

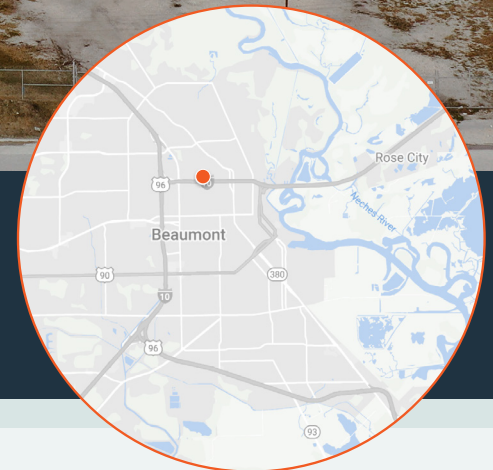
WHEELER COMMERCIAL - PROPERTY FOR LEASE

REDUCED!



FOR LEASE ~~\$3.00 PSF~~
NOW \$2.50 PSF/YR NNN

1501 NORTH 7TH STREET
BEAUMONT, TX 77703



PROPERTY FEATURES

- 41,270 SF Warehouse (will not divide)
- Stabilized yard with fence
- (4) 10.5' H x 12' dock high roll up doors
- (1) 8.5' H x 6.25' roll up door
- 22' crest height (Warehouse #2)
- 15.75' eave height (Warehouse #1)
- 2 Phase Electric
- High visibility on IH-10 frontage
- NNN = \$0.94 PSF/YR

CALL TODAY | 409.899.3300

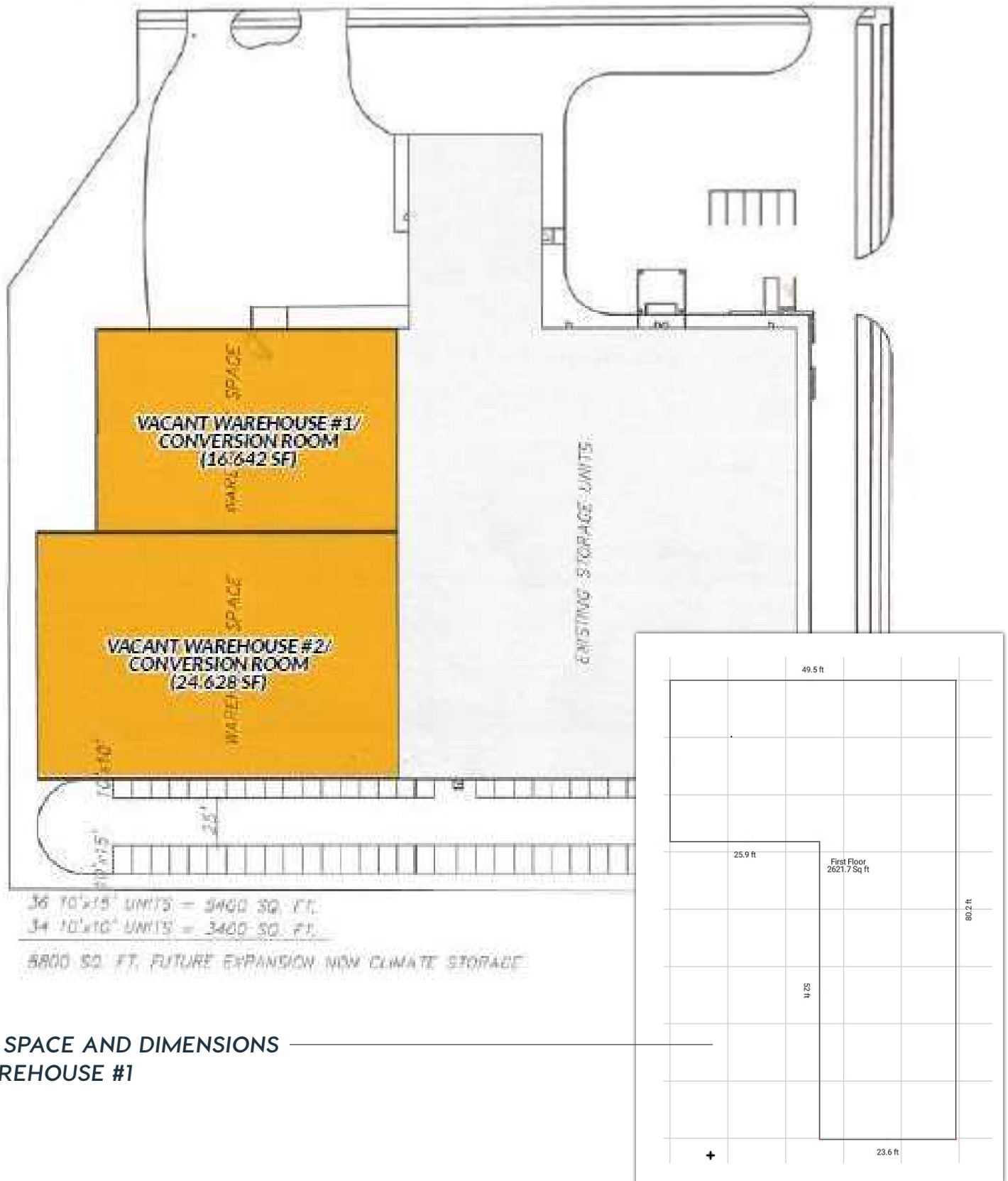
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SITE PLAN



