

# INDUSTRIAL FOR SALE

4064 South Broadway Avenue, Tyler, TX 75701

FOR SALE



Sale Price

**\$1,400,000**

## PROPERTY OVERVIEW

Great value add opportunity with one building already pre-leased on a three year NNN lease, with the second building newly renovated ready for leasing! Needing a new location for your business? Occupy one building with the other already generating lease income.

## OFFERING SUMMARY

Building Size:	16,806 SF
Lot Size:	2.668 Acres
Year Built:	1977
Renovated:	2024
Zoning:	C2

## PROPERTY HIGHLIGHTS

- Recently renovated
- Ingress/Egress with stoplight on Broadway Ave
- New dedicated pylon signage on Broadway (coming Q4 2024)
- Excess paved yard space with security fencing



**Drake Real Estate & Investments**  
11621 CR 166 Tyler, TX 75703  
903.581.3737  
**DRAKETEXAS.COM**

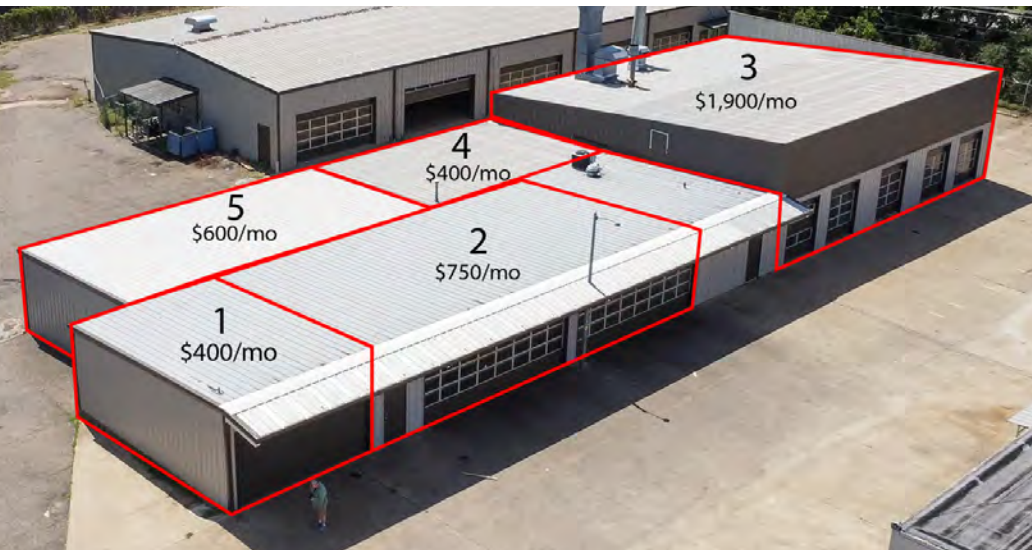
**Hagan Baker**  
Vice President, Office, Medical, Industrial  
hagan@draketexas.com  
903.405.1954

**Mitchell NeJame**  
Associate, Office, Medical, Industrial  
mitchell@draketexas.com  
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## WEST BUILDING

- 8,886 SF
- Leasing as multiple tenant units
- Multiple sizes 698 - 3,743sf
- Drive through accessible bays
- Shared breakroom & restrooms



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## EAST BUILDING

- 7,920 SF
- Pre-leased! Commencing 8/31/2024
- New 3 year term with automotive user
- NNN lease
- Base rent increases per year
- Contact Broker for additional lease details



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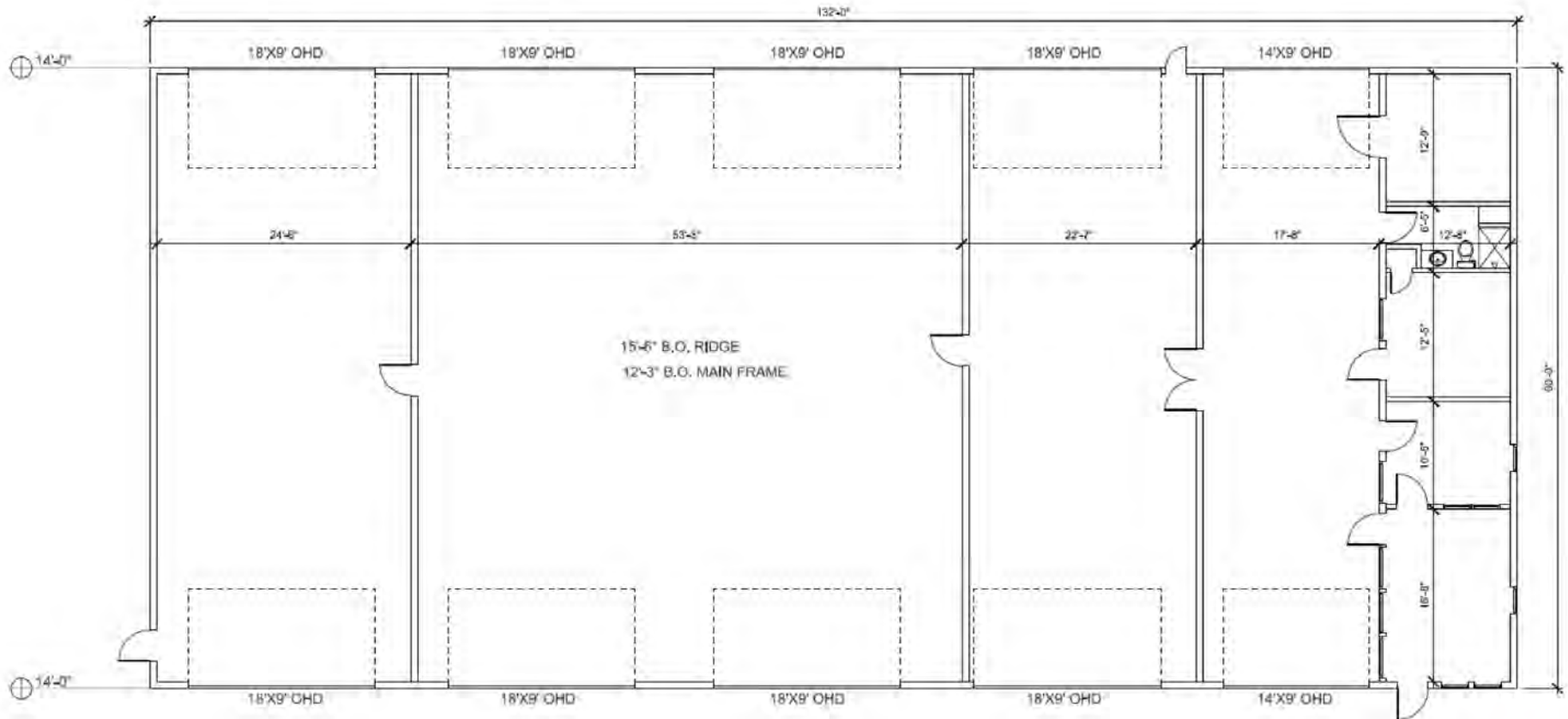
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## East Building



