

FOR SALE



4960 FANNETT ROAD

Beaumont, Texas 77705



PROPERTY SUMMARY

Property Type	Industrial Outdoor Storage (IOS)
Total Land Area	±3.05 Acres (±132,900 SF)
Building Area	±9,400 SF (2 Buildings)
Year Built	1980s (est.)
Zoning	LI (Light Industrial)
Lot Coverage	7%
Occupancy	100% Leased
Lease Structure	Triple Net (NNN)

INVESTMENT HIGHLIGHTS

- Lease Details - Rent \$6,600/mo | 5-year lease starting Jan 2026 with 3.5% annual escalations and one (1), five (5) year option at greater of 3.5% escalation or FMV
- Two standalone buildings — dedicated office (±2,600 SF) and shop/warehouse (±6,800 SF)
- Mission-critical facility for national industrial services tenant (45+ year history)
- High tenant relocation barriers due to specialized on-site capital investment
- Located in the Golden Triangle — proximate to nation's largest refinery complexes

PRICE UPON REQUEST

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BEAUMONT / GOLDEN TRIANGLE MARKET HIGHLIGHTS

- #5 largest port in the US by total tonnage — gateway for energy and petrochemical exports
- Home to 2 of the top 3 US refineries — Motiva Port Arthur and ExxonMobil Beaumont
- Sabine-Neches corridor positioned to become the #2 LNG export hub by decade-end, behind only Qatar
- \$8.5B Golden Triangle Polymers complex (CPCChem/QatarEnergy) under construction nearby
- Limited IOS supply in Golden Triangle with sub-3% vacancy