



4.1 miles to:



4.3 miles to:



0.8 miles to:



315 ft. to:



PROPERTY FEATURES

- AADT (Daily Traffic) 48,019*
- .49 Acres
- 3 Spacious, Private Office Spaces
- 2 Restrooms
- Sizeable Foyer/Reception/Flex Space
- Storage/Equipment Rooms
- Kitchenette
- 2, 14' x16' Roll-Up Doors
- 5,000 Total Sq. Ft. (~75% Warehouse)
- HYW 69 Feeder Frontage
- Ample Parking (Concrete)
- Laydown Yard Space
- And More...

*Source: TXDOT

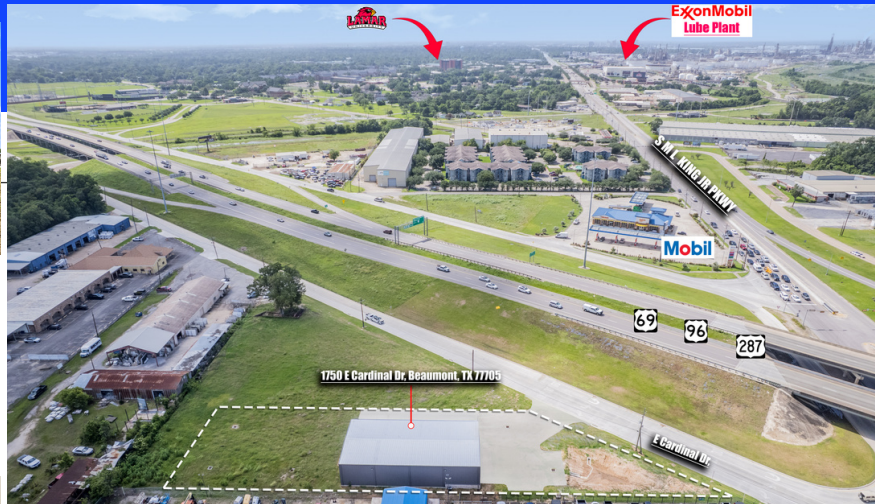
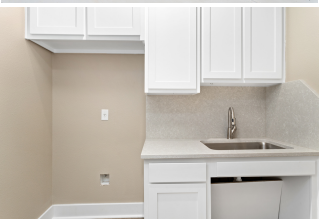
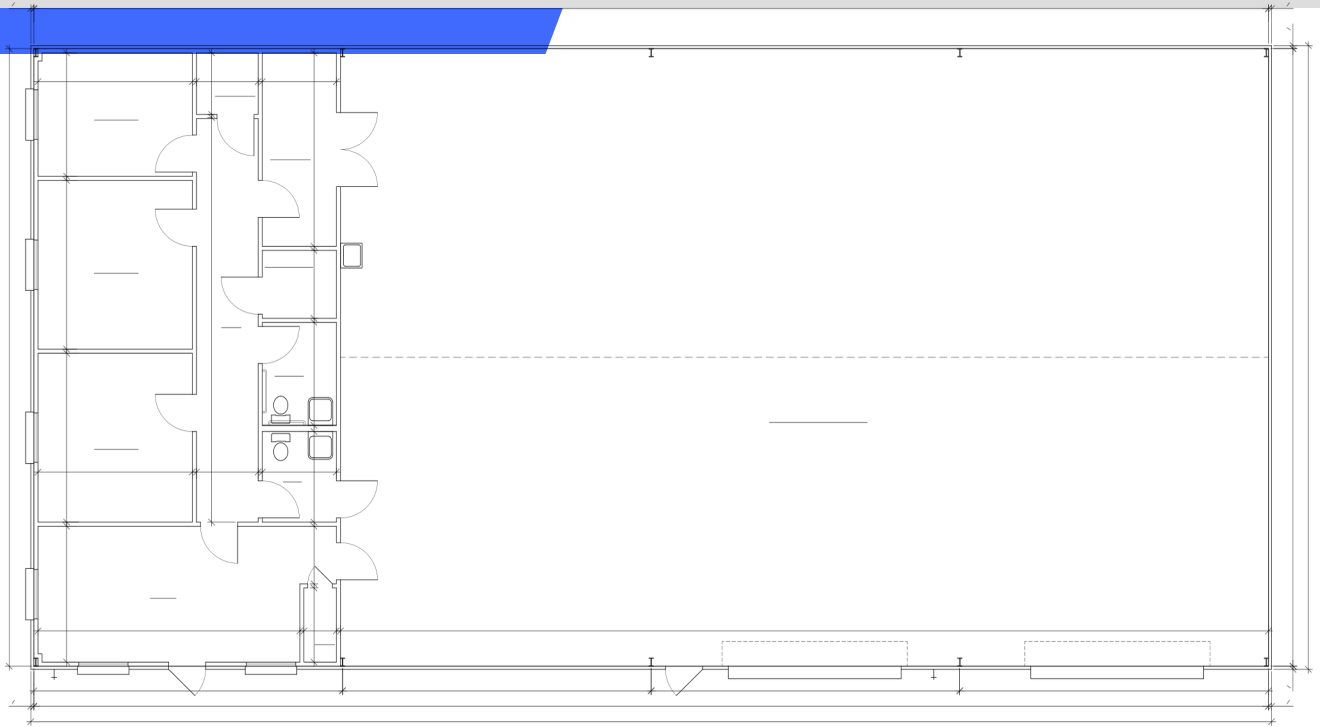


Listing Agent: Kristin Hampton

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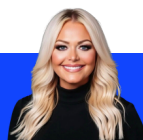


1750 E. CARDINAL DR.,
BEAUMONT, TX 77705



This modern industrial 5,000 sq ft new construction property blends functionality, flexibility, and professional industrial aesthetics—offering the perfect environment for a growing company, logistics operation, showroom, service business, professional headquarters, and more! Well-planned and placed in a high-visibility location with ample parking, this impressive facility provides convenient access to major economic hubs, located just minutes from the Port of Beaumont, ExxonMobil, and Lamar University. This property combines high-profile, high visibility location with impeccable construction designed for the evolving needs of industry, logistics, and professional services for employees, clients, vendors, and industry partners.

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