



Jack Lenhart
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**COLDWELL BANKER
COMMERCIAL**
LENHART
PROPERTIES INC.

1100 Judson Rd., Suite 400
Longview, TX 75601
Office 903-297-1444
Fax 903-297-1331

www.cbcworldwide.com

www.costar.com

2087 FM 2751, Longview, TX 75605



FOR SALE OR LEASE

- ◆ +/-75,000 Sqft. Office/Warehouse
- ◆ 67,500 Sqft. Warehouse
- ◆ 7,500 Sqft. Office Space
- ◆ +/-12 Acres
- ◆ Zoned Commercial
- ◆ 2 Grade Doors
- ◆ 7 Dock Doors Total (2 with Ramps)
- ◆ 4- 2-3 Ton Cranes
- ◆ Fenced Yard
- ◆ Concrete Parking
- ◆ 28' Clear Height
- ◆ Originally Built for Distribution Center

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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Aerial View





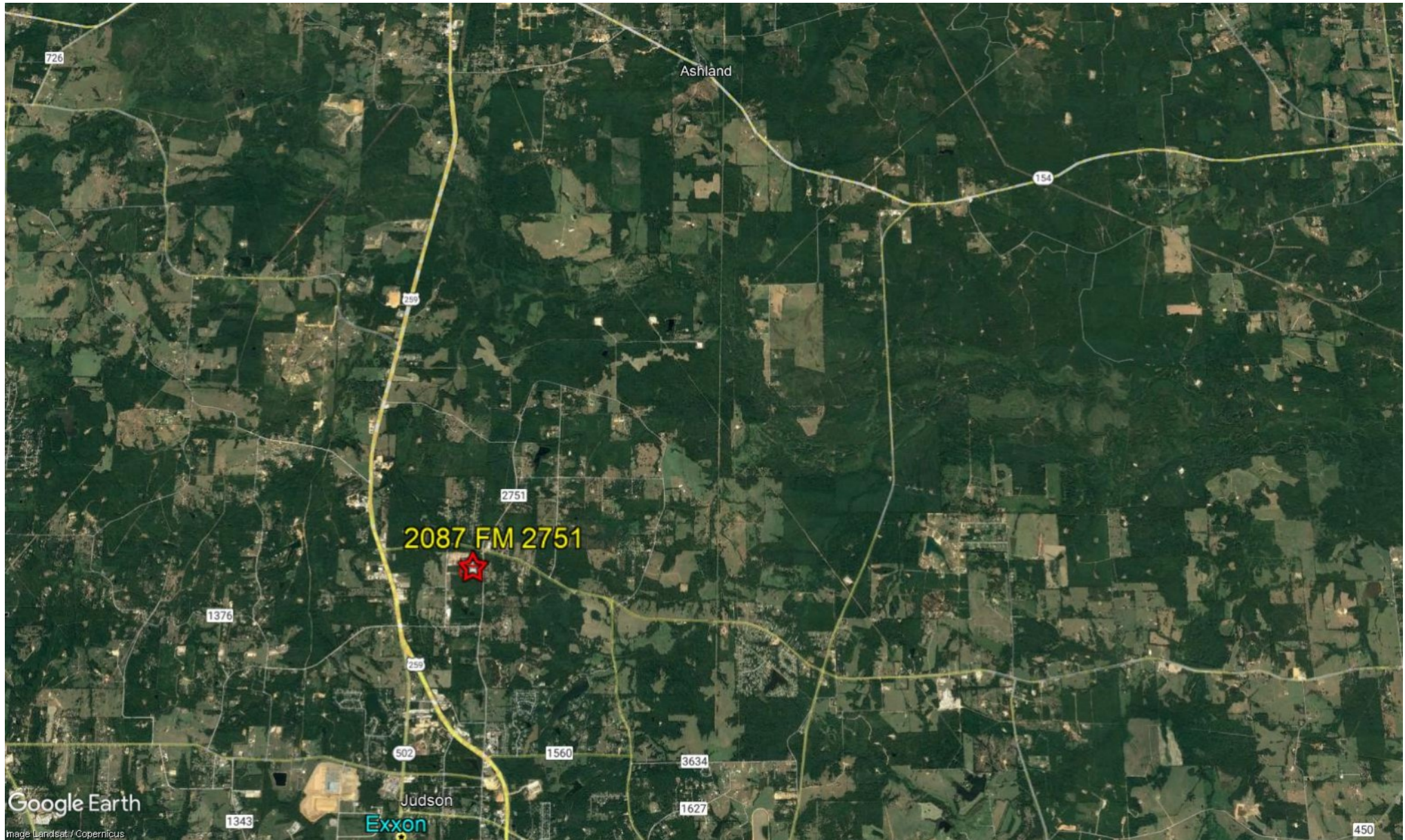
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Location Map





