

# OFFICE/WAREHOUSE FOR LEASE



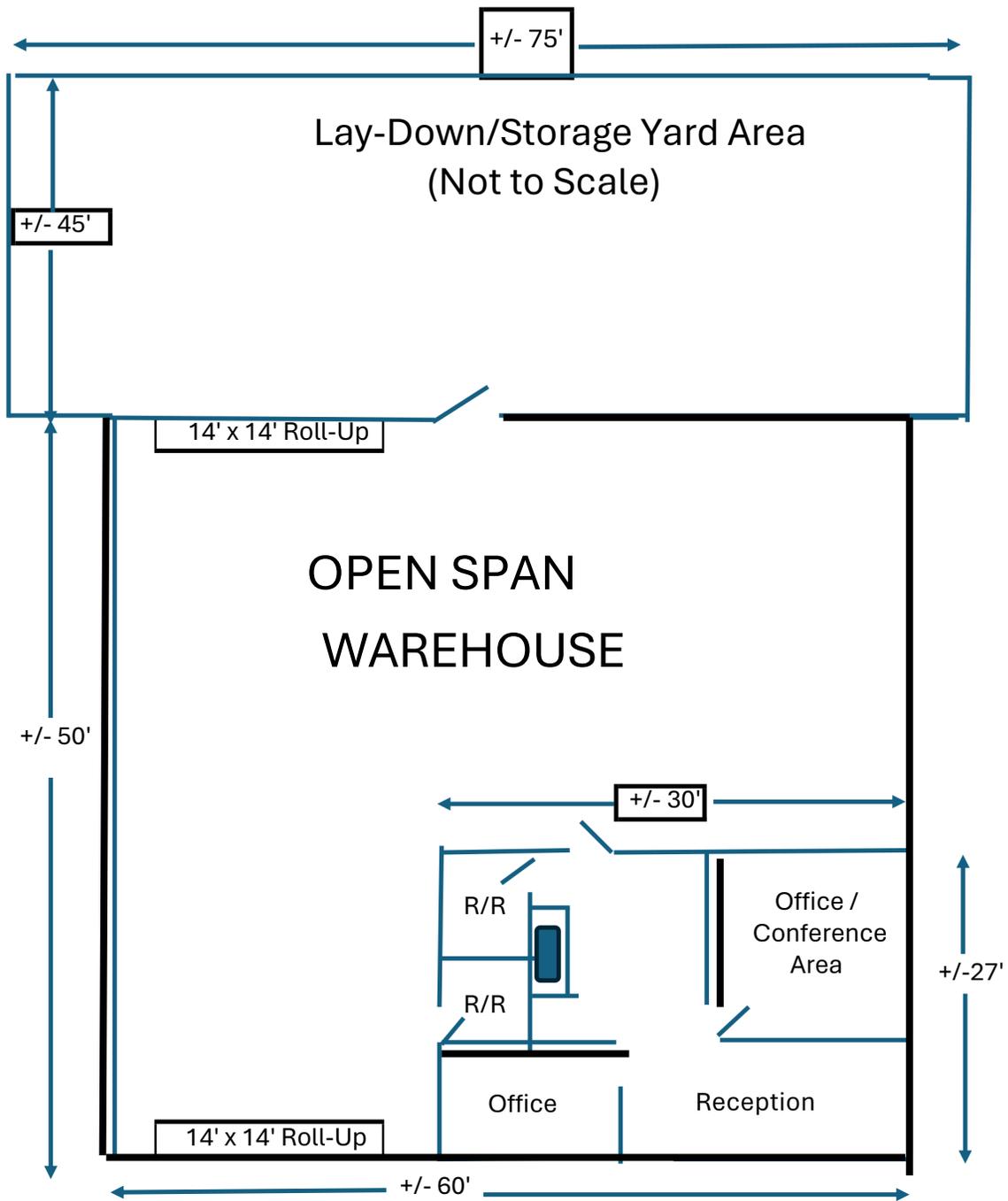
## 2140 Stillwater Beaumont, TX 77705

- 3,000/SF Office/Warehouse
- +/- 2,180/SF of Warehouse
- +/- 810/SF of Office Space
- Perfectly Positioned for Your Business
- Located just off Hwy 69/96/287 -Industrial Office Park
- Outside of City Limits in Beaumont ETJ
- Central to all area Petrochemical Plants and Service Companies
- 2- 14' X 14' Roll-Up Doors in Drive-Thru Configuration
- Green Space/Laydown Area

