

WHEELER COMMERCIAL - PROPERTY FOR SALE



FOR SALE \$1,595,000

5110 COLLEGE
BEAUMONT, TX 77707

PROPERTY FEATURES

- 8,344 SF of buildings (3)
 - » Office/Showroom (Bldg. 1) – 3,924 SF
 - » Shop/Warehouse in 2 Bldgs. – 4,420 SF
 - » Bldg. 2– 1,820 SF
 - » 728 SF Climate Controlled
 - » 5-rollup doors
 - » Bldg. 3 – 2,600 SF
 - » 4-rollup doors
- Not Included in SF of Bldgs.
 - » 2,199 SF of Canopy/Porch Area
 - » 3,280 SF of Mezzanine Storage Area
- Built in 2010
- Steel Frame Construction w/Metal and Stucco Exterior
- 560' Linear Wrought Iron Fencing and Gates
- Excellent Exterior Lighting
- Fantastic Signage
 - » 1 – mid-rise double sided sign
 - » 1 – two panel LED high-rise double sided sign
- Interior Build Out is Superb to normal build out
- Beautiful Building and Well Maintained
- 0.9610 Acres (41,861 SF)
 - » Almost entirely Concrete
 - » Flag Pole
 - » Excellent Access and Visibility
 - » Double Corner Location - College and Delmar & College and Edgemore

****NO PROPERTY VISITS WITHOUT LISTING BROKER****

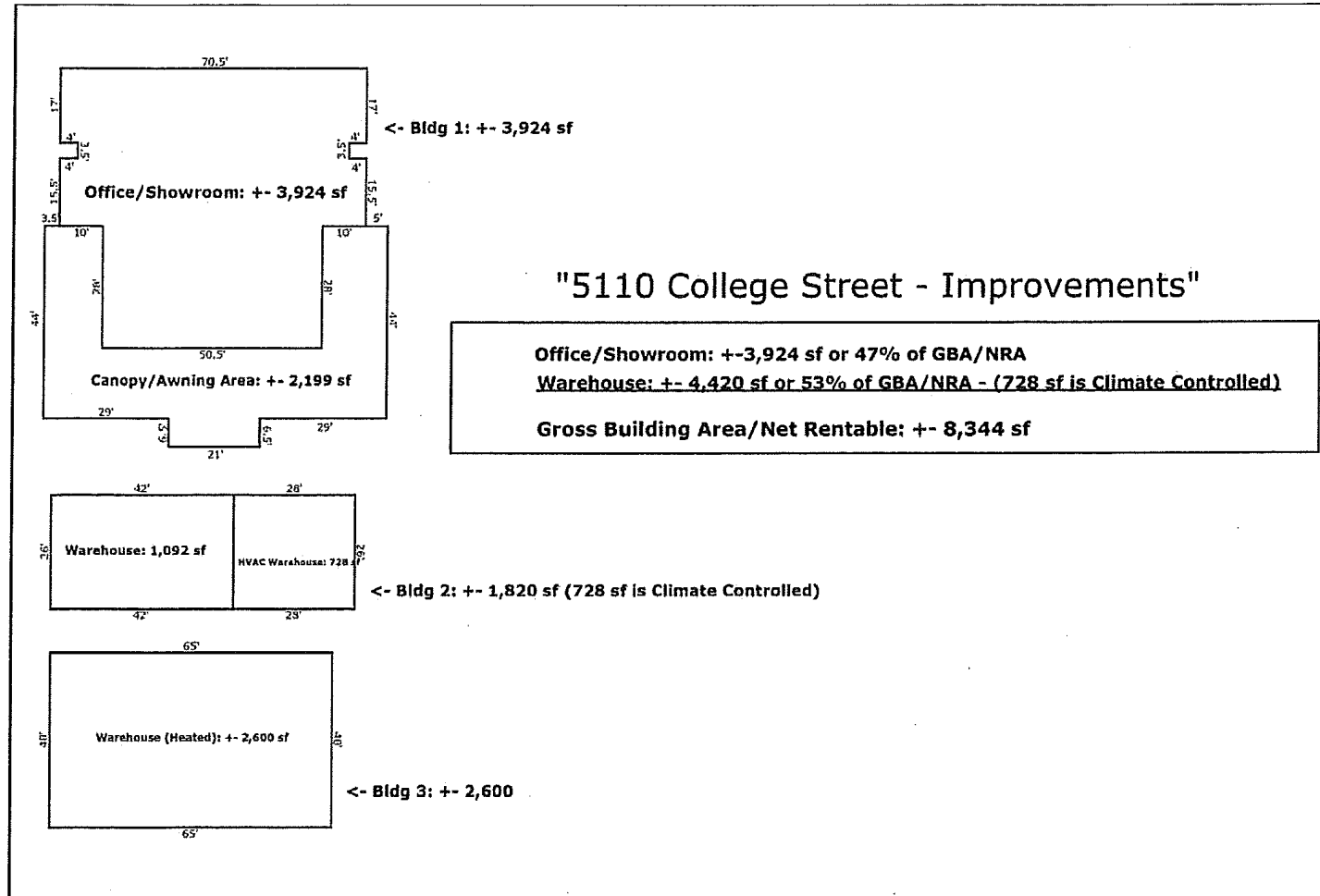
CALL TODAY | 409.899.3300

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.



BUILDING OVERVIEW



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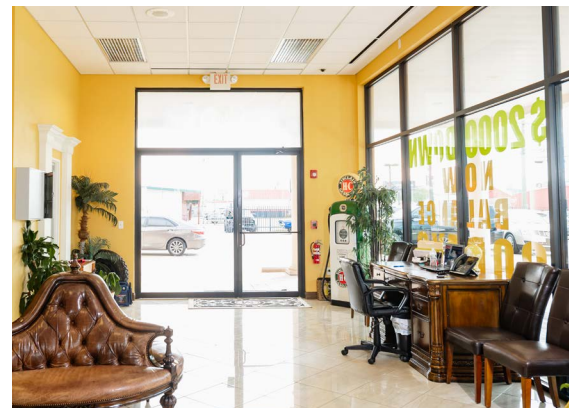
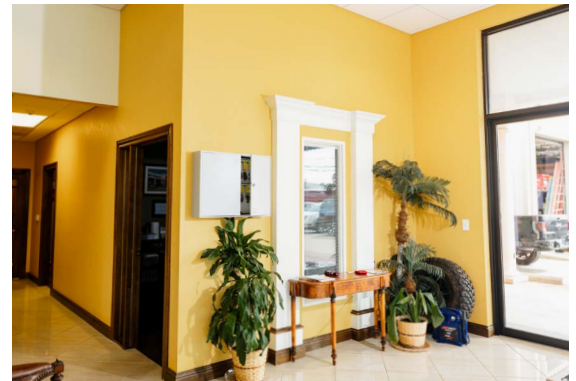
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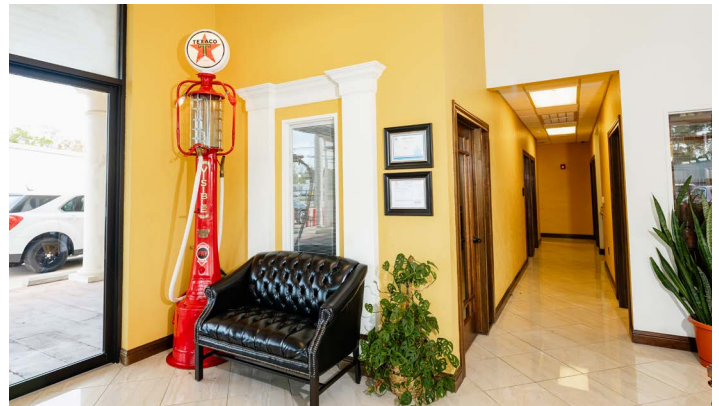
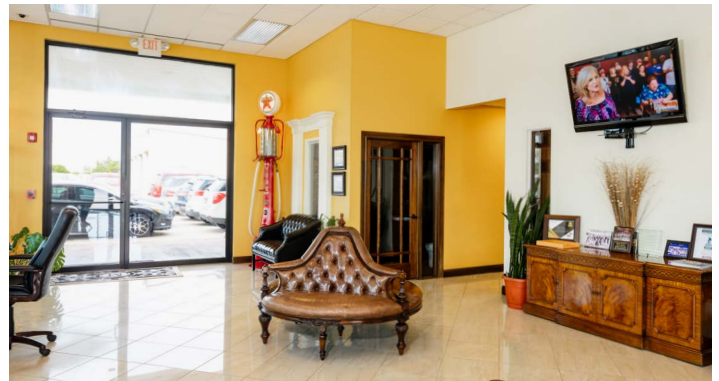
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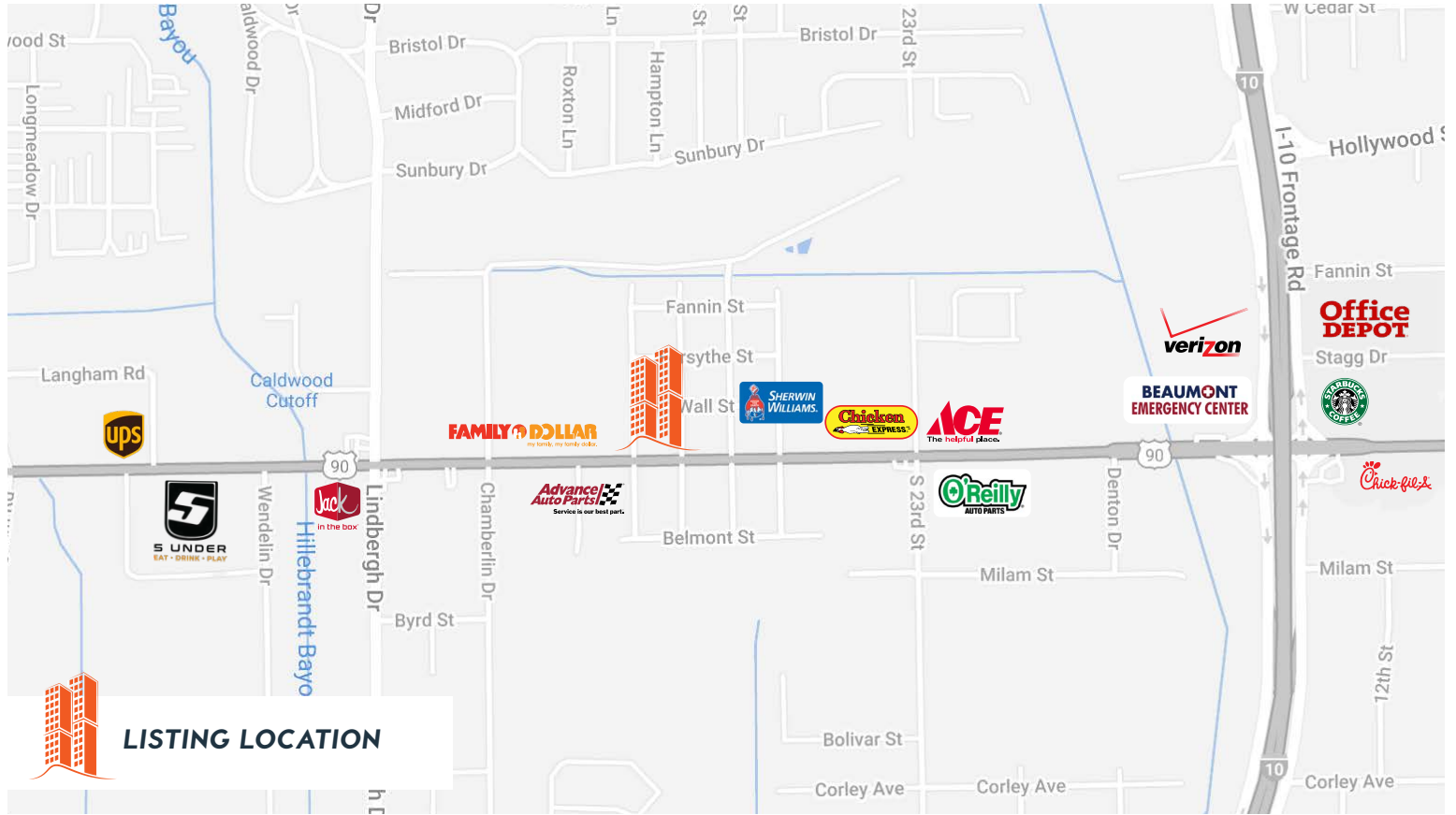


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SURROUNDING BUSINESSES



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