

# THE TRAIN STATION

## PRE-LEASING

10445 EASTEX FREEWAY  
BEAUMONT, TX 77708

Lease rate: \$1.50 PSF + NNNs

### Property Overview

- New construction
- White box complete
- 1,500 SF space and up
- Full Eastex Freeway frontage for visibility
- Easy access from busy Hwy 69/96/287 (over 46,000 vehicles per day)
- Anchor tenant spaces available
- Restaurant space available with Drive Through lane
- Large parking lot
- Zoned: GC-MD (General Commercial)

\*should be verified with the City of Beaumont

For leasing information please call Labrie Properties  
at 409-796-1020 or 409-749-0102

LABRIE PROPERTIES



### Location overview

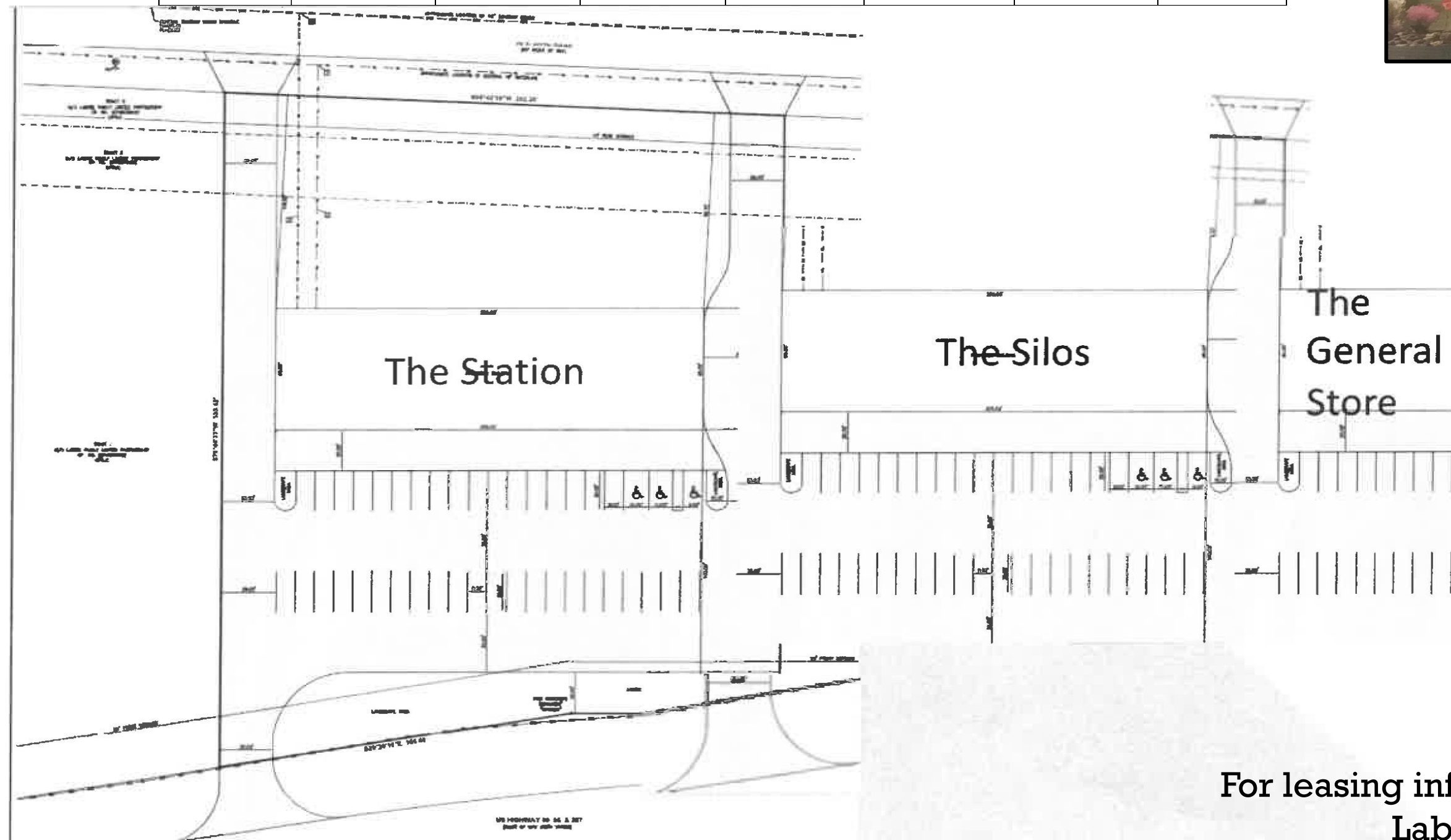
The City of Beaumont, TX has a population of over 115,000 residents and is the largest city in Southeast Texas. It is home to several major refineries, Lamar University, several community colleges and Jack Brooks Regional Airport





# THE TRAIN STATION LAYOUT

AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
Ste. C 1,500SF	Ste. D 1,500SF	Ste. E 1,500SF	Ste. F 1,500SF	Ste. G 1,500SF	Ste.H 1,500SF	Ste. I 1,500SF	Ste. J 1,500SF



For leasing information please contact  
 Labrie Properties  
 at 409-796-1020 or 409-749-0102

