



Jack Lenhart
 903-918-2707 Mobile
 jlenhart@sixty-six.net

www.cbcworldwide.com

www.crexi.com

www.costar.com



**COLDWELL BANKER
 COMMERCIAL**
 LENHART
 PROPERTIES INC.

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



1211-6A Champion Way, Longview, TX 75604

FOR LEASE

- ◆ 1,500 Total Sq. Ft. Warehouse
- ◆ Located in the Champion Way Industrial Park
- ◆ Zoned Commercial
- ◆ 1-14' Grade Level Door
- ◆ 16' Clear Height
- ◆ Great Space for Excess Storage

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





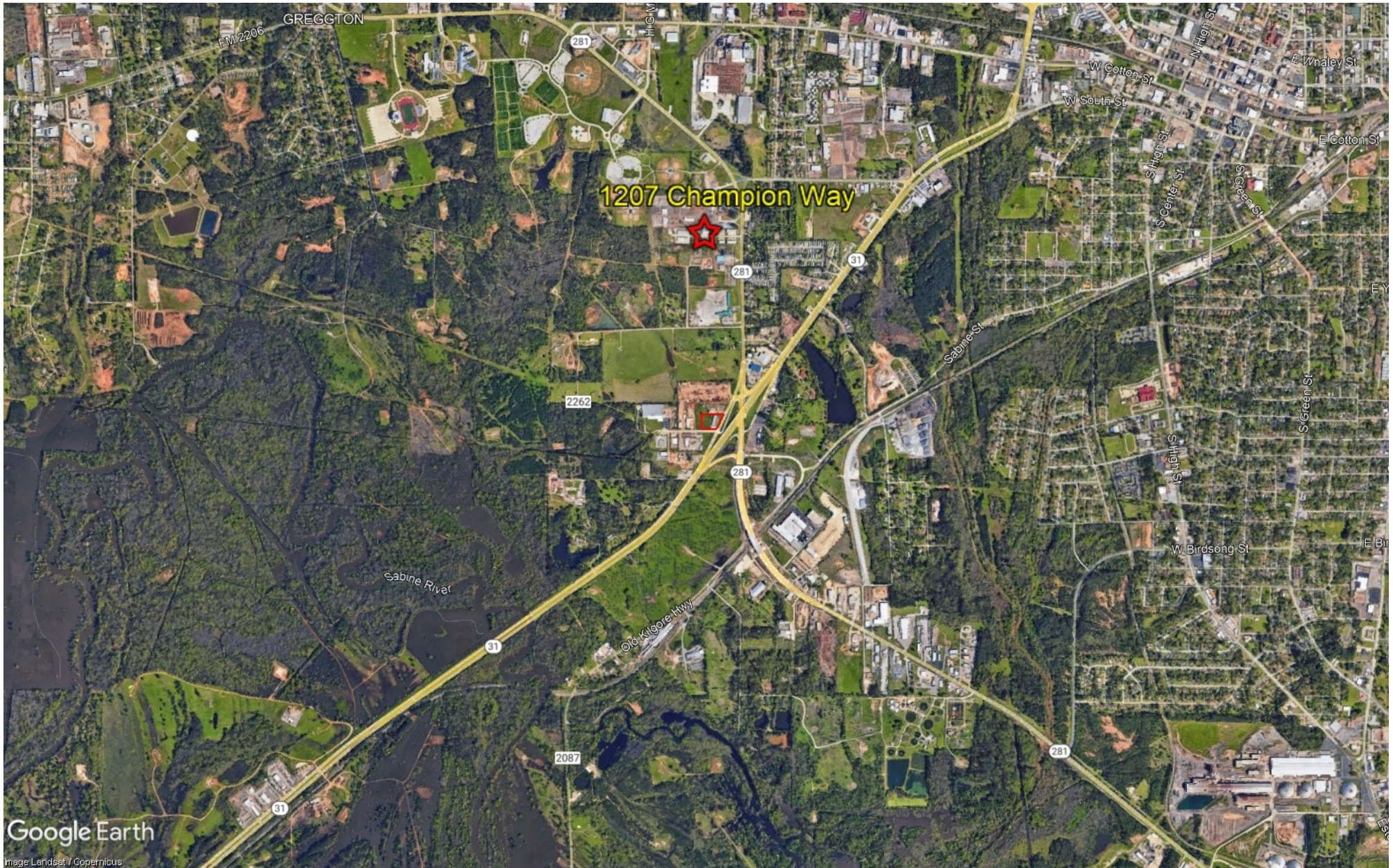
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Location Map





