



Office/Warehouse Building FOR LEASE (8.47 Acres)

**413 S. EASTMAN ROAD,
LONGVIEW, TX**

Availability: October 1, 2021

Zoning: I-1 (Light Industrial)

8.47 Acres with 62,418 Square Feet of Structures

9,552 Square Foot Office Space

21,600 Square Foot Garage Space

16,320 Warehouse / 13,566 Storage Pavilion

Well situated along 413 S. Eastman Road, this Office/Warehouse property is ideal for heavy equipment storage and maintenance, a car dealership, boat dealership, or any other light manufacturing industry. Once a former lumber yard, the building was updated and remodeled in 1996 to serve as the John Deere heavy equipment forestry and construction dealer for the Longview area. Since 1996 this was the site's sole purpose. Totalling 62,418 square feet of building structures, the property has approximately 9,500 square feet of office space, and 51,500 square feet of garage/service area, canopies, and warehouse. Garage area has seven metal overhead doors and two 5-ton bridge cranes.

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