



FOR LEASE

OFFICE WAREHOUSE WITH YARD

**7030 WESPARK DRIVE
BEAUMONT, TX 77705**

16,155 SF Office / Warehouse | 1.633 Acres

FOR MORE INFORMATION



409-832-0211



PHELANINVESTMENTS.COM

Dade Phelan
dade@phelaninvestments.com

Lan Phelan
lanphelan@phelaninvestments.com

Mark Phelan
markcphelan@phelaninvestments.com

7030 WESPARK DRIVE

OFFICE WAREHOUSE WITH YARD // FOR LEASE



Phelan Investments



INDUSTRIAL



16,155 SF



\$8.00 /SF/YR



5 YEARS

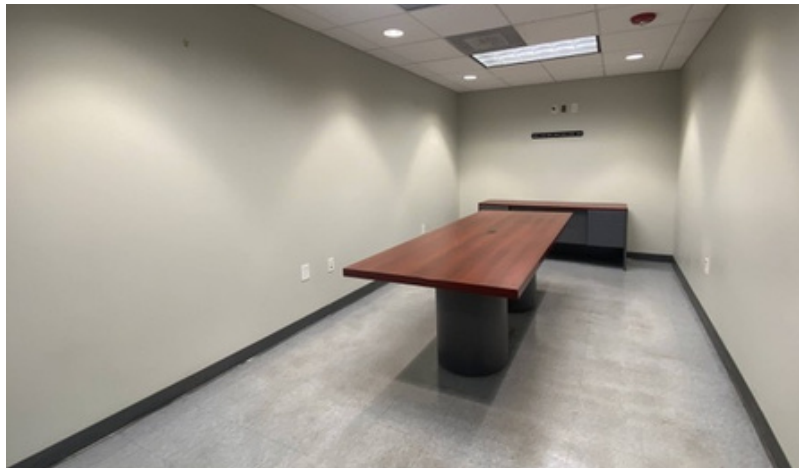
FEATURES

- Renovated in 2017
- Concrete yard and parking - Yard fenced
- Additional lot for expansion
- 3 Phase power in the area



OFFICE

- 1,920 SF
- 8 individual offices
- 1 Reception area
- 2 Restrooms
- Kitchenette / Break area
- 1 Conference Room
- IT Room
- Shop Office
- Secure Storage



WAREHOUSE

- 14,235 sf
- Motion Sensor Overhead lighting
- (3) 14' x 14' Overhead Doors
- Cross Ventilation
- Fully Insulated
- Light Industrial Zoning

