

FOR LEASE



11441 HIGHWAY 43 SOUTH, MARSHALL, TX 75670



Actual Property

LEASE RATE

**\$10,500.00 per month
(NNN)**

OFFERING SUMMARY

Total Leasable SF:	+/- 16,771 SF
Lot Size:	+/- 14.2 Acres
Number Of Buildings:	3
Security:	Lighted, security fenced and gated
Truck Yard:	Stabilized truck yard, soil-cement
Power:	Three phase



Located just south of I-20 on Hwy 43 S/Terrapin Neck Road in the Haynesville Shale Area.

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PRESENTED BY:

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BUILDING 1 - OFFICE

- RBA: +/- 5,931 sf
- 16 offices/4 restrooms
- Reception
- Break room
- Conference room
- Dispatch area



BUILDING 2 - SHOP

- RBA: +/- 2,600 sf
- Building dimensions: 40'x65'
- Center height: 19'6"
- Eave height: 18'
- Loading: (4) 16Hx16W Grade level doors
- Exterior wash bay
- Plumbed for water and air
- Heated

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BUILDING 3 - SHOP

- RBA: +/- 8,240 sf
- Building dimensions: 115'x72'
- (4) 16x16 Grade level doors
- (2) 18x18 Grade level doors
- Center height: 26'
- Eave height: 20'
- Heated warehouse
- Parts room with upstairs storage
- 11x28 Office/workroom & 2 restrooms
- Break room with full kitchen
- Large enclosed wash bay
- Exterior wash bay
- Outdoor covered storage area 55x18

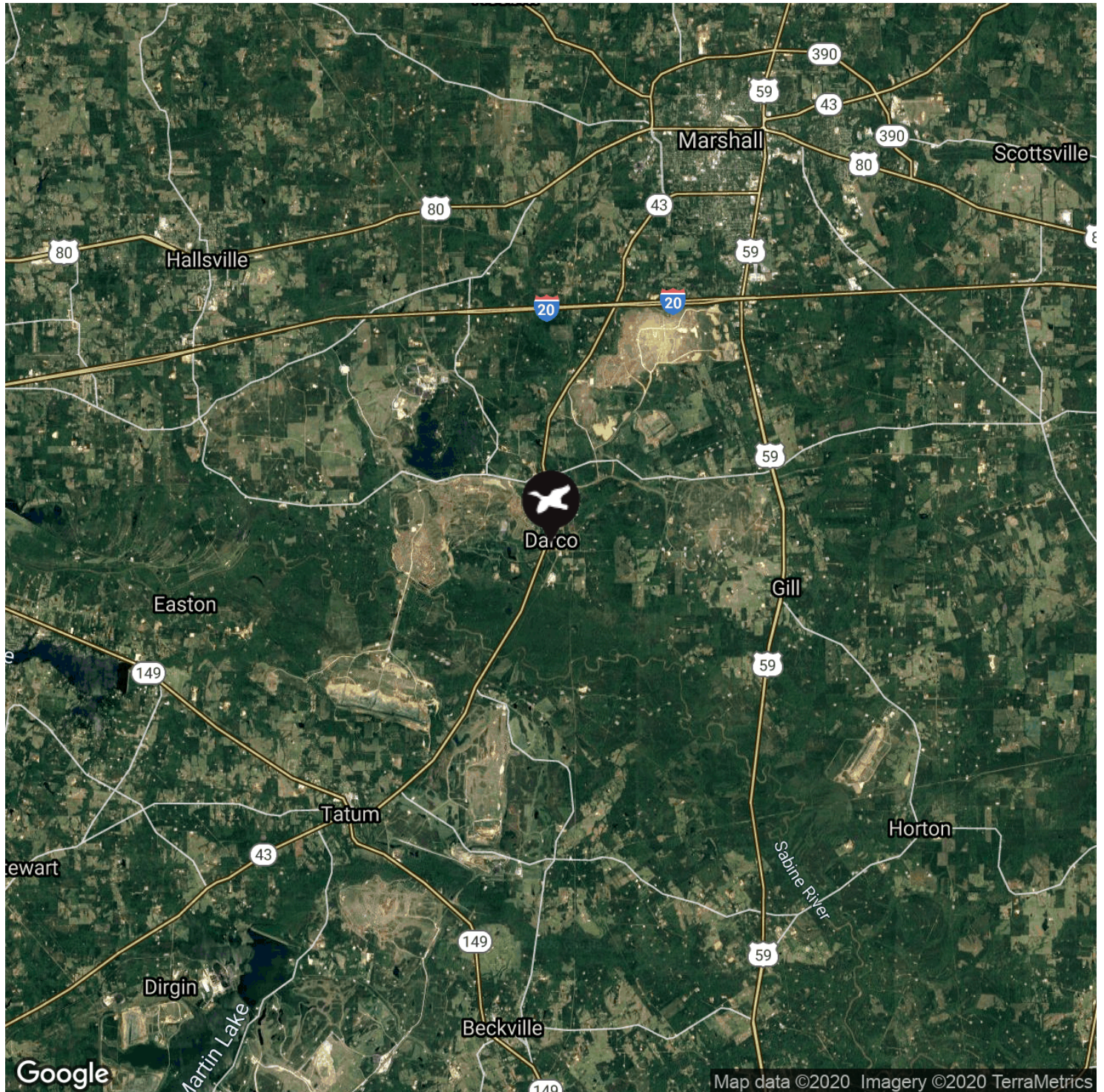
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LOCATION MAPS