



FORMER NEIMAN MARCUS FACILITY
2301 NEIMAN MARCUS PARKWAY – LONGVIEW, TX
449,360 SF on 34.19 ACRES
AVAILABLE FOR SALE AND/OR LEASE

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| SIZE: | Approximately 449,360 sf Manufacturing: 414,000 sf Office : 35,360 sf |
| DIMENSIONS: | 400' x 1,035' |
| NO. OF BUILDINGS: | One fully air conditioned, modern single-story industrial facility |
| GROUND: | Approximately 34.14 acres (up to an additional 20+ acres available adjacent) |
| DATE OF CONSTRUCTION: | 1995 and expanded in 2004 |
| CONDITION OF PROPERTY: | Excellent |
| CONSTRUCTION: | Floors: Predominately 7" reinforced concrete throughout (some 8" and 10" sections) Walls: 8"-9" Precast concrete tilt wall panels Roof: Built up insulated metal deck with BITUMEN membrane roof (resealed in 2015) |
| COLUMN SPACING: | 45' x 50' throughout |
| CEILING HEIGHTS: | 32' clear at sidewalls and 34' clear at building centerline |
| LIGHTING: | Combination of T-5 and T-8 Lighting throughout warehouse (some have motion sensors) |
| WATER: | Supplied by City of Longview; 12" main line and 4" line to the building |
| SEWER: | Supplied by City of Longview; 8" main line and 2" line to the building |
| POWER: | Supplied by Swepco; 2 – 1500 KVA transformers on the exterior serve switchgear panels that are rated at 480/277 volt 3-phase 4 wire; total amperage capacity 17,600 amps via 2- 4,000 amp and 6-1,600 amp switchgear panels. Power is controlled via a Trane Energy Management System. There is a 150 KW Onan backup generator in place |
| GAS: | Supplied by CenterPoint Energy; 4" main line and 4" line to the building |
| HVAC: | Facility is 100% air conditioned via 35 rooftop units; there are 10 AAON and 25 Trane units; majority of units are 40-ton units and some 50-ton units |
| FIRE SPRINKLER: | 100% sprinklered via a high-density Wet Sprinkler System; Electric and diesel pumps for backup with a 10" fire loop around the perimeter of the facility. Density is 1.347 GPM per sf over 1,080 sf; flow rate is 1,464 GMP and residual pressure at base of riser is 125 PSI |

