

**For Sale or Lease**  
**4895 Stone Oak**  
**Beaumont, TX 77705**



**COLDWELL BANKER**  
**COMMERCIAL**  
ARNOLD AND  
ASSOCIATES



**10,000 SF Light Industrial Building with Expansion Land**

**This versatile 10,000 SF metal building is ideal for light industrial, warehouse, or distribution use. The property features an insulated roof deck, fire sprinkler system, and approximately 1,200 SF of finished office space with two private offices and two restrooms.**

**Efficient loading capabilities include two truck wells—each with 10' x 10' overhead doors—plus one grade-level 10' x 10' overhead door for convenient access.**

**Located within a Light Industrial zone, the property also offers unimproved land for future expansion, making it a great opportunity for an owner-user or tenant seeking room to grow.**



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### Property Highlights

- **Building Size: 10,000 SF**
- **Construction: Metal building with insulated roof deck**
- **Office Area: Approximately 1,200 SF with (2) offices and (2) restrooms**
- **20' Side walls / 25' Crest ( 21' under fire sprinkler lines)**
- **Loading:**
  - (2) truck wells, each with 10' x 10' overhead doors
  - (1) grade-level loading door, 10' x 10' overhead door
- **Fire Protection: Sprinkler System**
- **Zoning: Light Industrial**
- **Expansion Potential: Unimproved land included for future development**

### Lease price:

**\$0.60 psf base rent plus property taxes and insurance.**

**Property taxes are \$12,116.01/ year or \$1009.67/ month**

**or \$.10 psf/ month.**

**Insurance is estimated at \$11,883.96 / year \$990.33 / month**

**or \$.10 psf/ month.**

**Total monthly rent \$8,000 month**

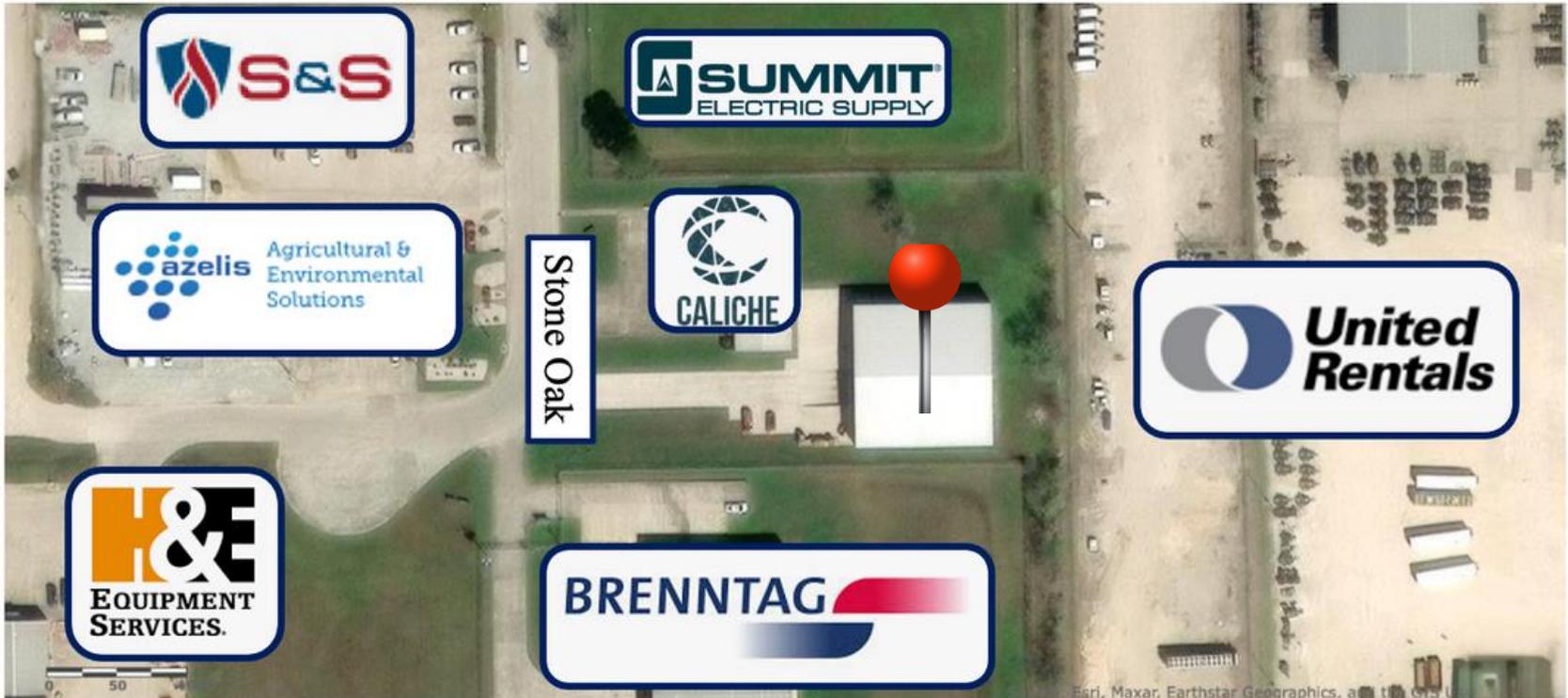
**\*\*Call for sales price\*\***



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| <b>Drive Times</b>           | <b>Miles</b> |
|------------------------------|--------------|
| Jack Brooks Regional Airport | 10           |
| Port of Beaumont             | 4            |
| Port of Orange               | 35           |
| Houston Ship Channel         | 79           |





## 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



# COLDWELL BANKER COMMERCIAL

## ARNOLD AND ASSOCIATES

### 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<br>Arnold and Associates     |             |                        |              |
|---|-------------|------------------------|--------------|
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                  | Phone        |
| Sheri Arnold  | 518763      | sheri@cbcaaa.com       | 409-833-5055 |
| Designated Broker of Firm   | 418241      | sheri@cbcaaa.com       | 409-659-7977 |
| Licensed Supervisor of Sales Agent/<br>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](http://www.trec.texas.gov)

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Connect with us :

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