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1100 Judson Rd., Suite 400  
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## 1610 N US 259 Suite 2 Kilgore, TX 75662



### FOR LEASE

- ◆ 6,000 Sqft. Office/Warehouse Available
- ◆ +/-3.7 Acres
- ◆ Zoned Commercial
- ◆ 1 Overhead Door
- ◆ 1 Dock Door
- ◆ Renovated in 2015

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.





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### Property Overview

1610 N US 259, Suite 2 in Kilgore, Texas is a great office-showroom located in a high traffic area of Kilgore. Suite has ample office space with the remainder being showroom and small warehouse in back. Surrounding area is comprised of retail, restaurants and car dealerships. Signage available on the building fronting US 259.

### Property Specs

Zoning:	Commercial
Lot Size:	./+-3.7 Acres
Total Sqft.:	30,000 Sqft.
Available Sqft.:	6,000 Sqft.
Overhead Doors:	1
Dock Doors:	1
Electric:	AEP Swepco
Water/Sewer:	City of Kilgore

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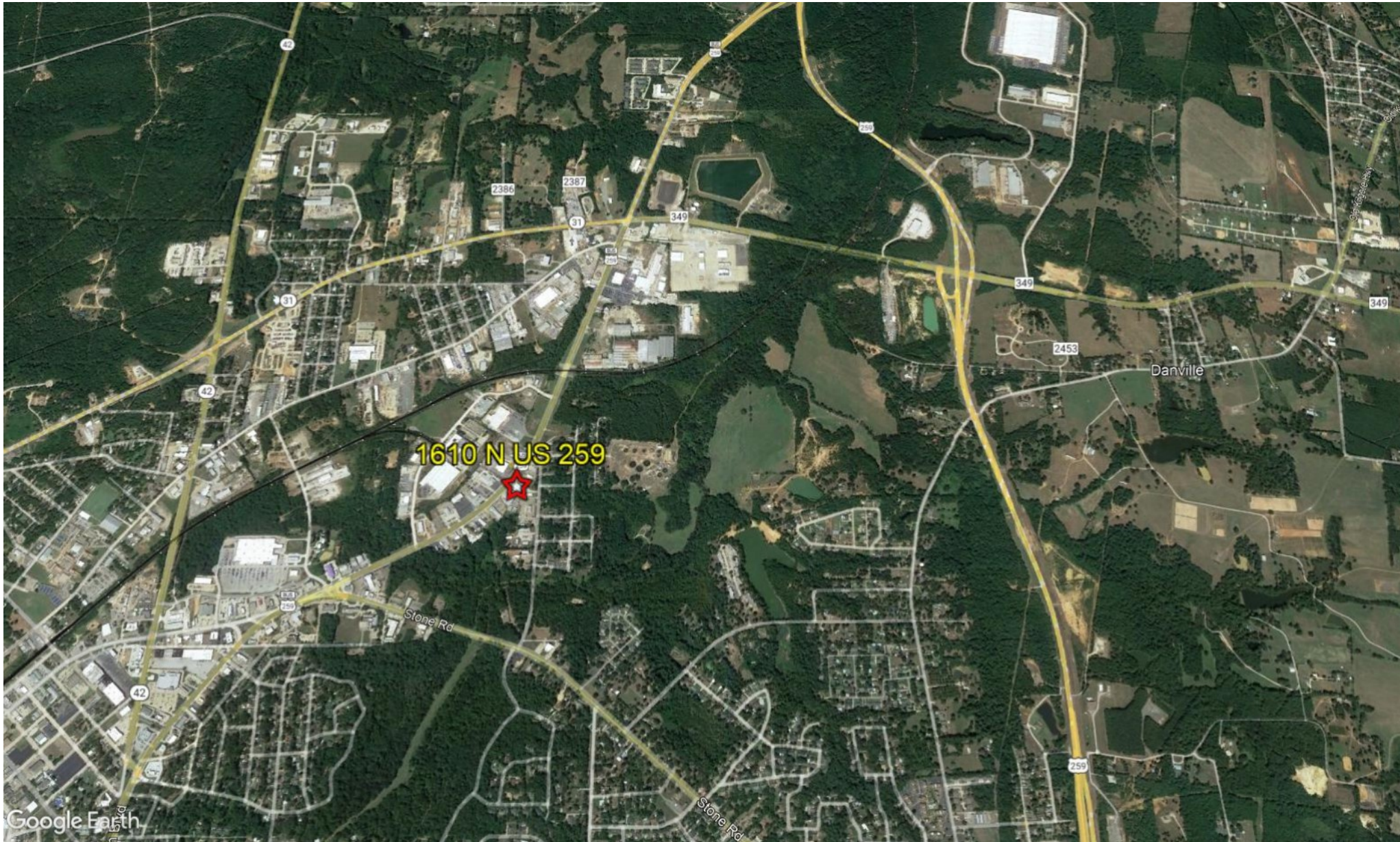


