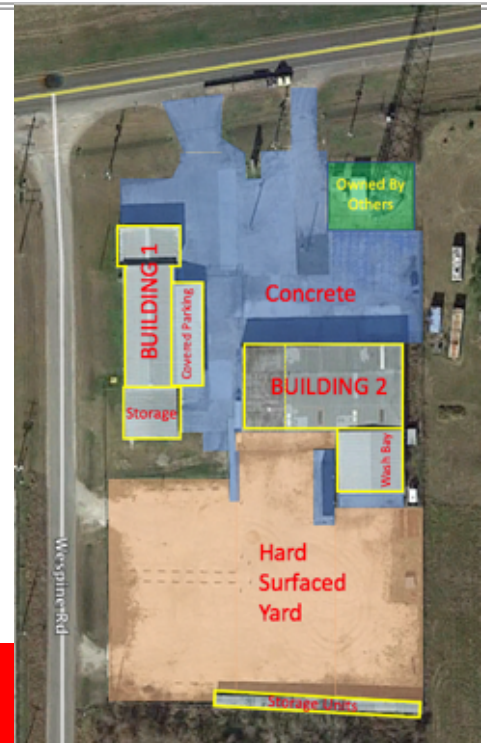


12841 Hwy 90, Beaumont, TX 77713  
**FOR LEASE— Office/ Warehouse**



17,215 SF of rentable area located on 1.835 AC  
 Office: +/- 4,844 SF  
 Warehouse: +/- 9,271 SF  
 +/- 1,500 SF of covered parking connected to main office  
 +/- 1,600 SF covered Storage  
 (2) 8 x 40 storage containers with shed  
 Stabilized/ Fenced Hard Surfaced Yard  
 2 Entrances on Hwy 90  
 2 entrances on West Pine Road  
 Monument signage  
 +/- 106' of Hwy 90 frontage  
 Paved drive and parking  
 Outside city limits of Beaumont  
 Utilized as light industrial

**LEASE: \$7,000 /month +**  
**\$808.96 Taxes/Insurance**



**Tammiey Linscomb**  
**409 – 833 - 5055**  
**tammiey@cbcaaa.com**

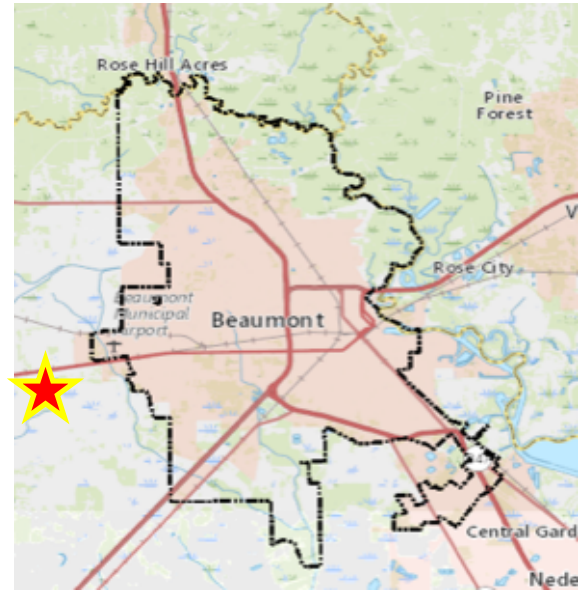
**FOR MORE DETAILS CONTACT:**

**WWW.CBCAAA.COM**

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

12841 Hwy 90, Beaumont, TX 77713  
**FOR LEASE— Office/ Warehouse**



## ABOUT BEAUMONT, TX

- 90 miles east of Houston
- Population of Jefferson County— 252,000
- Beaumont is located on the Neches River
- Has (2) large hospitals and medical campus
- Well known for its refineries and industrial opportunities
- Has one of the largest deep water ports
- Industry promotes the economy and keeps population growth steady
- Home to Lamar University

Learn more about Beaumont by visiting the city online:

<https://beaumonttexas.gov>



**Monument  
Signage**



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