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607 Fisher Rd. Longview, TX 75604



FOR LEASE OR SALE

- ◆ 48,580 Sqft. Fab Plant
- ◆ 30,000 Sqft. Main Shop
- ◆ 12,980 Sqft. Office On 2 Floors
- ◆ 4 Freestanding Support Buildings
- ◆ 8.94 Total Acres
- ◆ Zoned I-1 Light Industrial

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

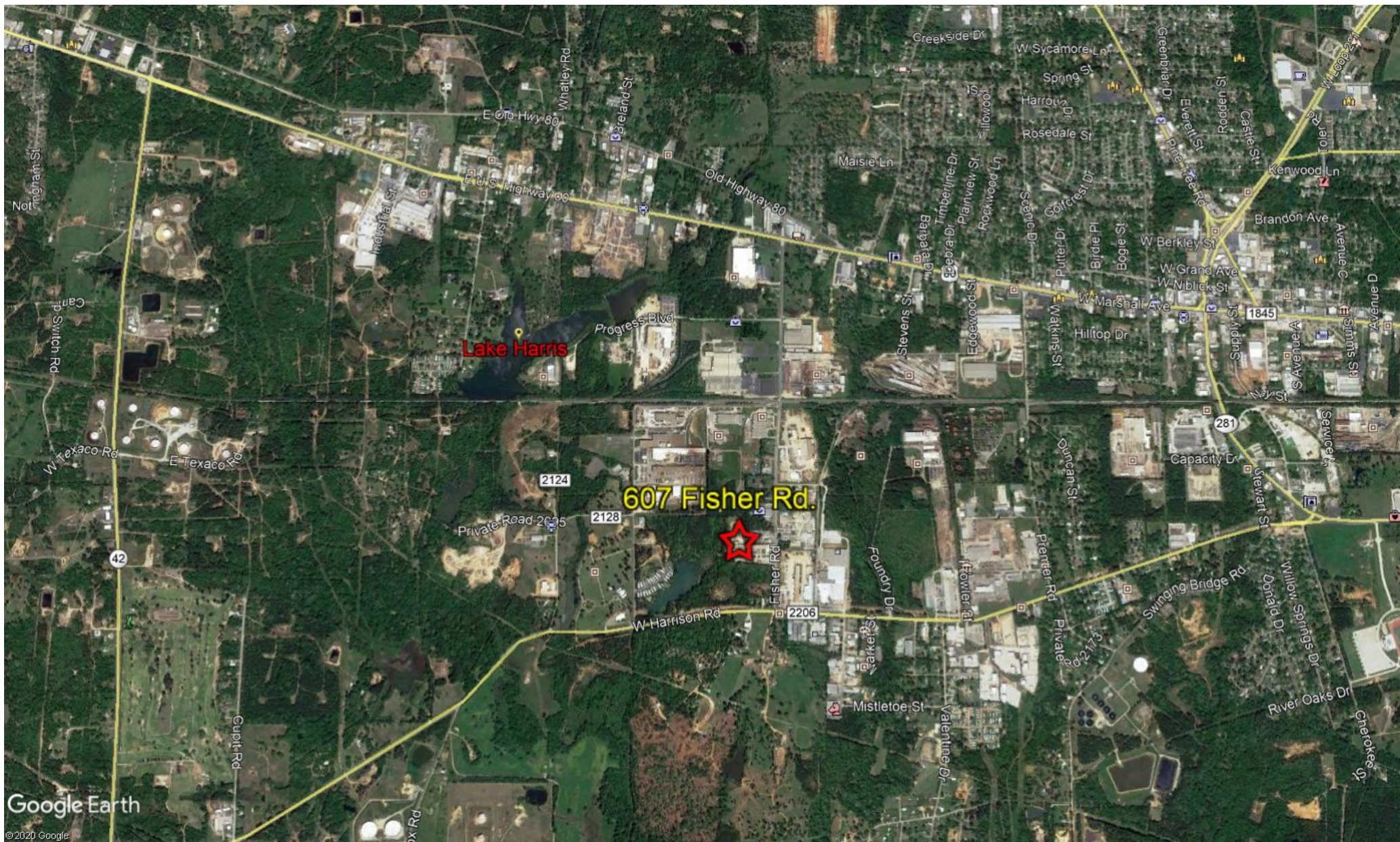
Main Fab Shop is 60x500x30' (30,000 sqft.) with heavy 3-phase power. Complete length of shop has welding gas, compressed air & electricity available to work areas. 4-10 ton cranes with 20' clear spanning the 60' work area. 9- JIB cranes. 5– 25x20 doors. Central air compressor unit included. Much natural lighting through high wall panels. 60x500 outside concrete slab work area parallel to the main shop with crane rails. Office building has 12,980 sqft. on 2 floors. Each floor of the office has a kitchen and a conference room. Fenced & stabilized yard of some 4 acres.

