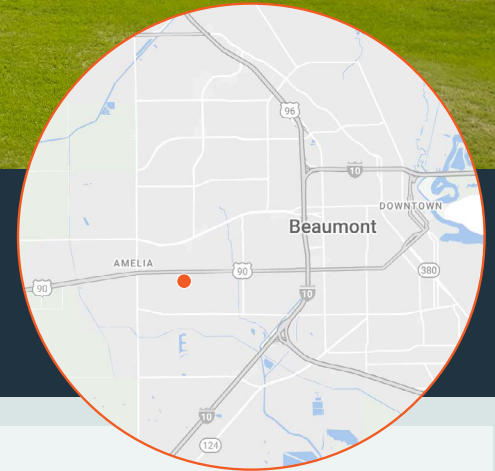


WHEELER COMMERCIAL - PROPERTY FOR SALE



FOR SALE \$1,600,000

6095 COLLEGE
BEAUMONT, TX 77707



PROPERTY FEATURES

- 3.17 acres
- 10,460 SF office, 3,640 SF warehouse
- 75,000 SF fenced concrete parking
- 3 phase electric
- Backup generator
- 1,200 SF covered wash area
- Caged tool area
- 14' crest height, 11' clear height
- 1 - 10' x 10' roll up grade level
- 1 - 10' x 10' roll up dockwell
- 1 - 8' H x 17.75' W roll up
- 2 - Office bull pens
- 40' x 50' large meeting room
- Large lobby / showroom
- Large breakroom
- Zoned GC-MD

CALL TODAY | 409.899.3300

400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



FOR SALE

6095 COLLEGE | BEAUMONT, TX

CONTACT: DAVID ROSE · DROSE@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



FOR SALE

6095 COLLEGE | BEAUMONT, TX

CONTACT: DAVID ROSE · DROSE@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



FOR SALE

6095 COLLEGE | BEAUMONT, TX

CONTACT: DAVID ROSE · DROSE@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

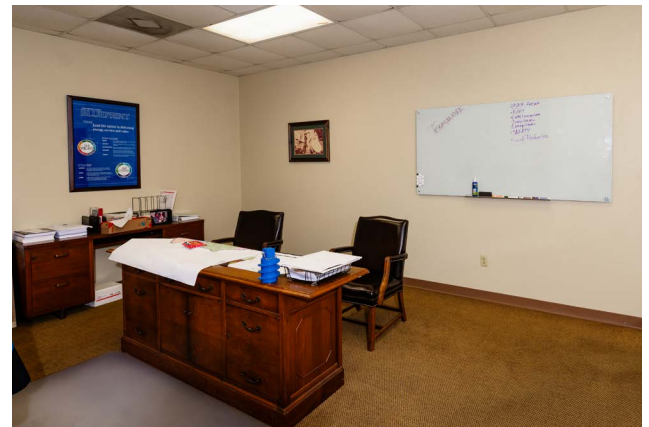
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



FOR SALE

6095 COLLEGE | BEAUMONT, TX

CONTACT: DAVID ROSE · DROSE@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



FOR SALE

6095 COLLEGE | BEAUMONT, TX

CONTACT: DAVID ROSE · DROSE@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



FOR SALE

6095 COLLEGE | BEAUMONT, TX

CONTACT: DAVID ROSE · DROSE@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

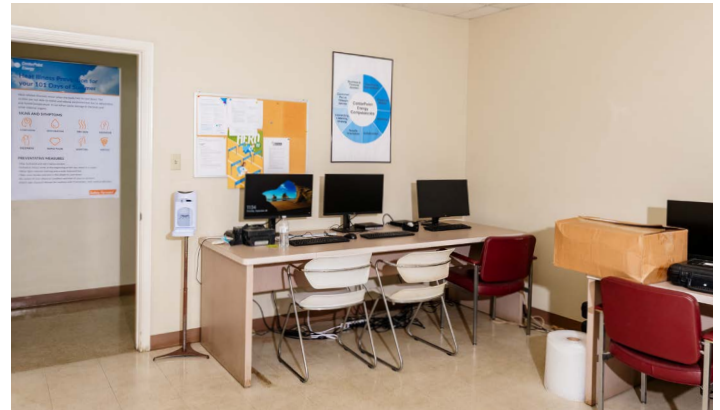
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



