

FOR SALE OR LEASE

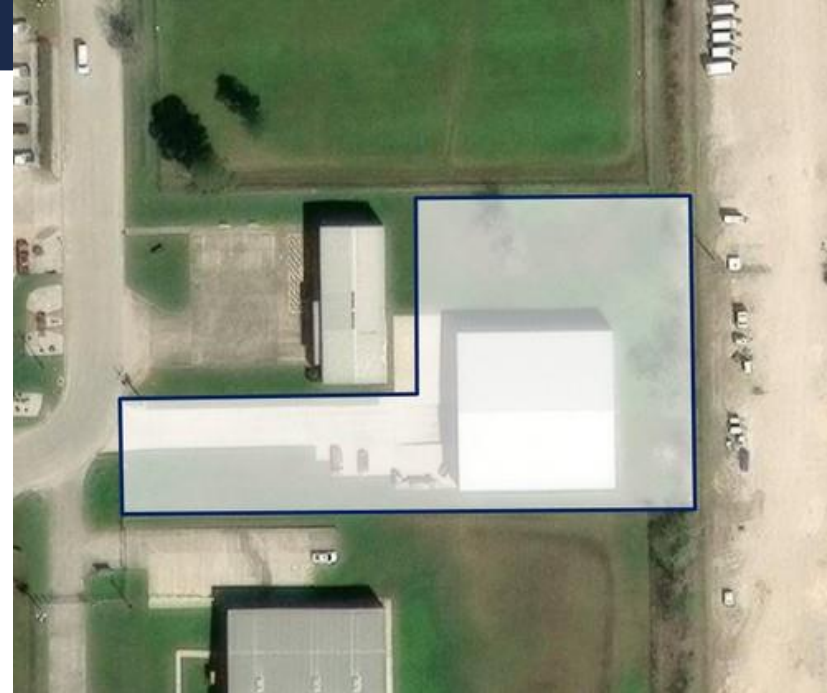
4895 Stone Oak • Beaumont, TX 77705

Newly Constructed - 2022 | 10,000 SF Light Industrial | 4 Miles to Port of Beaumont



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES

NEW 2022 CONSTRUCTION



LEASE: \$7,500 / month (Includes \$0.55 PSF Base + NN) | SALE: Call for Pricing

Move-In Ready Industrial Building with Expansion Land

- Built in 2022 — like-new condition in Beaumont's established Stone Oak industrial corridor, just 4 miles from the Port of Beaumont.
- 10,000 SF open warehouse with 20' sidewalls and 25' crest height (21' under sprinkler lines) — ideal for racking, equipment, or staging.
- Three overhead doors including two truck wells with dock levelers ensure efficient loading and throughput.
- 1,200 SF finished office space with 2 private offices and 2 restrooms. Fire sprinkler system and insulated roof deck throughout.
- Additional unimproved land included — ideal for an owner-user or long-term tenant wanting room to grow.

| PROPERTY SNAPSHOT | |
|-------------------|-------------------------------------|
| Building Size | 10,000 SF |
| Year Built | 2022 |
| Clear Height | 20' Walls / 25' Crest |
| Office Space | ~1,200 SF · 2 offices · 2 restrooms |
| Loading | 2 Truck Wells + 1 Grade-Level Door |
| Fire Protection | Full Sprinkler System |
| Electrical | Single Phase |
| Zoning | Light Industrial |
| Expansion | Unimproved land included |

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INSIDE THE BUILDING — 10,000 SF Move-In Ready • Built 2022



10,000 SF Open Warehouse • 25' Crest Height



2 Truck Wells • Dock Levelers • 10'x10' Doors



2022 Build • Concrete Apron • Expansion Land

LEASE PRICING BREAKDOWN — Total Cost Transparency

| Component | Annual | Monthly | Per SF / Mo |
|-----------------------------|-----------------|-------------------|---------------|
| Base Rent (\$0.55 PSF) | \$66,000 | \$5,500.00 | \$0.55 |
| Property Taxes (NN) | \$12,116 | \$1,009.67 | \$0.10 |
| Insurance Estimate (NN) | \$11,884 | \$990.33 | \$0.10 |
| TOTAL OCCUPANCY COST | \$90,000 | \$7,500.00 | \$0.75 |

SALE PRICE

Call for Pricing

Contact agent

**NN charges (taxes and insurance) are estimates and subject to change. Base rent is fixed per lease agreement.*

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LOCATION — Stone Oak Industrial Corridor • Surrounded by National Industrial Operators



IMMEDIATE NEIGHBORS

United Rentals

Equipment Rental

Brenntag

Chemical Distribution

H&E Equipment Services

Heavy Equipment

Summit Electric Supply

Electrical Supply

Azelis

Agricultural & Environmental

Caliche

Industrial Supplier

STRATEGIC ACCESS — Ports, Airports & Major Transportation

Port of Beaumont

4 Miles

~8 min drive

Jack Brooks Airport (BPT)

10 Miles

~15 min drive

Port of Orange

35 Miles

~36 min drive

Houston Ship Channel

79 Miles

~1 hr 20 min

Bush Intercontinental (IAH)

~90 Miles

~1 hr 30 min



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|-------------|------------------------|--------------|
| S.C.R.E. Inc. Coldwell Banker Commercial Arnold and Associates | 518763 | sheri@cbcaaa.com | 409-833-5055 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Sheri Arnold | 418241 | sheri@cbcaaa.com | 409-659-7977 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Deb Cowart Associate Broker | 503902 | debcowart123@gmail.com | 409-651-3559 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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COLDWELL BANKER COMMERCIAL

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Connect with us :

Our listing and a little about why you should
choose the Deb Cowart

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