

# Commercial Facility Information

~ 3201 Maverick Drive, Kilgore, Texas 75662 ~

## 1.2 Acre Site

## 8,550 Square Foot Building

- 3,750 Square Office
- 4,800 Square Foot Shop

## Office Detail:

- 1 Reception Area
- 10 Offices
- 4 Restrooms
- 1 Conference Room
- 1 Break Room
- 1 Work Room (accessed from shop)

## Shop Detail:

- 80' x 60' x 20' Tall Warehouse/ Shop
- 1) 14' x 16' Overhead Door
- 1) 8' x 7' Roll Up Door
- 1) Shop Restroom
- 1) 16' x 20' Shop Office/ Repair Room

## Location

Located at the corner of State Highway 42 & Maverick Drive, between Interstate 20 and State Highway 31 in the North Kilgore Industrial Park.





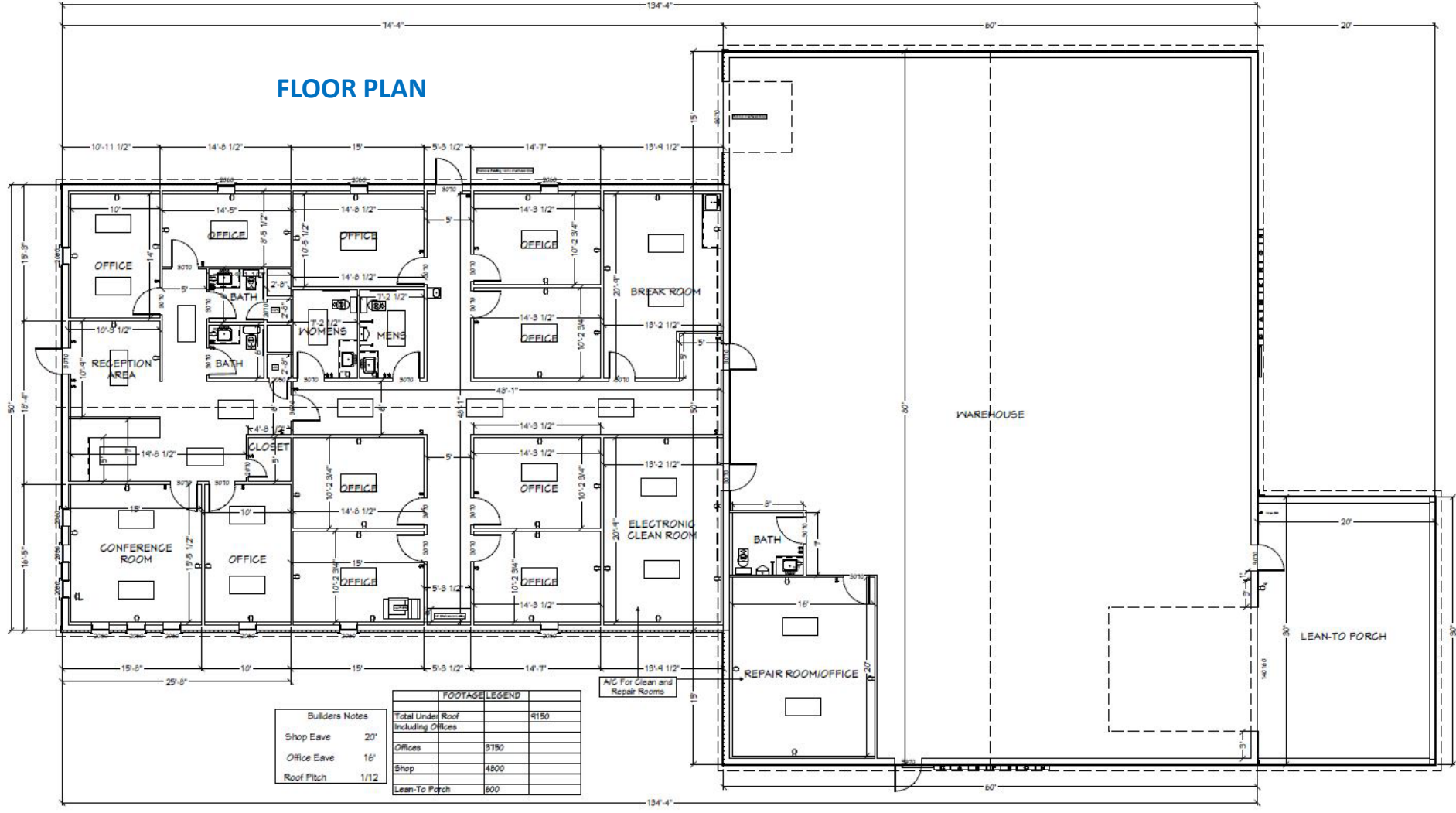


Maverick Dr



Powderhorn Rd

# FLOOR PLAN



Builders Notes  
 Shop Eave 20'  
 Office Eave 16'  
 Roof Pitch 1/12

FOOTAGE LEGEND	
Total Under Roof Including Offices	9150
Offices	3750
Shop	4800
Lean-To Porch	600

**36 Month Minimum Lease Term, Starting at \$3,500.00 per month NNN.**

For additional information please contact:

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