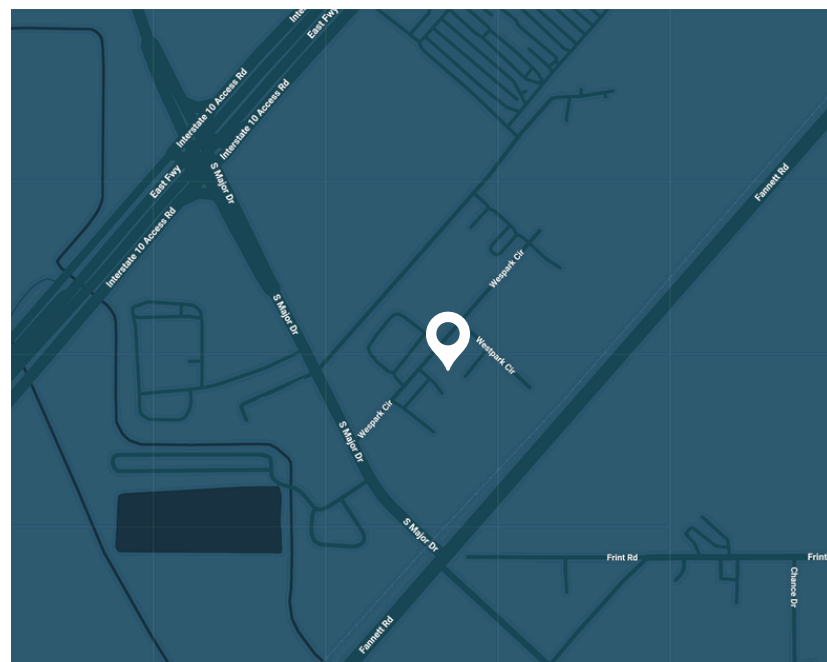


7030 WESPARK DRIVE

OFFICE WAREHOUSE WITH YARD // FOR LEASE



Phelan Investments



Dade Phelan
dade@phelaninvestments.com

Lan Phelan
lanphelan@phelaninvestments.com

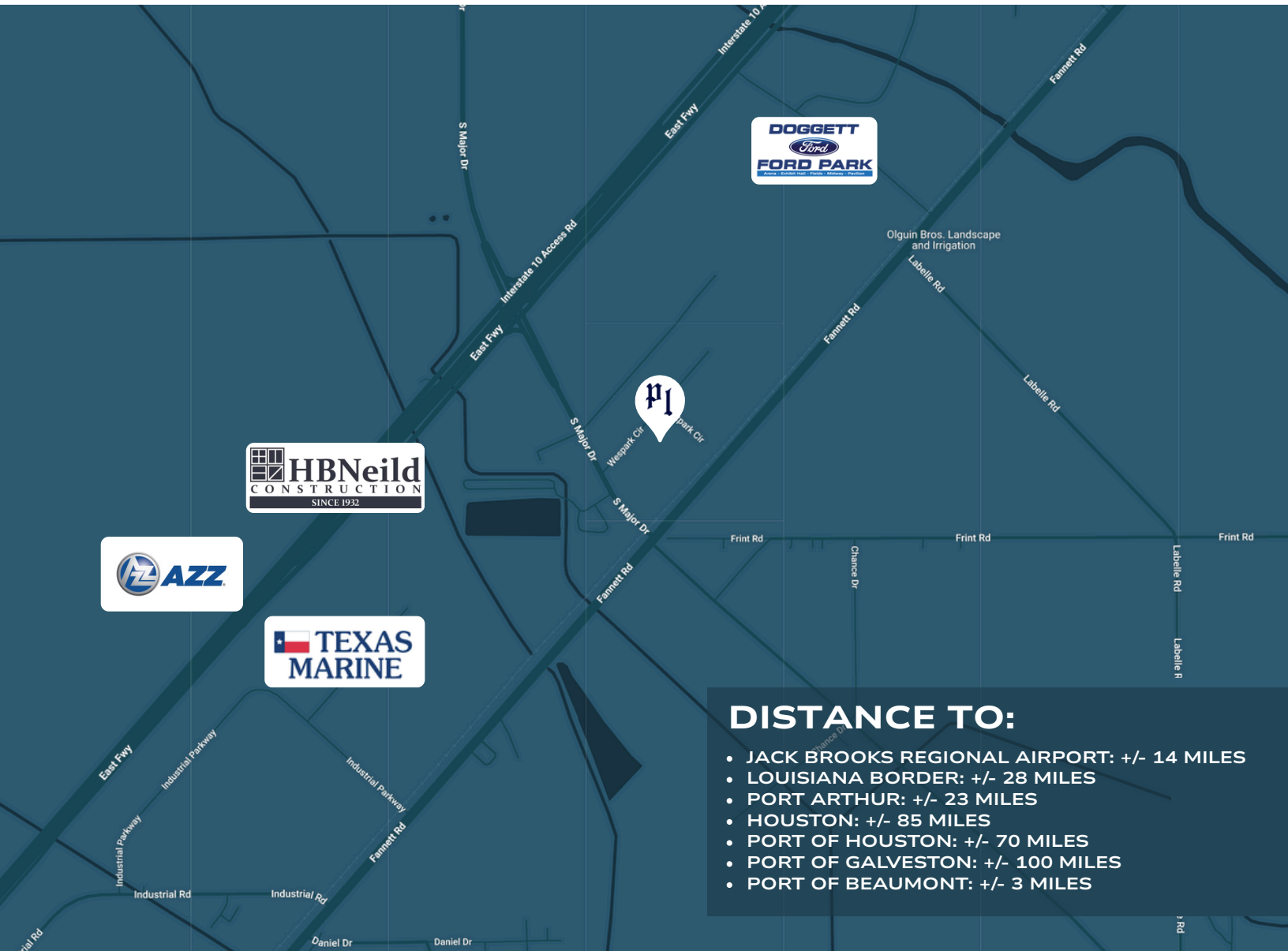
Mark Phelan
markphelan@phelaninvestments.com

7030 WESPARK DRIVE

OFFICE WAREHOUSE WITH YARD // FOR LEASE



Phelan Investments



DISTANCE TO:

- JACK BROOKS REGIONAL AIRPORT: +/- 14 MILES
- LOUISIANA BORDER: +/- 28 MILES
- PORT ARTHUR: +/- 23 MILES
- HOUSTON: +/- 85 MILES
- PORT OF HOUSTON: +/- 70 MILES
- PORT OF GALVESTON: +/- 100 MILES
- PORT OF BEAUMONT: +/- 3 MILES