**Monthly Lease Rate \$3,240.00**  
**Includes Taxes & Insurance**

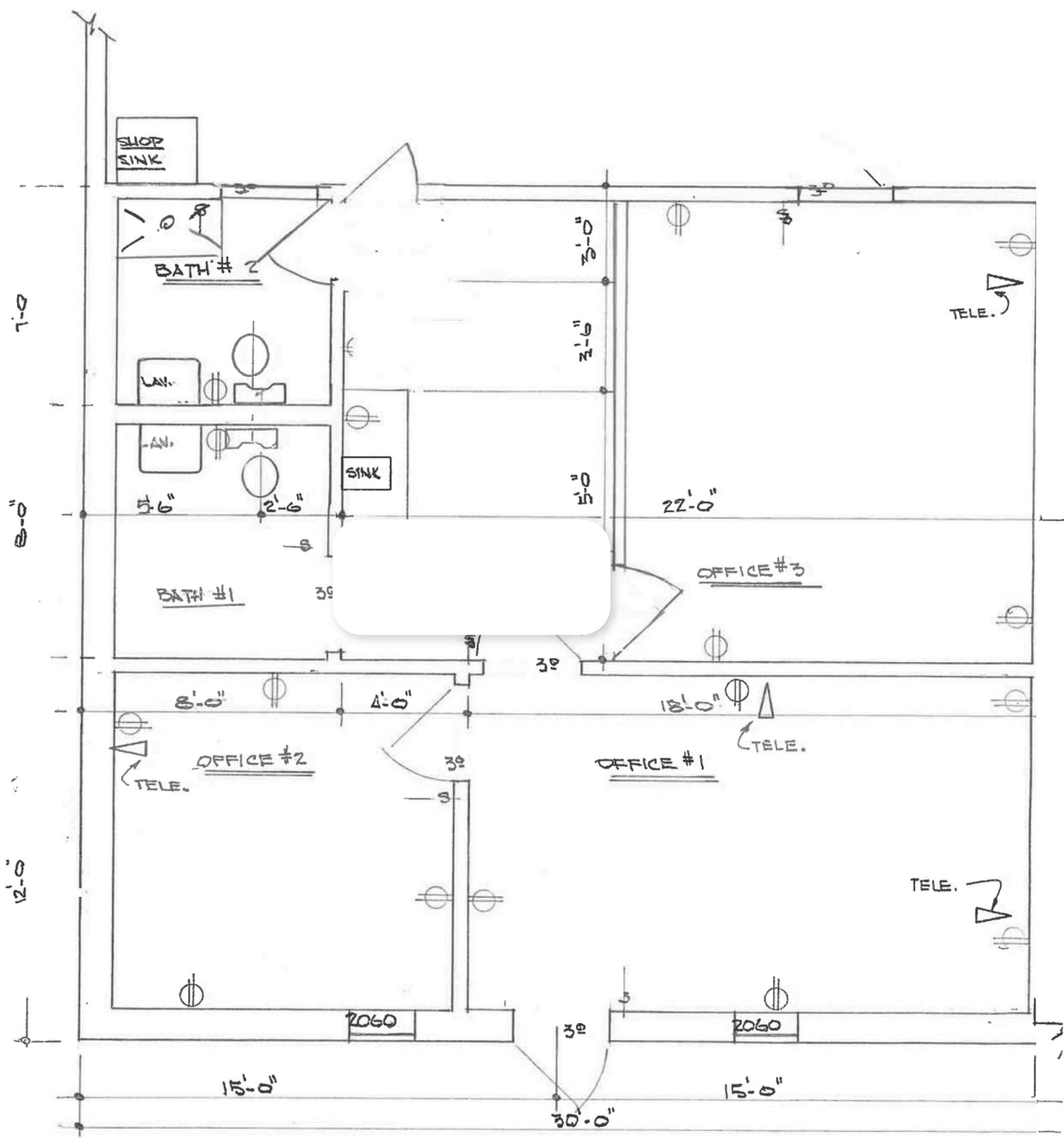


**Keller Williams- Elite Partners**  
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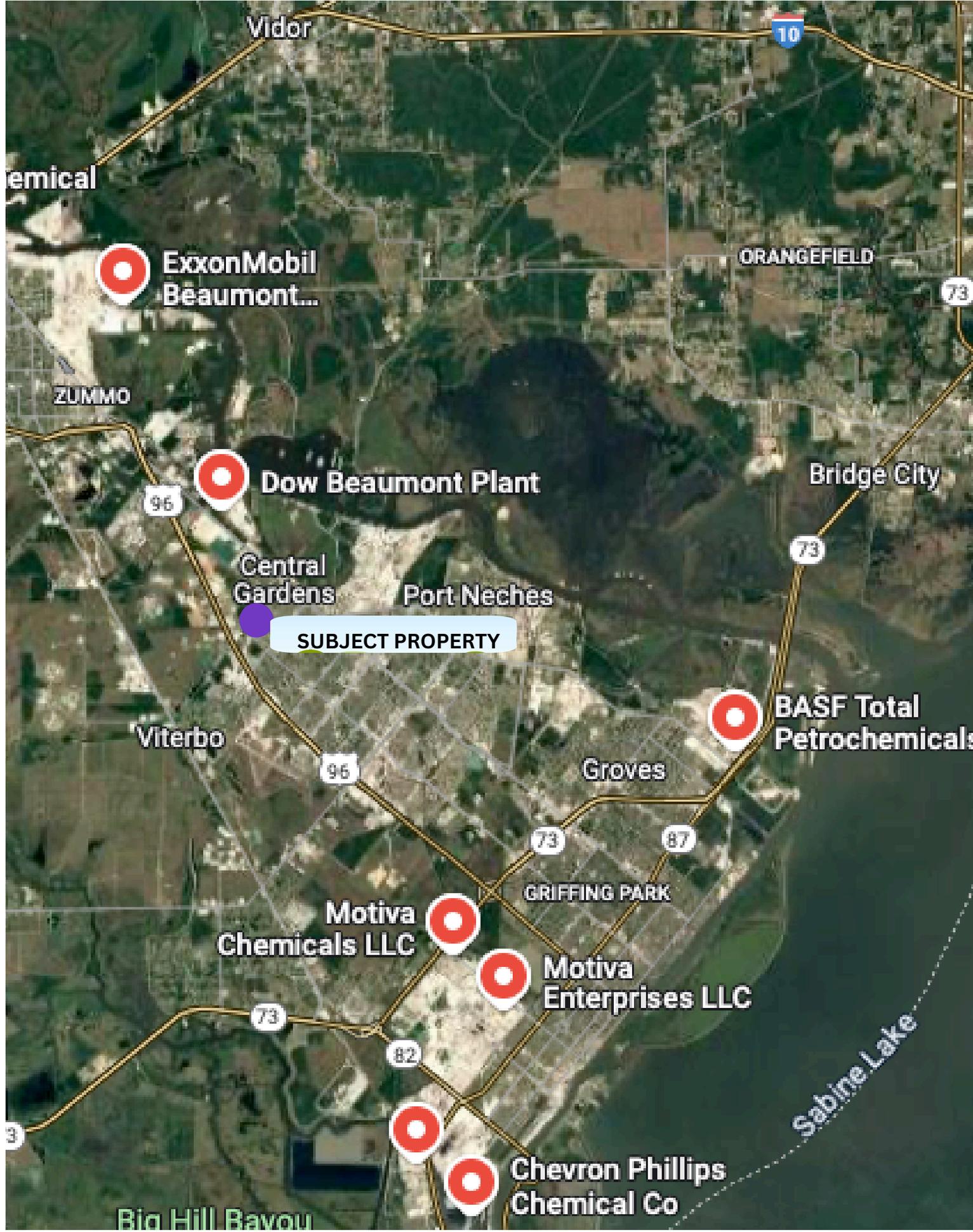
## 2150 Wellspring

Measurements & Diagram are for reference and informational purposes. Measurements are not exact and should always verify & confirm with an architect or other industry professional for accurate calculations.



2140 Stillwater Office Plan

1/4" = 1'-0"



ExxonMobil  
Beaumont...

Dow Beaumont Plant

Central  
Gardens  
Port Neches

SUBJECT PROPERTY

BASF Total  
Petrochemicals

Motiva  
Chemicals LLC

Motiva  
Enterprises LLC

Chevron Phillips  
Chemical Co