DOCK SPACE AND DIMENSIONS IN WAREHOUSE #1

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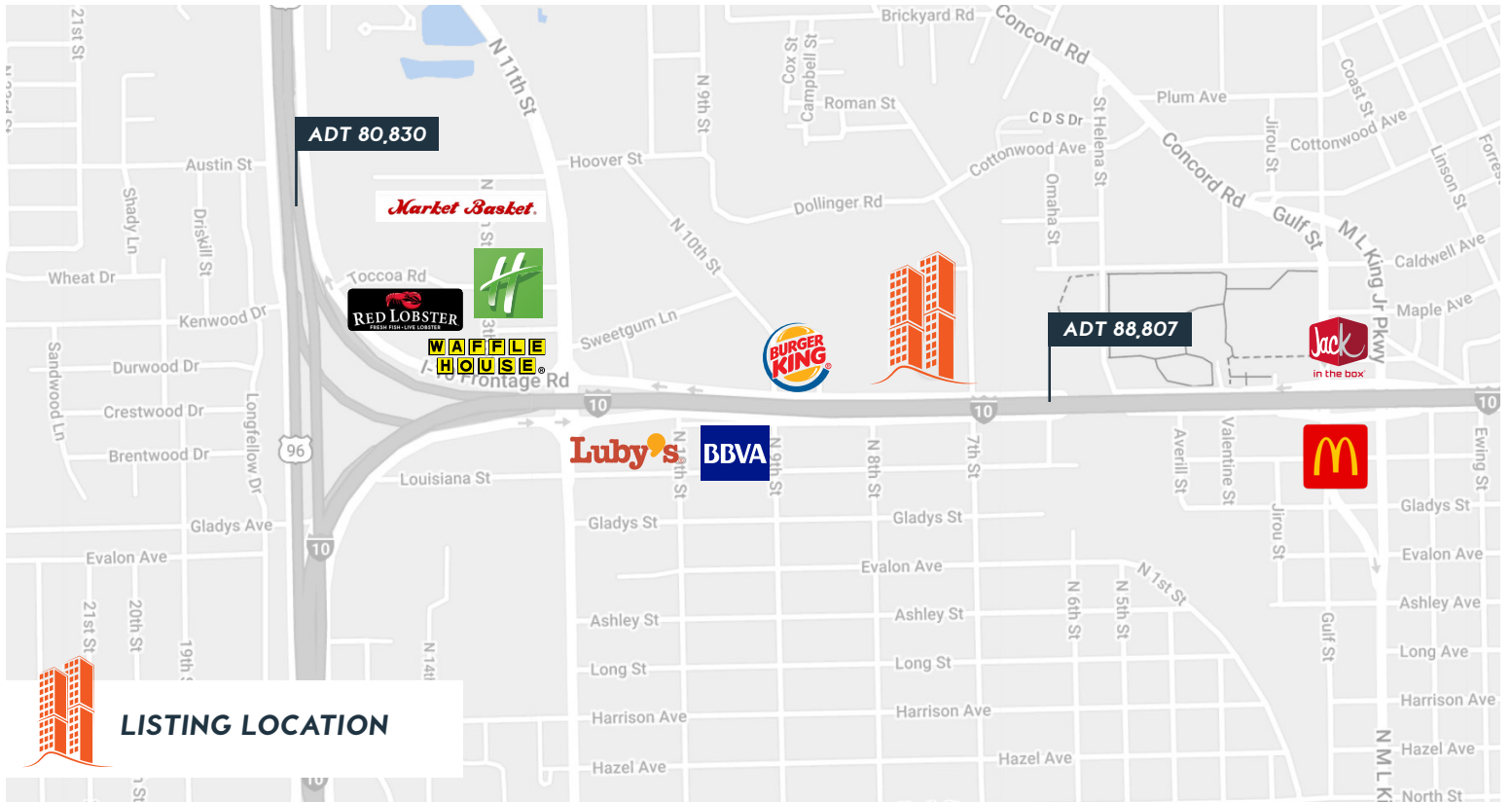
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SURROUNDING BUSINESSES AND TRAFFIC COUNT



FOR MORE INFORMATION CONTACT: DAVID ROSE
DROSE@WHEELERCOMMERCIAL.COM

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