### DETAIL FLOOR PLAN

2

scale: 1/8" = 1'-0"  
7920 SF.



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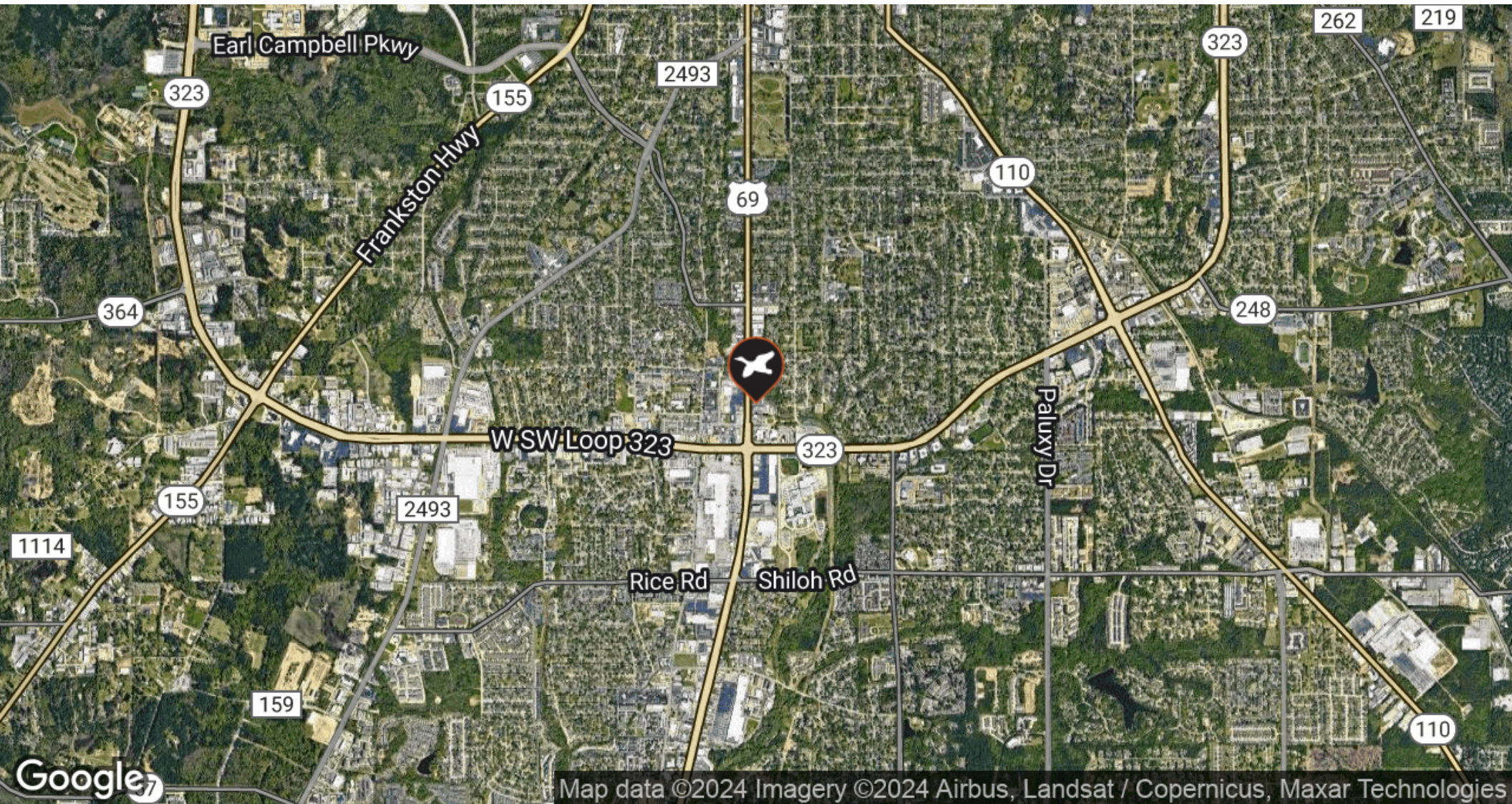
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