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## Location Map





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## Aerial View



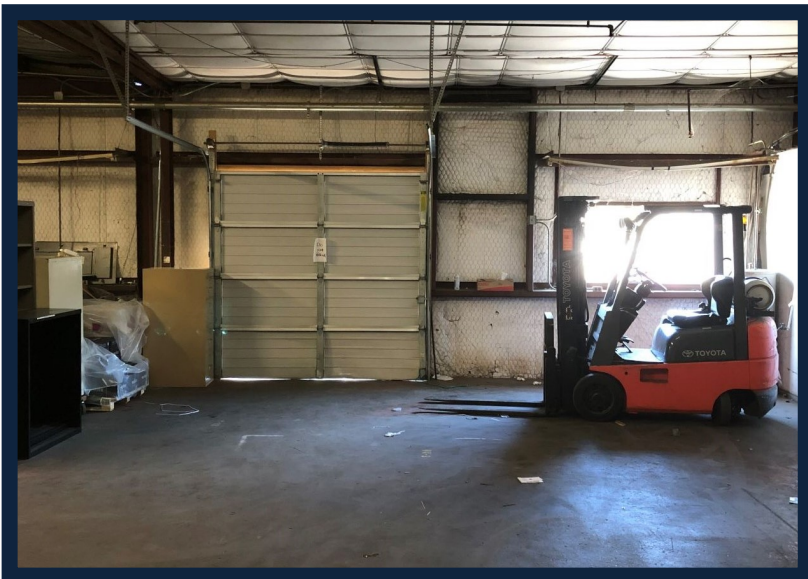


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## Photos





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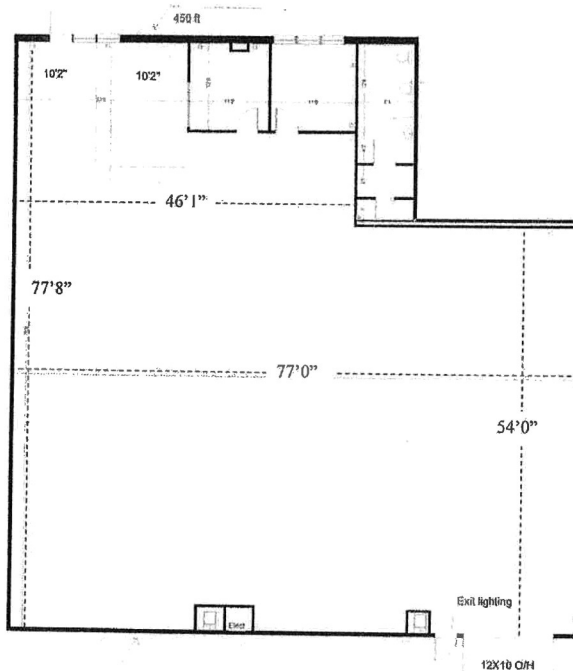


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## Floor Plan

### 1610 N US 259 Suite 2

### Floor Plan



"Dimensions are approximate and not to scale"



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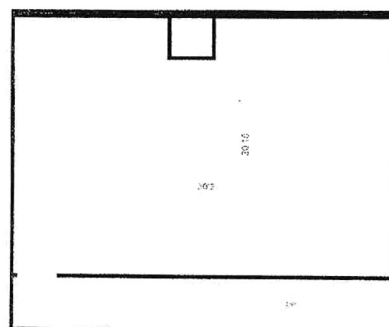


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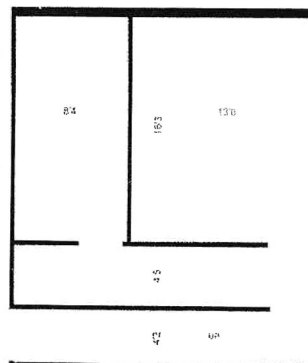
## Floor Plan

# 1610 N. US 259 Suite 2 Floor Plan

LEVEL 2



LEVEL 1



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