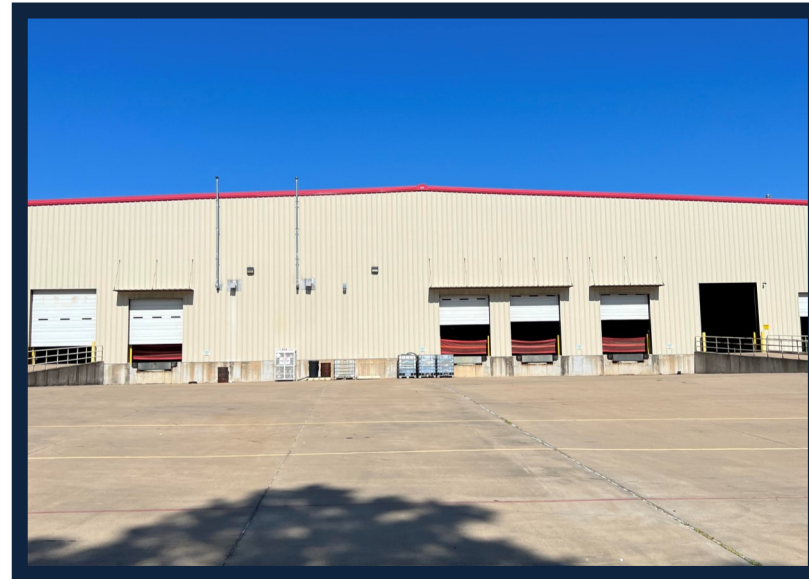
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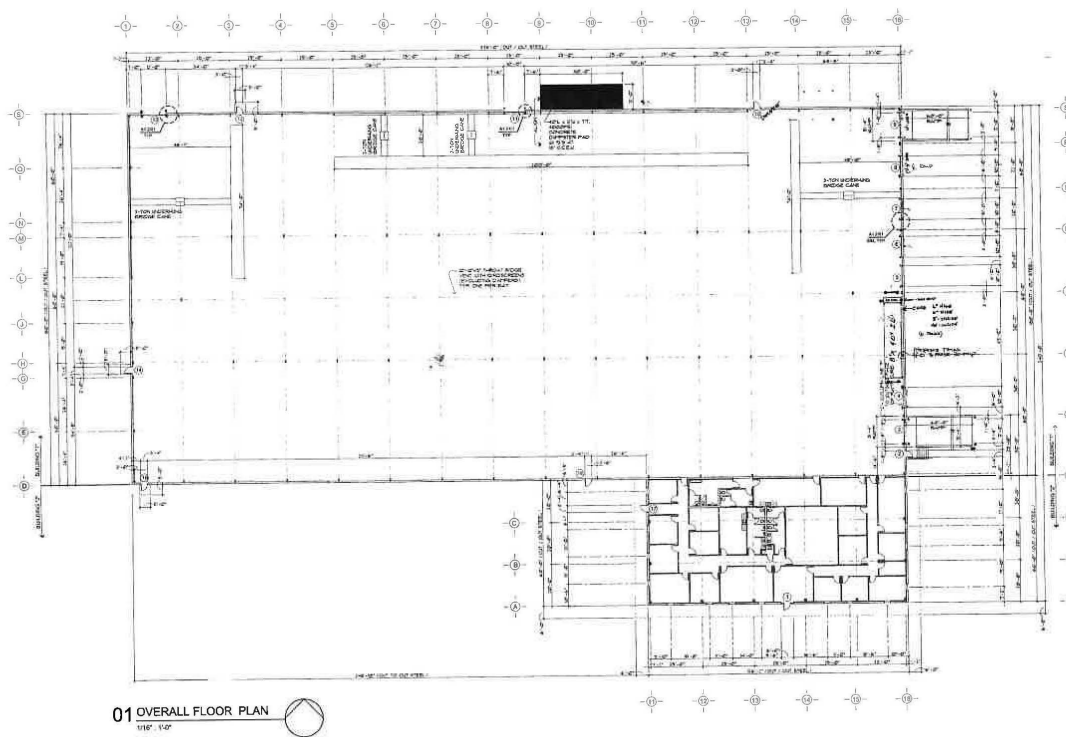
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Floor Plan

