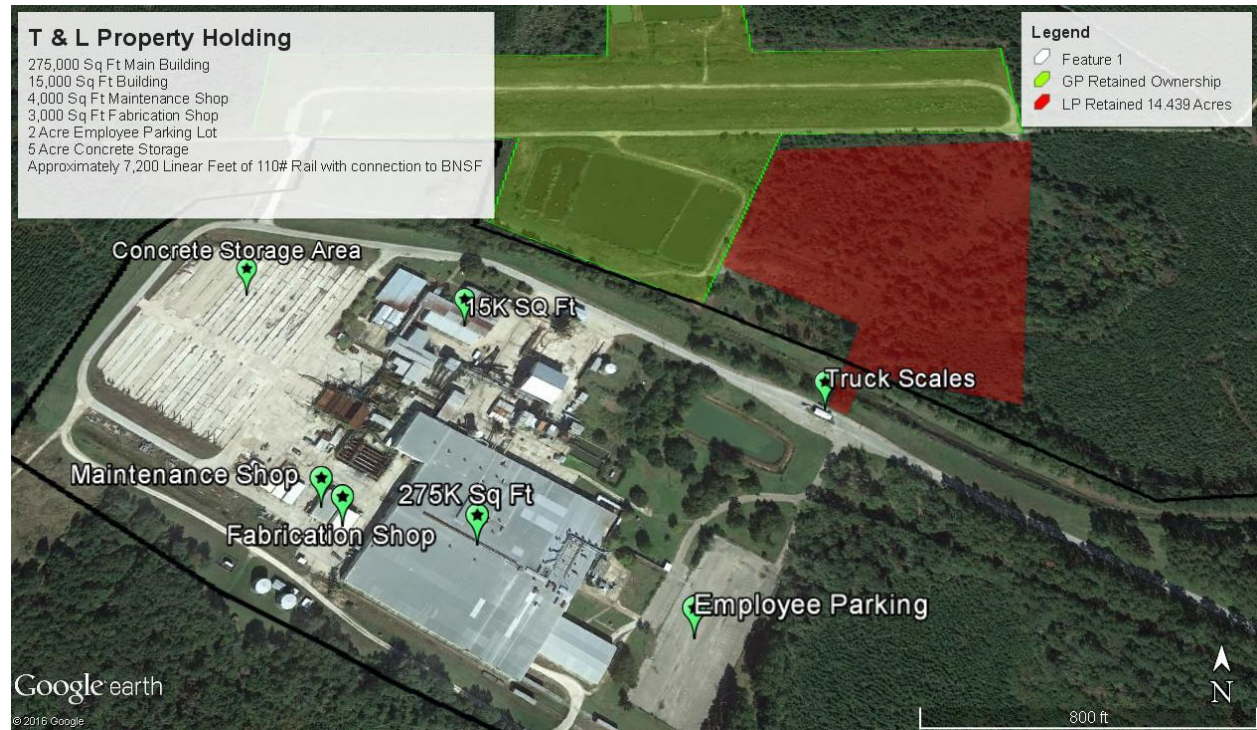
Approximately 180 acres with industrial grade utilities. Electricity is provided by dedicated substation with 7 MW capacity. Natural gas capacity is rated for 2,850 MCF/Day at 52 psig. Water is provided by on site deep water wells and on-site aerobic sewer system. The site has double-lane paved secure access, employee parking, platform truck scales, truck tarping stations and indoor/outdoor rail unloading/loading ability. The site is served by BNSF rail with over 7,000 feet of track. The main building has 30 (perimeter) & 45 (center) feet ceiling height and contains 275,000 square feet under roof with a fully functional fire suppression system. Five acres of concrete outdoor storage area adjacent to main building. The facility contains office space, conference rooms and employee breakrooms & bathrooms. Adjacent buildings are available for maintenance/storage with overhead cranes. Completed Environmental Site Assessment (Phase 1).

General Location



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Aerial View of Plant Site



Aerial View of Property



Main Building Interior



Indoor Rail Loading//Unloading



BNSF Rail Service ~ 7,000 feet of interior track



275,000 Square Foot Main Building with Fire Suppression System



5 Acre Concrete Outdoor Storage Area



Secure Entrance

