

FOR LEASE - INDUSTRIAL



**COLDWELL BANKER
COMMERCIAL**

**ARNOLD AND
ASSOCIATES**



NICE PROPERTY – GREAT LOCATION

4355 W. CARDINAL DRIVE, BEAUMONT, TX 77705

Features

- Land Size: +/-2.29 AC
- Building: +/-8,760 SF
- +/-2,400 SF Office 12' Eave Ht
- +/-3,300 SF WH 16' Eave Ht
- +/-3,000 SF Shop 20' Eave Ht
- Wash Bay w/Canopy +/-1,125 SF



CONTACT AGENT FOR PRICING

NNN LEASE

[Click Here to See Our Listings cbcaaa.com](http://cbcaaa.com)

Deborah Johansson Commercial Broker Associate

409-749-0540

deborah@cbcaaa.com



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FOR LEASE

4355 W CARDINAL



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PROPERTY DETAILS

Located on South side of Cardinal Dr/Hwy 69 and East of IH-10; convenient access to main industrial and commercial corridors of SE Texas

- Land Size: +/-2.29 AC (Gated/Fenced Back)
- Building: +/- 8,760 SF
- +/- 2,400 SF Office 12' Eave Height
- +/-3,300 SF Warehouse 16' Eave Height
- +/-3,000 SF Shop 20' Eave Height
- 4 Rollup doors *plus 1 interior Rollup door: 1-12' wide X 14' high;
2-20' wide X 14' high; 1-20' wide X 16' high
- Wash Bay w/Canopy: +/-1,125 SF

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4355 Cardinal Drive

Office- 2,400 sq ft
Warehouse- 3,300 sq ft
Shop- 3,000 sq ft
Total sq ft- 8,700
Acreage- 2.29

Taxes-\$18,954.43/year \$1,579.54/month
Insurance-\$6,381.00/year \$531.75/month
Total-\$25,335.43/year \$2,111.29/month

4 Roll doors *plus one interior roll up door
1-12' wide x 14' high
2-20' wide x 14' high
1-20' wide x 16' high

1 wash bay with canopy

Partial concrete yard; remaining grassed area can be stabilized

Extra wide driveway for 18 wheel trucks

4X flag poles

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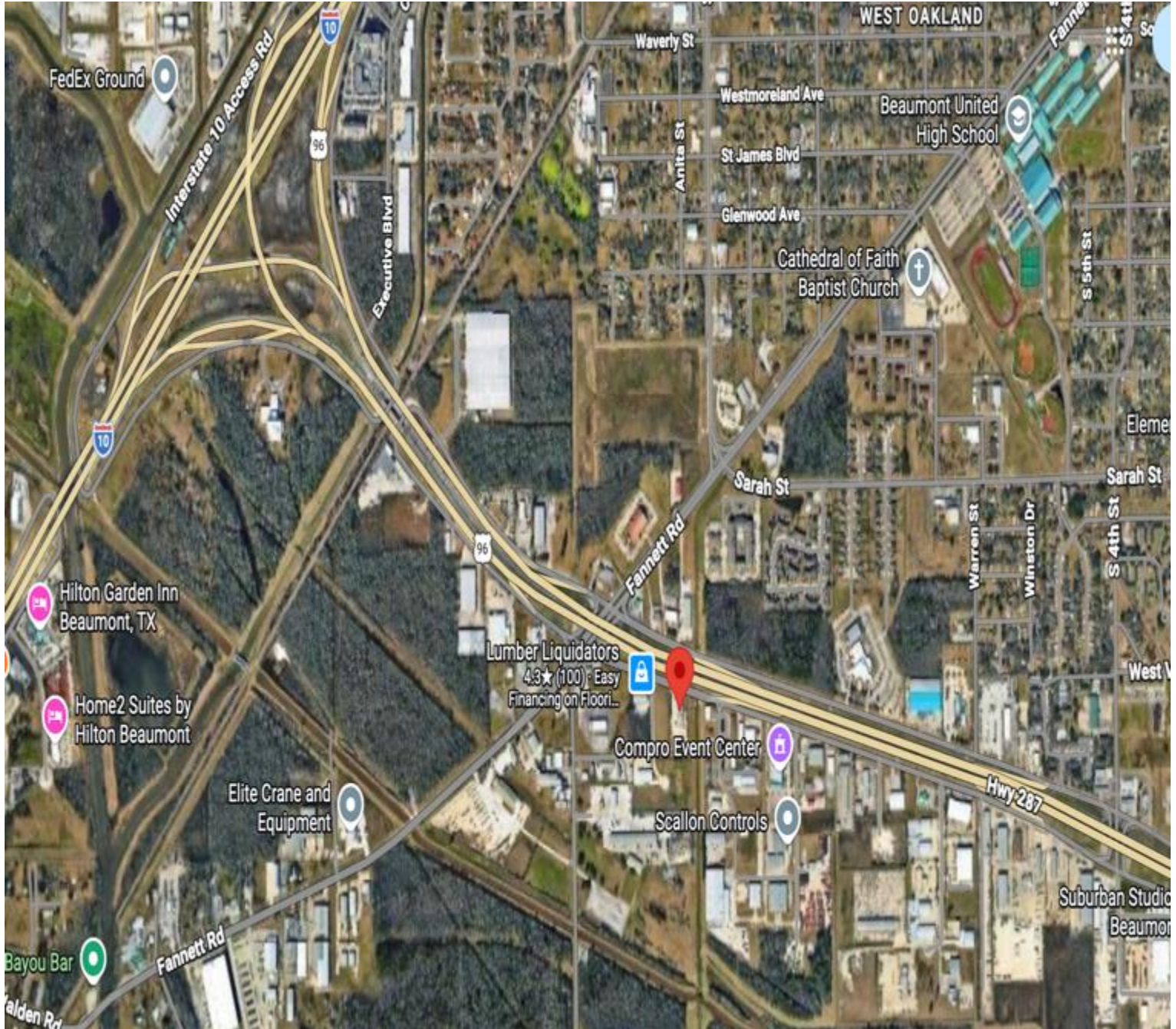




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AERIAL – 4355 W Cardinal Dr, Beaumont, TX 77705



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11-03-2025



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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Commercial Arnold & Associates Name of Sponsoring Broker (Licensed Individual or Business Entity)	0518763 License No.	sherl@cbcaaa.com Email	(408)833-5055 Phone
Sheri Arnold Name of Designated Broker of Licensed Business Entity, if applicable	418241 License No.	sherl@cbcaaa.com Email	(409)659-7977 Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Deborah Johansson, Associate Broker Name of Sales Agent/Associate	0249266 License No.	deborah@cbcaaa.com Email	(409)749-0540 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Coldwell Banker Commercial, One Acadiana Court Beaumont TX 77706
Deborah Johansson

Phone: 4098335055 Fax: 4098335125
www.cbcaaa.com

IABS 1-3

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Deborah Johansson

Commercial Broker

409-749-0540

deborah@cbcaaa.com