2087 FM 2751 Floor Plan



Dimensions are approximate and not to scale



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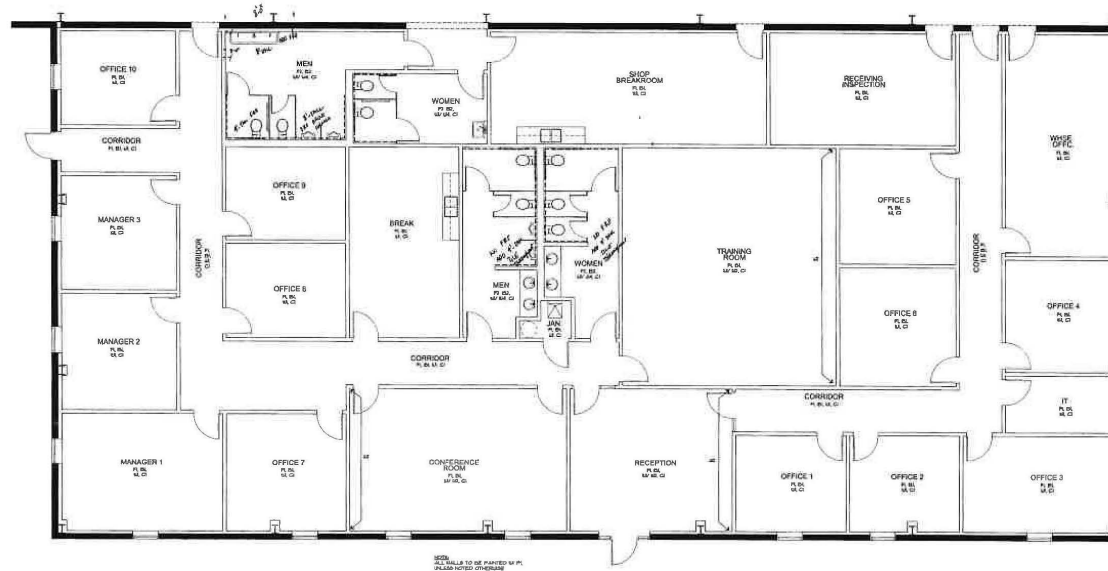
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Floor Plan

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Floor Plan



01 FINISHES PLAN
 1/4" = 1'-0"

Dimensions are approximate and not to scale



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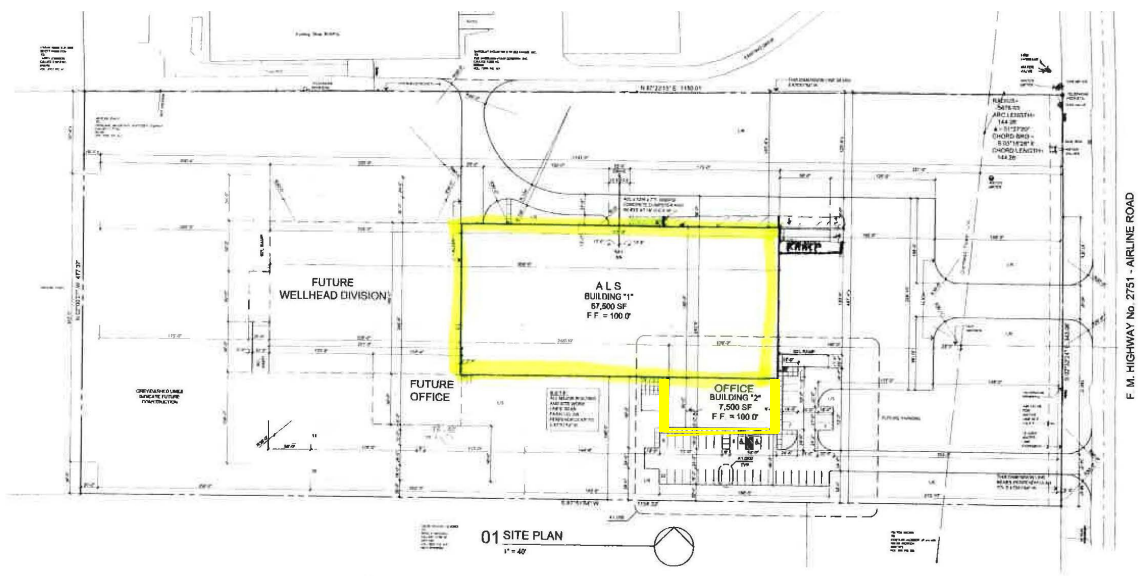
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Site Plan

2087 FM 2751

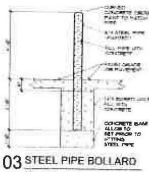
Site Plan



01 SITE PLAN
 1" = 40'



02 PARKING STRIPE
 1/8" = 1'-0"



03 STEEL PIPE BOLLARD
 1/8" = 1'-0"



04 HC PKING SIGN
 1" = 1'-0"



05 HC PKING SIGN
 1" = 1'-0"

- SITE PLAN NOTES**
1. ALL CURB DIMENSIONS ARE TO FACE OF CURB
 2. ALL UNDIMENSIONED RADII ARE 2'-0"
 3. ALL UNDIMENSIONED WALKS ARE 6'-0" WIDE
 4. CONTACT ARCHITECT IF ACTUAL JOBSITE DIMENSIONS OR CONDITIONS ARE NOT AS SHOWN
 5. REFER TO A NUMBER OF PARKING SPACES
 6. REFER TO PARKING PLAN NOTES FOR CONTROL JOINTS SPACING
 7. PROVIDE STRIPING IN FINE LANE AS REQUIRED BY
 8. ALL PARKING LOT STRIPINGS TO BE 4" WIDE WHITE PAINT REFER TO DETAIL A1 012

Dimensions are approximate and not to scale