FOR SALE

6095 COLLEGE | BEAUMONT, TX

CONTACT: DAVID ROSE · DROSE@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

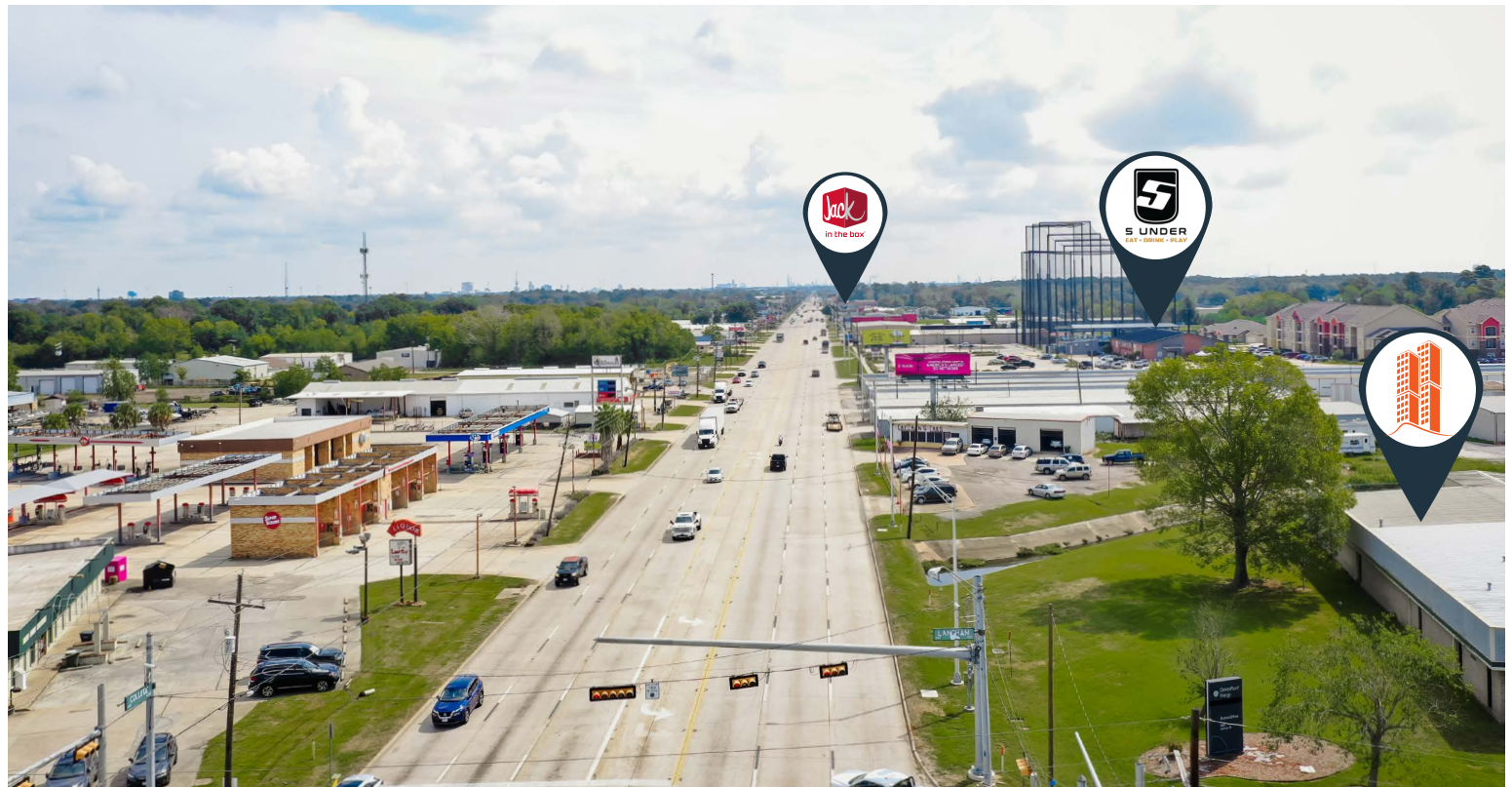
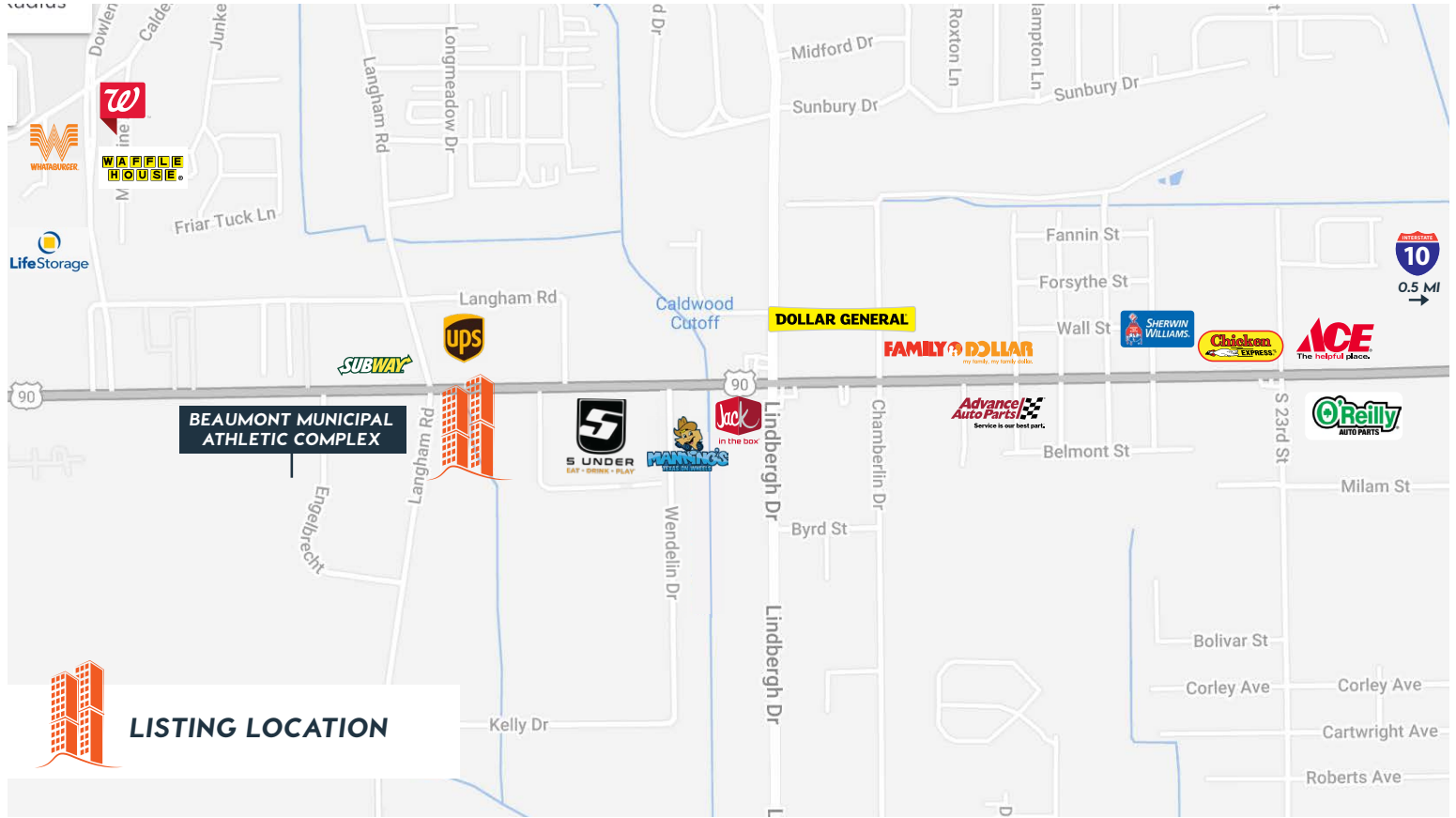


FOR SALE

6095 COLLEGE | BEAUMONT, TX

CONTACT: DAVID ROSE · DROSE@WHEELERCOMMERCIAL.COM

SURROUNDING BUSINESSES



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