NEARBY



- DOGGETT FORD PARK
- CINEMARK BEAUMONT
- MAIN EVENT BEAUMONT
- TYRELL PARK/CATTAIL MARSH



- CRACKER BARREL
- BLACK BEAR DINER
- TWIN PEAKS
- PAPPADÉAUX SEAFOOD



- ECONO LODGE
- HILTON GARDEN INN
- HOLIDAY INN & SUITES
- AVID HOTEL



- RENEGADE INDUSTRIAL SUPPLY
- 7UP BOTTLING
- BEAUMONT FREIGHTLINER
- AMERIGLASS

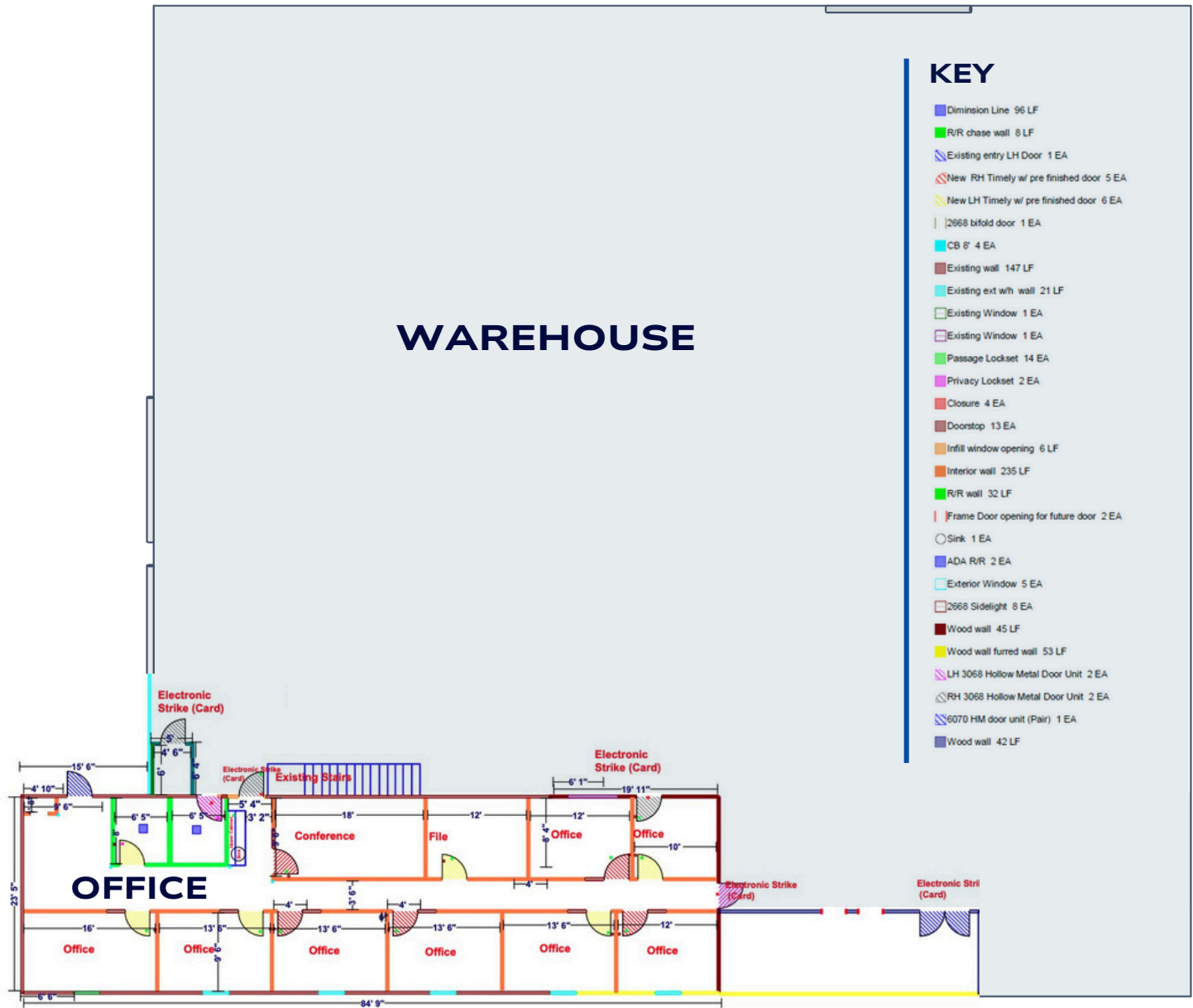
7030 WESPARK DRIVE

OFFICE WAREHOUSE WITH YARD // FOR LEASE



Phelan Investments

FLOOR PLAN



7030 WESPARK DRIVE

OFFICE WAREHOUSE WITH YARD // FOR LEASE



Phelan Investments

SURVEYING MAP