Property Specs

Zoning:	I-1 Light Industrial
Lot Size:	8.94 Acres
Total Sqft.:	48,580 Sqft.
Office Sqft.:	12,980 Sqft.
Yard:	Yes-Stabilized/Fenced
Electric:	AEP Swepco
Water/Sewer:	City of Longview
Gas:	CenterPoint
Support Buildings for Shipping/Receiving, Maintenance, Sandblasting and Painting	

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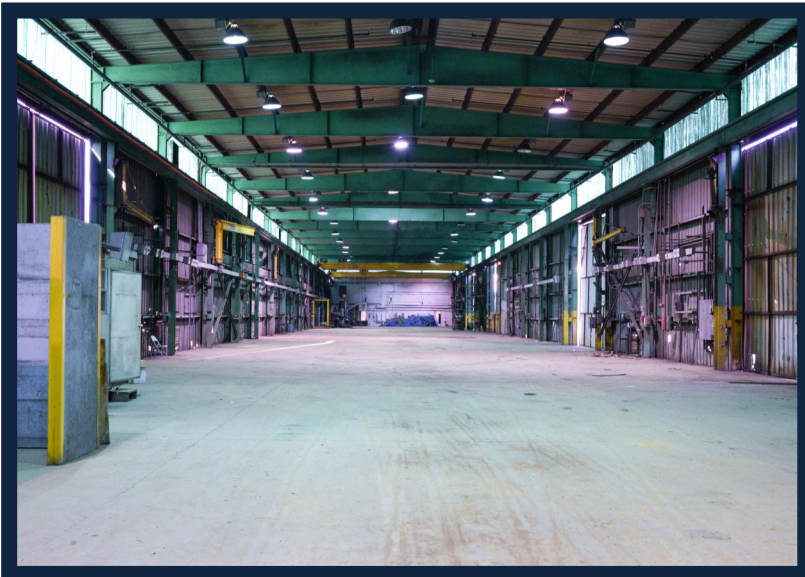
Location Map



