

17-YR LEASE (15 REMAINING) | 112,645 SF | INDUSTRIAL BUILDING

THRIVING EAST TEXAS MARKET | 320 E METHVIN ST & E 325 TYLER ST, LONGVIEW, TEXAS

SUPERIOR LOCATION IN HIGH-GROWTH EAST TEXAS CORRIDOR

1

BUILDING
59,450 SF
BRICK WAREHOUSE

2

LOT
53,195 SF
PARKING LOT

1ST TIME ON MARKET IN 40 YRS! | FULLY SPRINKLERED | SUPERIOR STRATEGIC ACCESS
YEAR BUILT 1986 | RAIL ADJACENT & 2 MI. CLOSEST YARD | +3% HIGH GROWTH CORRIDOR

PROPERTY DESCRIPTION	
Construction:	Brick & Masonry
Total Buildings:	1 Building & 1 Lot
Address:	325 East Tyler Street
City/State:	Longview, TX 75601
Property Type:	Industrial (YB 1986)
Building Size:	59,450 RSF (Under HVAC except 9,742 RSF 2007 addition)
Office Portion:	5,700 RSF (9.59%) on 1st & 2nd floor
Clear Height & Doors:	18 Ft. w/ 2 Dock High Doors + 1 Covered Canopy/Loading Dock Door
Sprinklers/Power:	100% Sprinklered High Ample Power
Building 1:	59,450 SF Brick Warehouse
Lot 2:	53,195 SF Concrete Lot
Parking:	15,000 SF of concrete perimeter parking plus an 52,872 SF concrete parking lot across the street.

DESCRIPTION: The subject **NEW INDUSTRIAL 59,450 AVAILABILITY** is located in **LONGVIEW, TEXAS** is centrally situated in the heart of East Texas, and is the county seat of Gregg County. With half a million people in the immediate MSA, it offers excellent infrastructure & a **STRATEGIC CENTRALIZED LOCATION** ideal for tenants' transfer of trade, and the transfer of goods across the region. Longview is serviced nearby East Texas Regional Airport, and offers easy access to other cities via major arterials, including I-20 and U.S. Routes – 31, 80, 259.

DETAILS: ELECTRICAL: 1,000 - 1,200-Amp, 277/480-Volt, 3-phase, 4-wire services for the production building; 1,600-Amp, 277/480-Volt, 3-phase, 4-wire service for the office building. **BAY DOORS:** Painted metal panel, roll-up commercial grade doors are provided between process areas within the production building and at the loading docks onsite.

**The property (and sublease) is inclusive of a 8,000 sf. printing press which can be included or excluded from the rentable SF in a new lease or removed for the new tenancy, tbd rental rate and terms. Subject to negotiation.*

LOCATION: Located on the northeastern corner of Texas, on US I-20 & US Hwy. 80 Corridor. Easily proximate to all of the major Texas cities and nearby Shreveport, LA.

LARGEST EMPLOYER IN LONGVIEW, TX

- Eastman Chemical the manufacturing sector also includes
- Komatsu Trinity Rail
- Mr. Cooper
- AAON Coil Products
- Westlake Chemical
- Christus Good Shepherd Medical Center
- Longview Regional Medical Center
- Diagnostic Clinic of Longview



SUITABLE FOR LIGHT MANUFACTURING | DISTRIBUTION | POTENTIAL SHOWROOM / STORAGE OR PRINTING



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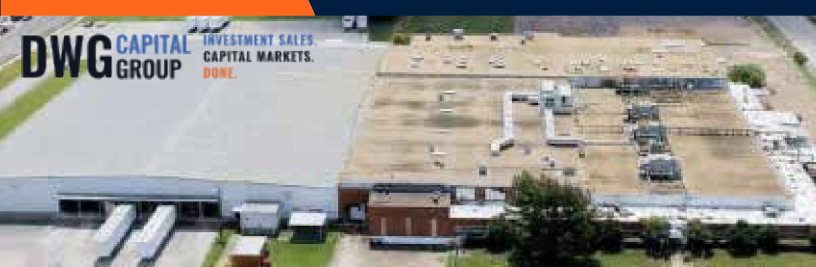
INDUSTRIAL | MULTIFAMILY | RETAIL | OFFICE | DEBT | EQUITY

FOR LEASE OR SALE

493K SF / IL INDUSTRIAL
LARGE ADD VALUE!

JUST LEASED

165K SF / WACO, TX
LANDLORD REPRESENTATION



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