

5505 McCann Rd.
Longview, TX 75605

FOR LEASE

Property Details



Description:	Office/Warehouse
Total Sq. Ft.:	1,800
Office Sq. Ft.:	600
Warehouse Sq. Ft.:	1,200
Acres	.50
Zoning:	Planned Development - General Retail
Eave Height:	14'
O.H. Doors:	1 - 8' x 8' 1 - 12' x 12'
Year Renovated:	2021- Office

Subject property is a 1,800 sqft. Office/Warehouse on approximately .5 acres. Building has 600 sqft. of office space and 1,200 sqft. of warehouse space. Office is heated/cooled and has been recently renovated to include new lighting, ceilings, paint and flooring. The warehouse amenities include: a 14' eave height, one 8' x 8' OH door, one 12' x 12' OH door, air compressor (with multiple fittings) and hot water taps throughout. Warehouse also houses the water heater and heating unit to the workshop space. Additional storage area above office. Property is located in North Longview and minutes away from Loop 281.

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Contact Information:



Stephen Skinner

903-240-0168

skinnercorner@aol.com



Dan Malone

903-720-0139

dmalonecb@aol.com



LENHART

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

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.

****PHOTOS****



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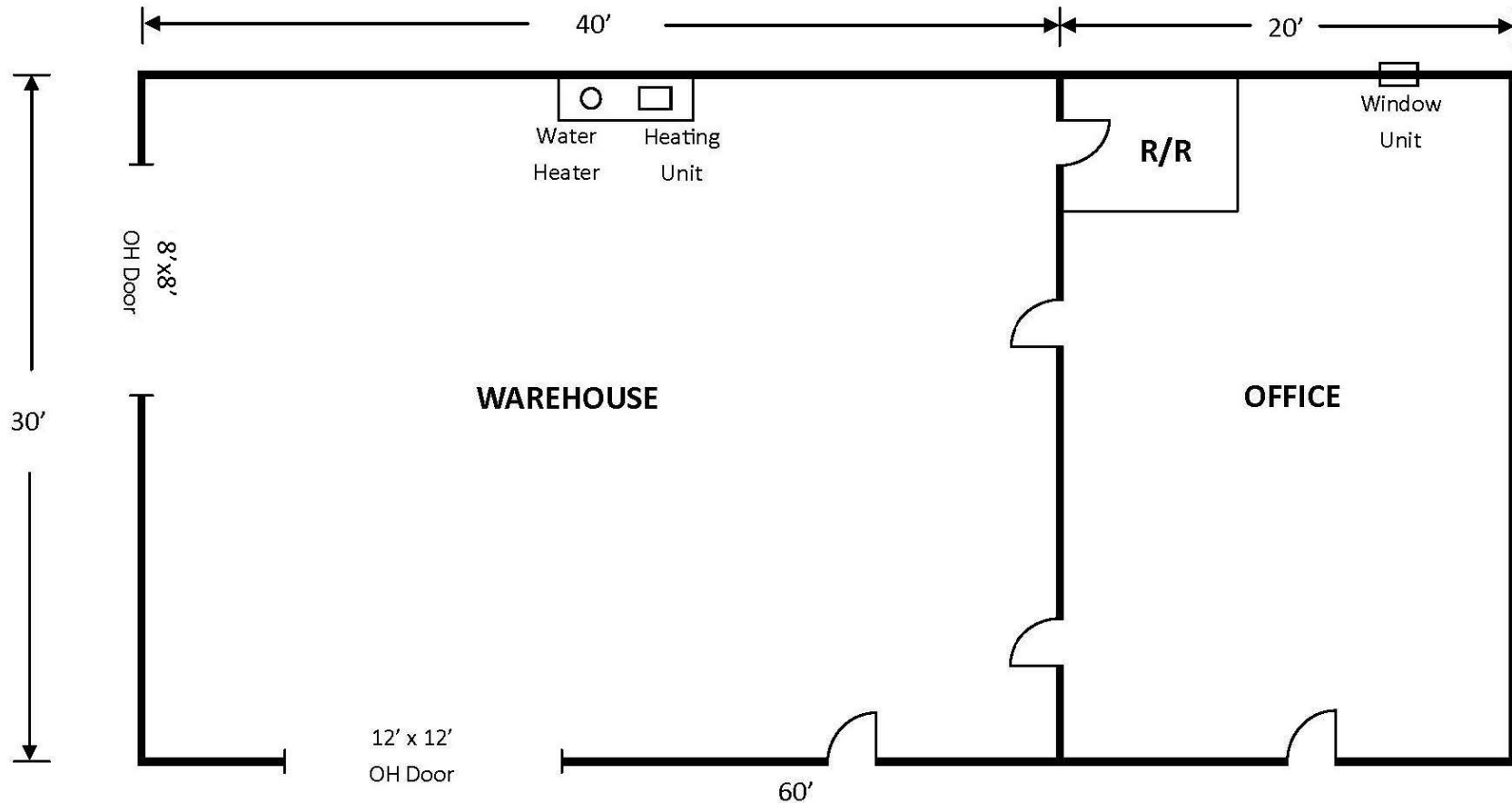
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5505 McCann Rd. Floor Plan

600 Sq. Ft. Office
1,200 Sq. Ft. Warehouse
1,800 Sq. Ft. Total



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