

FOR LEASE



4895 FM 850, Tyler, TX 75708

# OFFICE WAREHOUSE

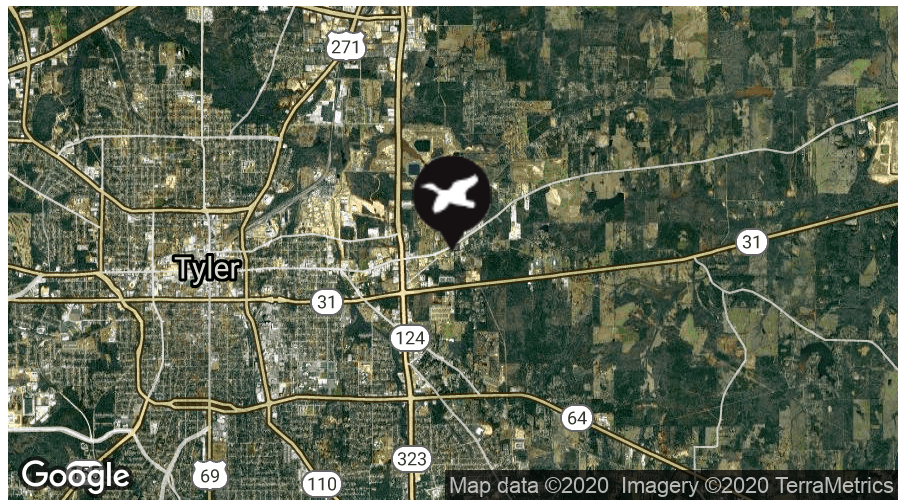


**LEASE RATE**

**\$3,600.00 per month (+NNN)**

**OFFERING SUMMARY**

Available SF:	8,300 SF
Lot Size:	1.3 Acres
Year Built:	2009



**Lease Brochure**

PRESENTED BY:

**BECKY MCCORD, SIOR**

903.262.4858

BECKY@DRAKETEXAS.COM

FOR LEASE

4895 FM 850, Tyler, TX 75708

# OFFICE WAREHOUSE



## BUILDING 1

- 1,885 sf office
- 2,215 sf climate-controlled warehouse
- 8 offices
- 1 bathroom
- Reception, kitchen/breakroom

## BUILDING 2

- 6,200 sf warehouse
- 1,800 sf covered storage
- (2) 12x12 Grade level OH
- (1) 14x12 grade level OH
- 18' eave height, 23' center height

## LAY-DOWN YARD, UTILITIES & ZONING

- concrete, asphalt
- fenced and gated
- three-phase, gas, city sewer
- outside Tyler city limits - no zoning

Lease Brochure

CUSTOM PAGE

FOR LEASE

4895 FM 850, Tyler, TX 75708

# OFFICE WAREHOUSE



**Lease Brochure**

**ADDITIONAL PHOTOS**