

# Office-Warehouse Space



**2140 WELLSRING BEAUMONT, TX 77705**

- +/- 7,466/SF of Office/Warehouse with Covered Awning & Yard Area
- +/- 2,026/SF Office Space (1,740/SF Downstairs & 286 Upstairs)
- First Floor - Reception Area, 5 - Offices, Break Room & Conference Room, IT
- Second Floor - 2 - Offices & 15 'x25' (375/SF) Non-Climate Storage
- +/- 2,760/SF of Warehouse Area with 4 - 14' x 14' Rollup Doors in Drive Thru Configuration
- +/- 67' x 40' Attached Covered Awning In Rear
- 19' Wide - Double Gate Fence
- 55' (d) x 95' (w) Concrete Fenced Yard Space in Rear of Building
- Convenient to all Area Petrochemical Plants

**Base Lease Rate: \$4,358.85  
Plus Triple Nets**



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