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Photos





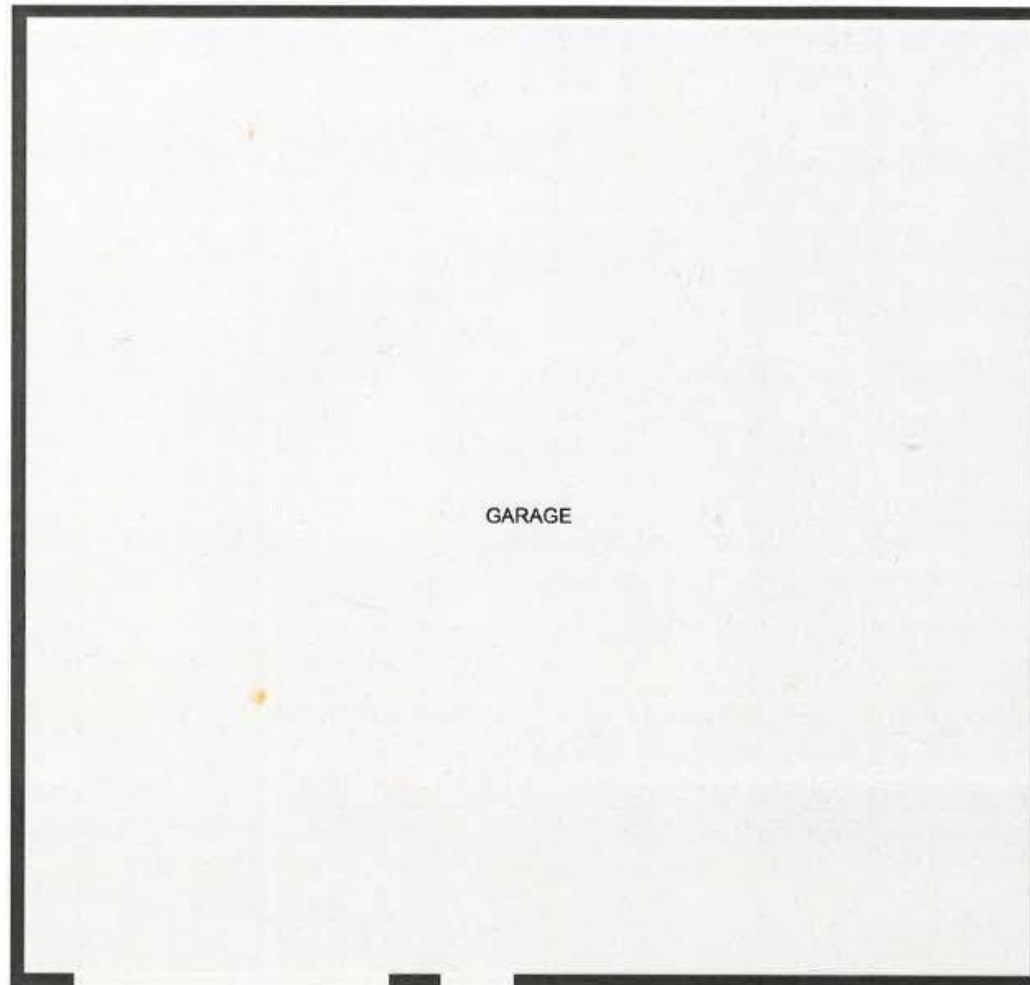
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Floor Plan



1211-6A Champion Way Floor Plan

