

2222 South Ave  
West Orange, TX  
Warehouse for Lease



**COLDWELL BANKER  
COMMERCIAL**  
ARNOLD AND  
ASSOCIATES



South Ave. **\$7,000/mo.+ NNN**

- +/- .585 acres
- +/- 12,800 sf
- Open Warehouse Space
- Two+ Offices
- Kitchenette
- Full Shower Facilities
- One 8x10 overhead doors
- One 12x8 overhead doors
- Two 10x10 overhead doors
- 1.5 Story
- Metal Building
- 13' Height In Smaller Section
- 15' Height in Larger Section
- Additional Storage Available On Second Floor



[Click Here To Watch Video](#)

**Can Be  
Divided**

CONTACT:

Carolann Castillo  
409.790.0102  
Carolann@cbcaaa.com



[WWW.CBCAAA.COM](http://WWW.CBCAAA.COM)

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Coldwell Banker Commercial  
Arnold and Associates  
1 Acadiana Court  
Beaumont, TX 77706  
409-833-5055

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**Full Property : +/- 12,800 sf**

**Right Side: +/- 9,800 sf**

**Left Side: +/- 3,000 sf**

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**Distance from 2222 South Ave:**

- Macarthur Dr. .3 Miles
- Edgar Brown Dr. 1 Mile
- IH 10 2.5 Miles
- Twin City Hwy 17 Miles
- Louisiana Border 5.5 Miles
- Port of Port Arthur 21 Miles
- Port of Beaumont 25 Miles





