

## **66,000+ Square Foot Building with Parking Lot For Sale**

### **LOCATION:**

750 Pearl St, Beaumont, Texas 77701, which is between Orleans and Pearl Streets on the southerly side of Forsythe Street, 1 mile south of Interstate 10. In the heart of redeveloping downtown Beaumont, TX.

The location of this facility provides for easy access to downtown Beaumont redevelopment zone, the Interstate - 10 highway system, Port of Beaumont and other transportation corridors. The building is well suited for general office space, call center operations, data processing, and distribution operations.

The two-story masonry and steel building has been extensively renovated since 2005. With a 31,500 square foot parking area that joins the building and approximately 72,270 sq. ft. adjacent parking lot, combined provides for over 300 private parking spaces.

The building is zoned for commercial development with a CBD (Central Business District Development) class by the city of Beaumont. All public utilities are available.

### **Building Specifications ([narrative on next page](#))**

- Two floors, each approximately 32,400 square feet.
- Zoned for commercial development with a CBD (Central Business District Development) class by the city of Beaumont with city water and city sewer.
- 31,500 square feet of parking (approximately 90-100 spaces)
- Adjacent concrete private parking lot for approximately an additional 230 - 240 parking spaces
- Building interior is carpeted/tiled, painted
- Multi-Zoned state of the art recently upgraded HVAC system.
- Built in 1977. Owned by Jefferson County since 1993.
- Last use: high-tech data processing postal encoding center
- Extensive renovations since 2005 include new roof cover, with roof drains, 120-ton Trane air cooled chiller, new ceiling tiles throughout the building, carpeting.

**To arrange an appointment for showing**, contact the Jefferson County Maintenance Department, Monday through Friday between 8:00 am and 3:00 pm at 409-835-8511.

**A virtual tour** can be viewed at [http://co.jefferson.tx.us/Purchasing/Bid\\_Notices/IFB08-084JN/PEC.htm](http://co.jefferson.tx.us/Purchasing/Bid_Notices/IFB08-084JN/PEC.htm)

**Bid specifications** can be downloaded from [http://co.jefferson.tx.us/purchasing/Bid\\_Notices/20090803\\_IFB09-121KJS\\_PostalEncodingCenter-specs.pdf](http://co.jefferson.tx.us/purchasing/Bid_Notices/20090803_IFB09-121KJS_PostalEncodingCenter-specs.pdf)

### Site Description

The site comprises most of a city block and has an approximate area of 62,000 square feet. It has 180 feet on Forsythe, 185 feet on Orleans, 183 feet along Pearl and about 200 feet along the Orleans-Pearl Connector Street. The area is zoned for Central Business District Development.

The two-story masonry and steel building was originally constructed as the Texas State Optical laboratory in 1977. It was sold to Jefferson County in 1993. It was last used as a high-tech data processing postal encoding center for the U.S. Postal Service.

The building has an area of approximately 68,000 square feet. It has concrete block exterior walls with some brick veneer. There is one elevator and two stairways to the second floor and the elevator extends upward to provide roof access. The roof is flat with a perimeter parapet. The roof cover was replaced in 2007, as was the chiller (now 120-ton Trane air cooled chiller) that is also roof mounted. The boiler was replaced in 2004.

The first floor has a mix of tile and carpeting with suspended acoustical tile and sheetrock ceilings. There is a large modular office area, several offices, four large restroom facilities, a kitchen, a conference room, and storage areas.

The second floor is also mostly open except for offices along the northerly wall and six sets of restrooms. The second floor has finishes similar to the first floor.

There is about 31,500 square feet of parking joining the building which will accommodate approximately 90 - 100 spaces. There is driveway access from both Orleans and the Pearl Connector Street. In addition is a second parking lot adjacent to the building that consists of approximately 72,270 sq. ft. of concrete parking for approximately 230 - 240 additional parking spaces. This lot can be accessed via a security gate on Wall St.

The building has a fire sprinkler system on both floors and has previously passed both ADA and City fire code inspections.

No furniture, fixtures or equipment are included in this sale. All mineral rights shall remain the property of Jefferson County.

### Bathrooms

Blue print Room number	Men's	Women's
111		8 toilets
112	7 toilets, 2 urinals	
123	2 toilets, 3 urinals	
124		9 toilets
214		3 toilets
215	2 toilets, 1 urinal	
221	2 toilets, 1 urinal	
222		4 toilets
206	2 toilets, 3 urinals	
207-208		16 toilets