

FOR LEASE



4288 US 259, Longview, TX 75605

COMMERCIAL RETAIL / AUTOMOTIVE BUILDING



LEASE RATE

\$12.00 SF/yr

OFFERING SUMMARY

Building Size:	10,663 SF
Available SF:	10,663 SF
Lot Size:	2 Acres
Year Built:	2002
Zoning:	No Zoning
Market:	East Texas
Submarket:	Longview

PROPERTY HIGHLIGHTS

- Masonry and steel frame building; 10,633 SF +/- Showroom/Office/Shop
- Approx. 7,500 sf climate controlled space
- Approx. 6,130 sf of covered storage on concrete slab
- (3) 10X12 OH Doors
- Fenced yard; Concrete and asphalt pavement
- Two highway access points
- Located just north of E. Loop 281 and Hawkins Parkway
- Across from Peters Chevrolet; High traffic counts
- Easy access with excellent visibility
- Immediate market area offers wide array of businesses and shopping centers with new construction
- Located in Longview's newest retail growth corridor
- Year Built: 2002

Lease Brochure

PRESENTED BY:

BECKY MCCORD

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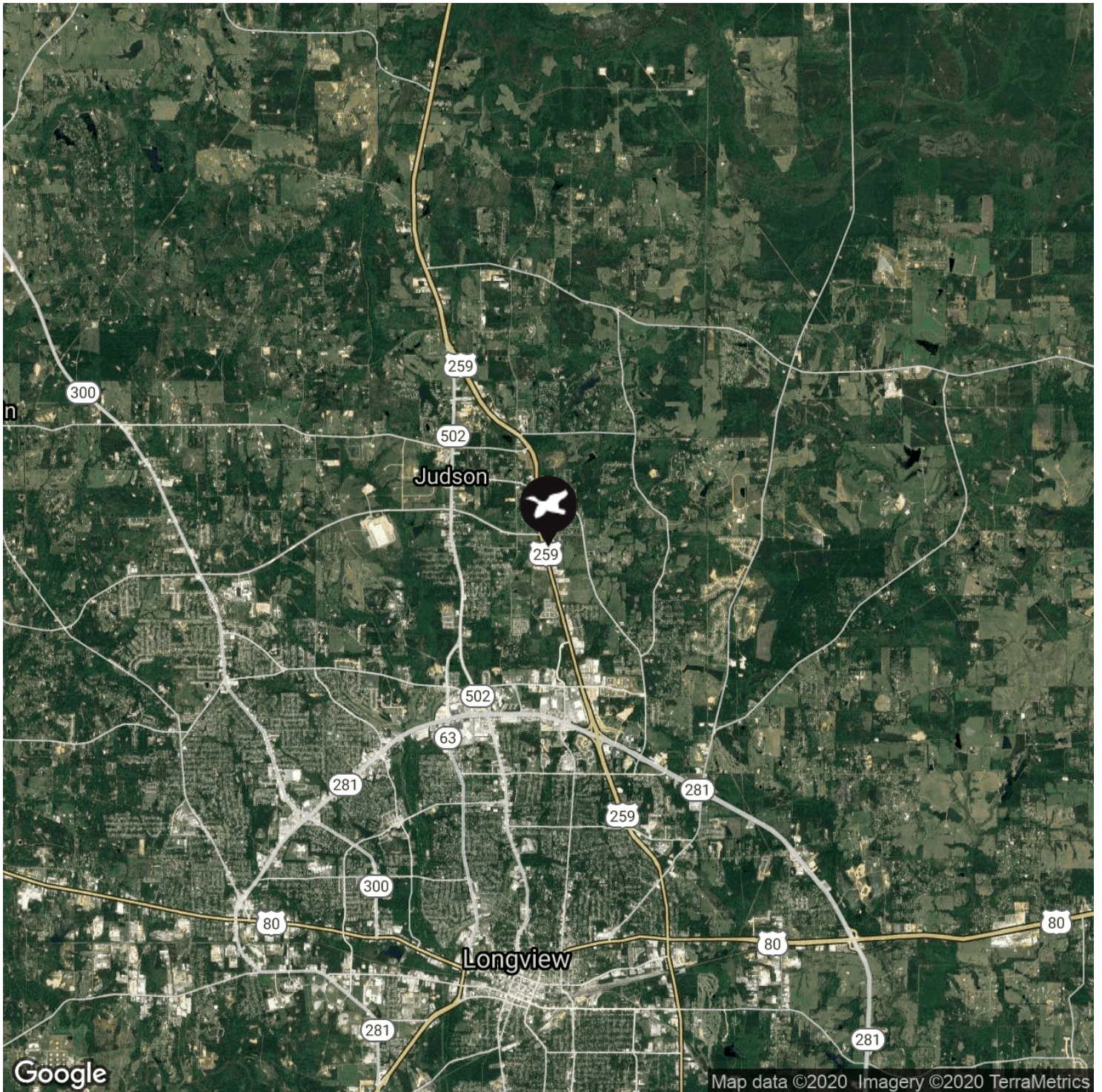
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ADDITIONAL PHOTOS

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LOCATION MAPS