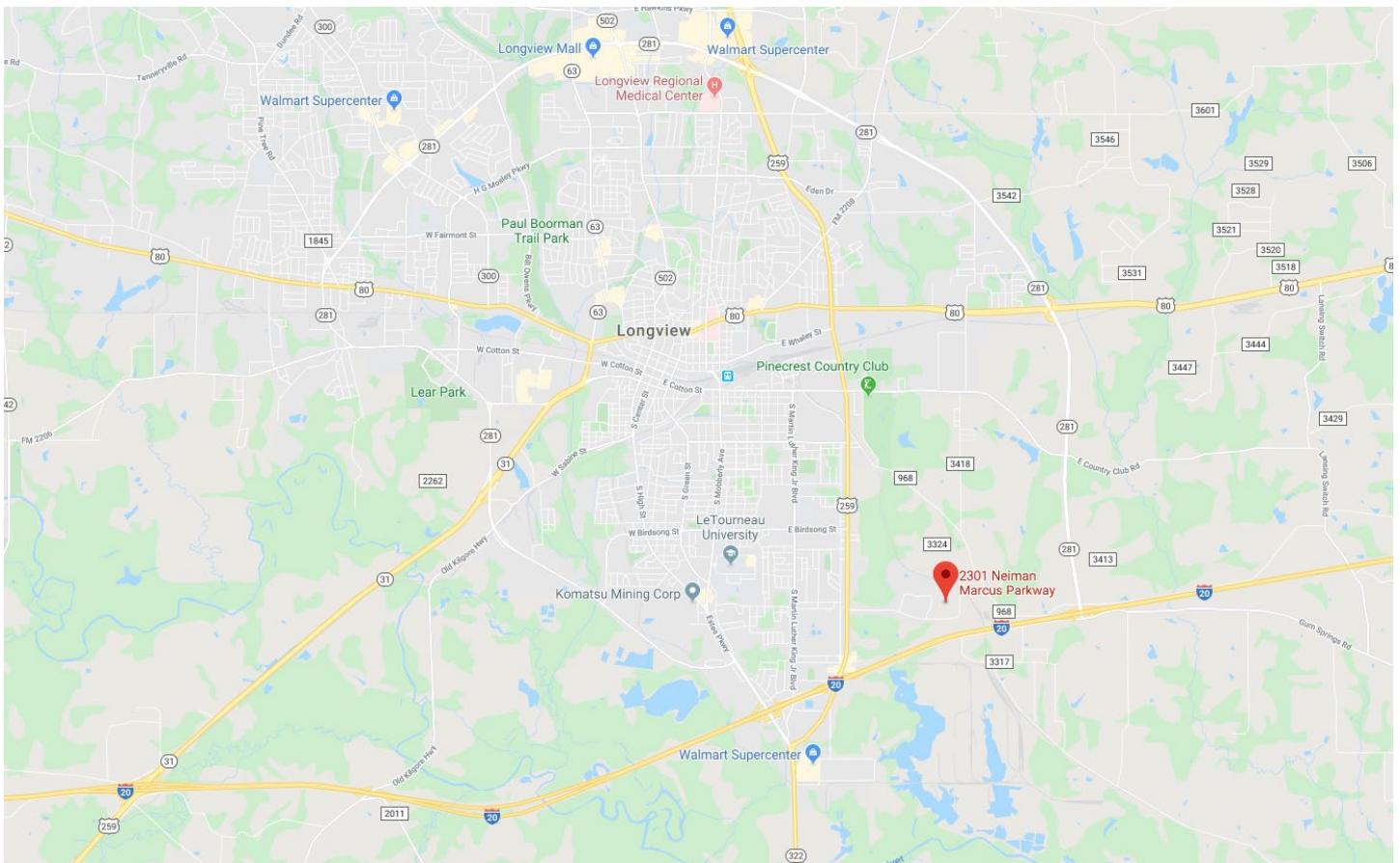
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| RESTROOMS: | Men's and Women's restrooms located throughout the warehouse and office area |
| TRUCK LOADING: | 75 – 8' x 9' dock high loading doors and all are secured with levelers, seals and lights – as follows: 40 on west side of building; 29 along east side; 4 along south side; 1 grade level on the north side; and 1 – 8' x 10' ramp level drive in door on east side; combination of Genquip and Rite Hite 20-30,000 lb levelers; 120' truck court on east and west sides of building; 47 trailer staging spaces on east side of building |
| AIR COMPRESSORS: | 3- Kaiser 10 hp, 1 – Gardener Denver 25 hp and 1 – Ingersoll Rand 10 hp; compressors provide compressed air to the entire facility |
| ADDITIONAL VENTILATION: | Additional ventilation throughout the facility is provided by 4 – BA fans |
| FIBER OPTICS: | Fiber Optics available throughout the facility by AT&T. The entire building was rewired by Cat 6 lines within the last five years |
| OFFICE: | Approximately 35,360 sf of two story office area which includes various private offices, conference rooms; training rooms; raised floor computer data center; and full service cafeteria (approximately 17,500 sf per floor) |
| PARKING: | Paved and lighted parking for up to approximately 630 cars |
| LOCATION: | The facility is ideally located in the Longview Business Park. The LBP is owned by the Longview Economic Development Corporation (LEDCO) and is home to multiple world class companies. The Park is 1 mile north of the I-20 and approximately 3 miles south of US Hwy 80; I-30 is approximately 80 miles north of the park with direct route vis US Hwy 259; East Texas Regional Airport is about 5.5 miles south of the park; Shreveport Regional Airport is an hour east of Longview and DFW International Airport is 2.5 hour drive west. |
| DISTANCE TO MAJOR CITIES: | Dallas/ Fort Worth – 130 miles Port of Shreveport – 68 miles Port of Houston – 225 miles |
| MISCELLANEOUS: | * There is a conveyor, tilt tray sortation system in place and racking available * There is approximately 220,000 sf of Mezzanine space throughout the warehouse for the conveyor and sortation system (13' clear under joist) * Outdoor patio * 2- Battery charging stations located in warehouse |
| SECURITY: | Facility is completely secured and has central security station with monitors and cameras that are located throughout the facilities interior and exterior (may be removed). Security linked to fire and police departments |

ZONING: Light Industrial

**MAJOR CORPORATIONS
IN THE AREA:**

Smurfit Kappa, HOLT CAT, Tractor Supply, Global Vessel and Tank; Westlake Chemical Corp, FMC Technologies, Crosby, Trinity Rail, Genpak, Dollar General, Eastman Chemical, Komatsu, AAON Coil Products, Nucor, GAP, Sysco and John Deere

2020 TAXES: Approximately \$220,503 (\$.49/ sf)



PHOTOS:

