

FOR LEASE

8141 CHEMICAL ROAD

BEAUMONT, TEXAS



LEASE RATE:
\$0.70 psf per month
plus NNN Expenses

PROPERTY INFORMATION

- 0.5725 +/- Acres (per JCAD)
- 9,811 +/- sf Building
 - Office - 3,071 +/- sf
 - 1st Floor - 1,420 +/- sf
 - 2nd Floor - 1,451 +/- sf
 - Warehouse Office - 200 +/- sf
 - Warehouse - 4,320 +/- sf
 - Canopy - 2,400 +/- sf
- *Additional 1.1478 +/- Acre Site, Stabilized & Fenced - Available for Lease*

PROPERTY FEATURES

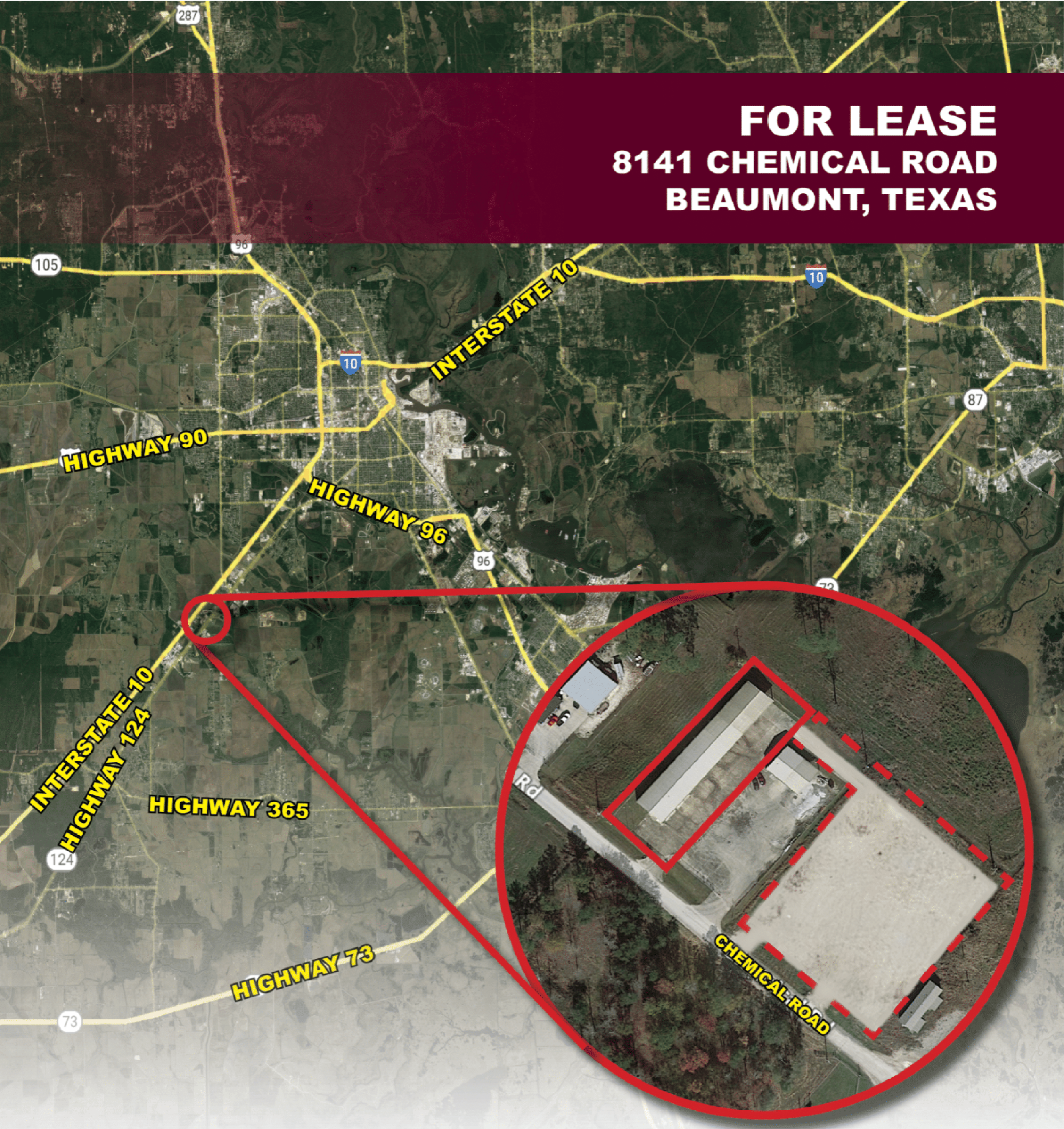
- Fenced Yard & Security Gates
- Improved Property is all Concrete Paved
- 16' Clearheight at Eave
- (5) 12' x 12' Roll-Up Doors
- Easy Access to Interstate 10 and Highway 124
- Outside City



Contact:

CW Paschal Properties, LLC
(409) 284-1125
bubba@pandpsales.com

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THIS LOCATION OF THE PROPERTY LINES ARE APPROXIMATE AND WILL NEED TO BE VERIFIED BY A SURVEY.

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The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

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