Aerial Map



Photos



Photos



Photos

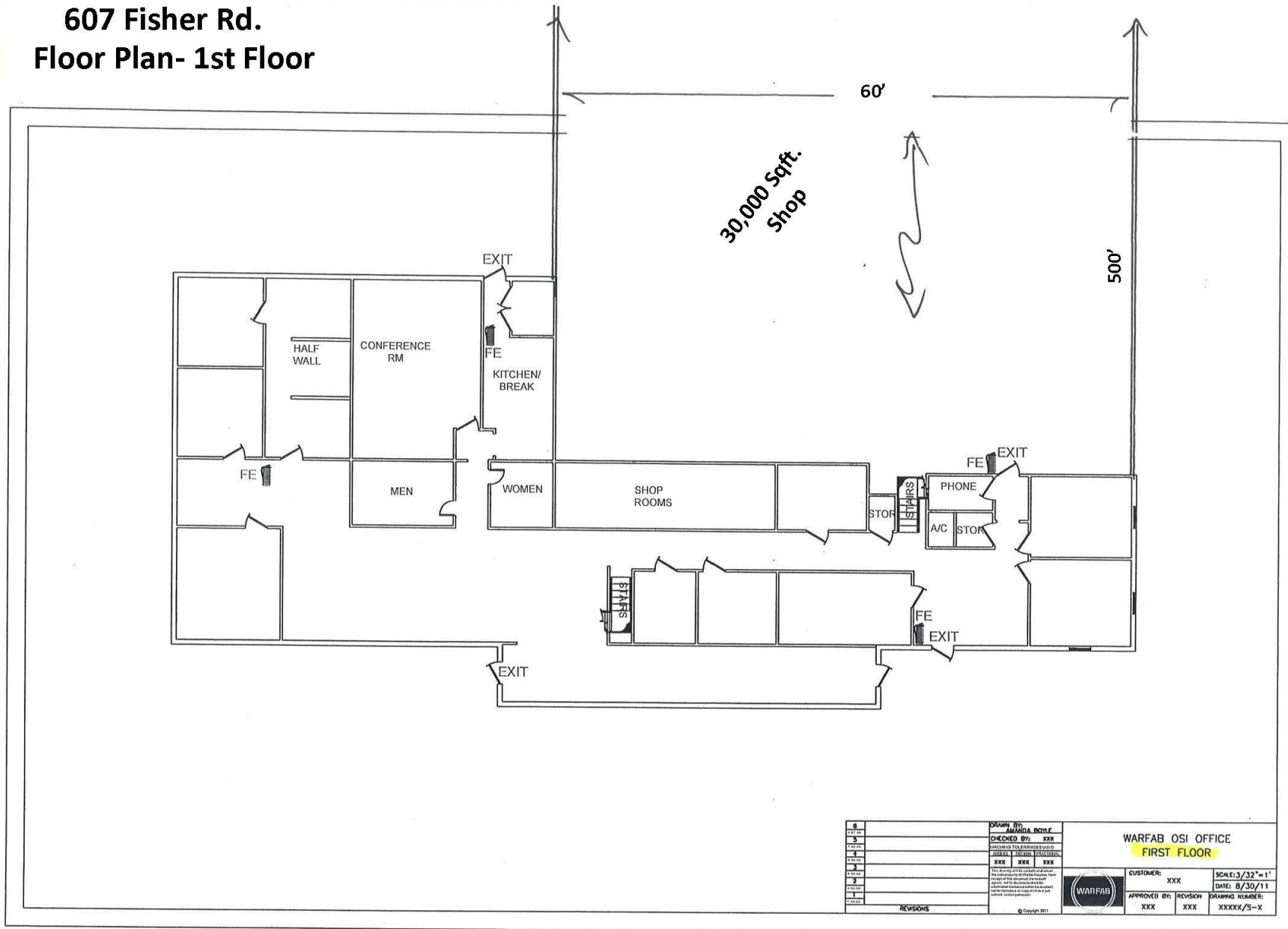


Photos



Floor Plan

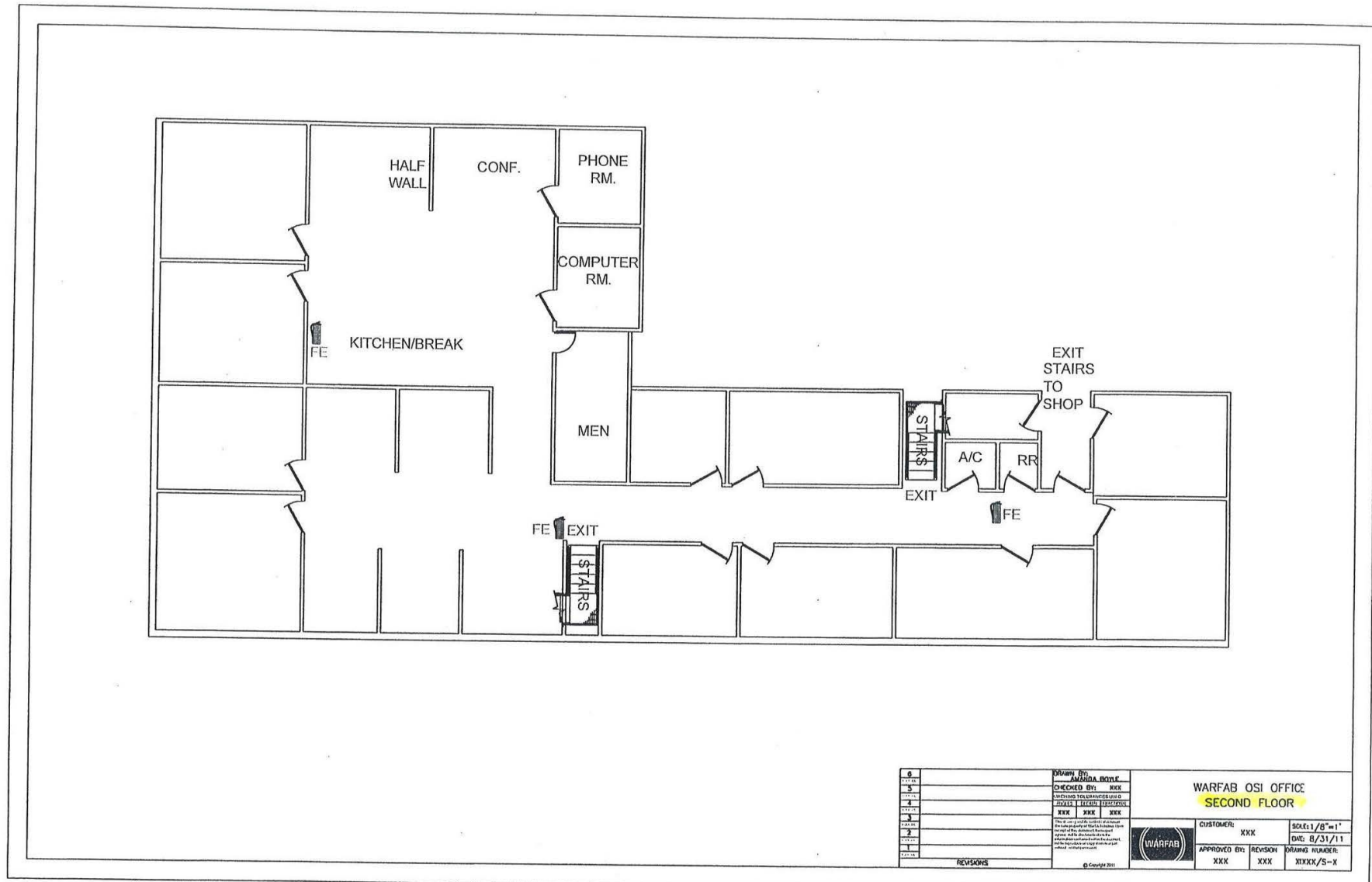
607 Fisher Rd. Floor Plan- 1st Floor



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Floor Plan

607 Fisher Rd. Floor Plan- 2nd Floor



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