

FOR LEASE - INDUSTRIAL

5450 Ave. A Bldg. 3

Beaumont, TX 77705



**COLDWELL BANKER
COMMERCIAL**

**ARNOLD AND
ASSOCIATES**

Warehouse Only
Approx. +/- 10,000 sf

Offices, conference room
and warehouse
Approx. +/- 8,000 sf

Suite B

5452

Suite A

Suite C

Property can be divided and leased separately

Property Highlights

18,000 SF

Total Space

16 Ft

Clear Height

6

Overhead Doors

Light Industrial

Zoning

Hwy 69

Corridor Access

2 Buildings

Covered Canopy Between

Suite A: 8,000 sf

\$0.55

Suite B: 10,000 sf

\$0.50

Suite C: 18,000 sf

\$0.45

*All suites will have additional charges
currently estimated at \$0.16 psf*

FOR LEASE

INDUSTRIAL

5450 Ave. A Building 3

Beaumont, TX 77705

TOTAL SPACE

18,000 SF

CLEAR HEIGHT

16 Ft

ZONING

Light Industrial

OVERHEAD DOORS

6 Total

COLDWELL BANKER COMMERCIAL

Arnold and Associates

New Opportunity – Hwy 69 Corridor



- 18,000 SF mix of warehouse and office
- ~1,000 SF office area with reception, private offices, conference room, break room & restroom
- 2 buildings joined with covered canopy
- Warehouse crest height 16' with insulated roof deck
- Access from Ave. A (W. Port Arthur Rd.) & Hagner Rd.
- Multiple overhead doors & covered canopy work area

LEASING OPTIONS

Suite A

8,000 SF

Office + Warehouse

\$0.55 PSF/MO

Suite B

10,000 SF

Warehouse Only

\$0.50 PSF/MO

BEST VALUE

Suite C

18,000 SF

Full Building

\$0.45 PSF/MO

+ \$0.16 PSF estimated NNN charges for all suites | Property can be divided and leased separately

CONTACT US TO SCHEDULE A TOUR

Deb Cowart

M: 409-651-3559 | debcowart123@gmail.com

Tisha Self - Stone

M: 409-658-0330 | tishacre123@gmail.com

Office: 409-833-5055 | cbcaaa.com

SUITE A — EAST SIDE (ADJACENT TO HAGNER RD.)

8,000 SF | Office + Warehouse

- 3 private offices
- Kitchenette / break room
- Conference / training room
- Reception area & restroom
- 2 overhead (OH) Doors
- 1,000 SF dedicated office area

\$0.55 PSF / Month

+ \$0.16 PSF NN



SUITE B — WEST SIDE

10,000 SF | Warehouse Only

- Wide-open warehouse floor plan
- 4 Overhead (OH) Doors
- 16' crest height
- Insulated roof deck
- Covered canopy work area
- Dual access: Ave. A & Hagner Rd.

\$0.50 PSF / Month

+ \$0.16 PSF NN



SUITE C — FULL BUILDING

18,000 SF | Office + Warehouse

- Entire building — both suites
- All office amenities (Suite A)
- Full warehouse floor plan (Suite B)
- 6 overhead (OH) doors total
- Covered canopy between buildings
- Best value per SF

\$0.45 PSF / Month

+ \$0.16 PSF NN

Includes All Amenities

from Both Suites A & B

- 3 Private Offices**
- 16' Warehouse Crest**
- Covered Canopy + 6 OH Doors**
- Dual Access Points**

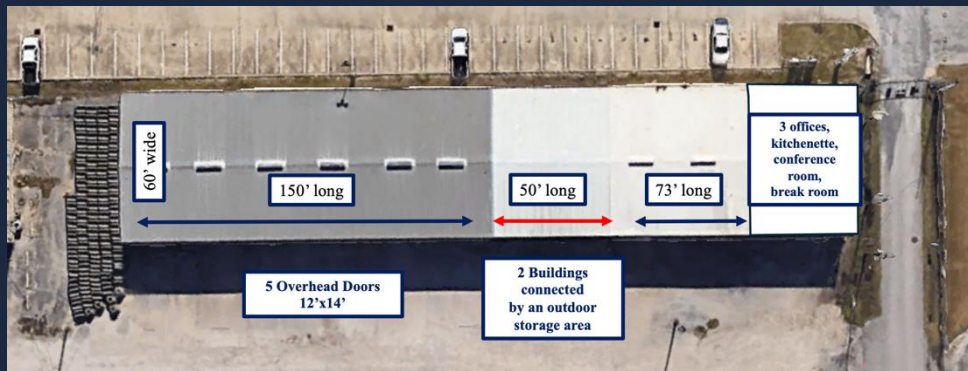
Strategic Location

Hwy 69 Corridor | Beaumont, TX



NEARBY INDUSTRIAL OPERATORS

- Motiva**
~3 miles
- Valero**
~10 miles
- Chevron**
~10 miles
- BASF / Total**
Port Neches
- Huntsman**
Port Neches
- Dow Chemical**
Orange area
- LanXess**
Orange area
- Total / Cheniere**
~20 miles





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

IARS 1-1



COLDWELL BANKER COMMERCIAL

ARNOLD AND ASSOCIATES



O: 409-833-5055

M: 409-651-3559

Email: debcowart123@gmail.com



O: 409-833-5055

M: 409-658-0330

Email: tishacre123@gmail.com

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 21VNH, NAT_12/21 CBAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates supports the principles of the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided.