

# WHEELER COMMERCIAL - PROPERTY FOR SALE



**FOR SALE** \$475,000

**24417 IH-10**  
**VIDOR, TX 77662**

## PROPERTY FEATURES

- 5,220 SF office / industrial building
- Additional 4,700 SF covered work area
- Situated on 2.0 acres
- 7 good sized offices, conference room, training room, and break room
- Income producing
- Long term national tenant (Sunbelt)
- Tenant occupied over 17 years
- Lease expires September 2024
- 2 - 3 Year renewal options
- Billboard lease over 12 years
- Lease expires May 2042
- Cap rate 9%
- Stabilized & fenced laydown yard
- Fantastic visibility on IH-10 with pole signage
- 2022 Property Taxes \$6,789.68

**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.





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**COVERED WORK AREA**



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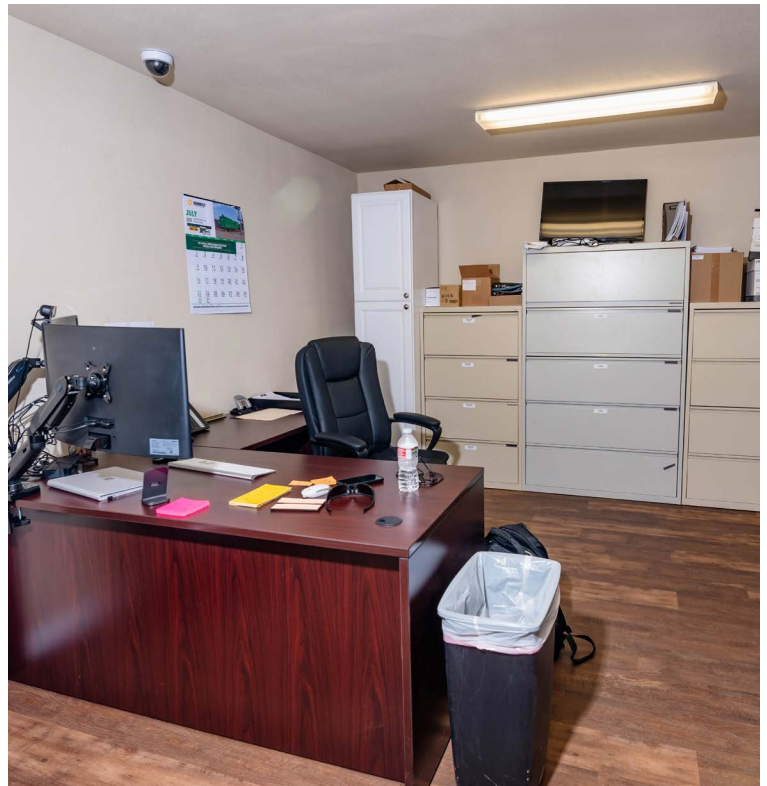




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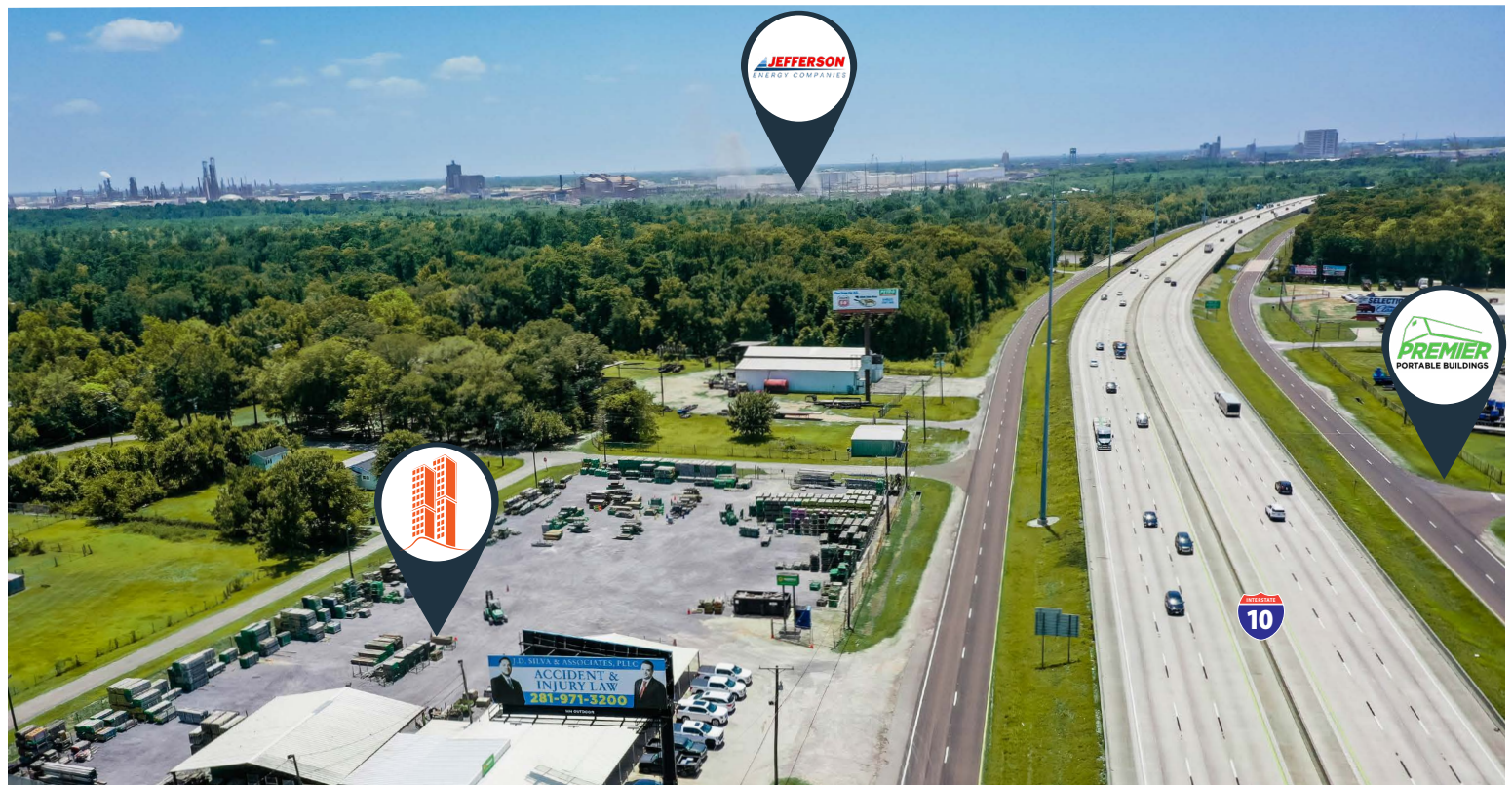
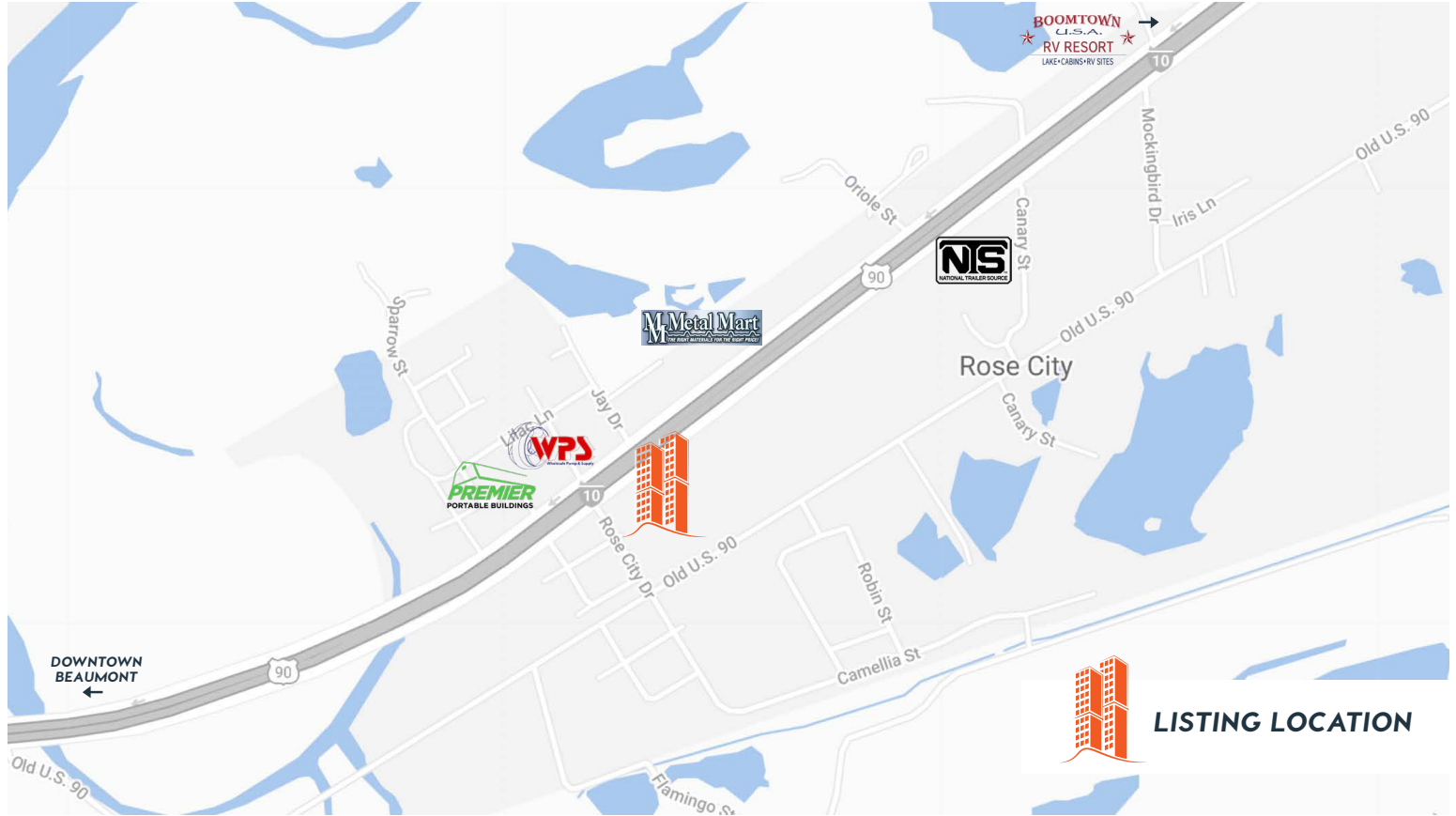


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### SURROUNDING BUSINESSES



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