

FOR LEASE | INDUSTRIAL / FLEX

717 E Loop 281

Longview, Texas 75605

\$4,750 / MONTH
Industrial / Flex Space Available







Hard to find industrial / flex opportunity in a prime Longview location. Positioned directly on Loop 281, this property offers outstanding frontage and daily visibility, making it ideal for businesses that want warehouse functionality plus strong exposure. The site combines heavy industrial grade space, dedicated office area, and a large yard for easy circulation, parking, and storage.


 6,000 SF BUILDING SIZE	 1.59 AC LOT SIZE	 22 FT CLEAR HEIGHT	 6 DRIVE-IN BAYS	 APPROX. 2,000 SF OFFICE SPACE	 3-PHASE POWER	 CENTRAL AIR CONDITIONING	 10 PARKING SPACES	 FULL BUILD-OUT	 AVAILABLE 30 DAYS	 1973 YEAR BUILT
--	---	---	--	--	--	--	--	---	---	--

★ KEY FEATURES

- ✓ 6 drive-in bays for service, fleet, storage, or industrial use
- ✓ 22 ft clear height for warehouse operations
- ✓ Approx. 2,000 SF of dedicated office space
- ✓ Large 1.59 acre site for movement, parking, and outside storage
- ✓ Prime Loop 281 frontage with exceptional exposure
- ✓ Strong fit for contractor, service, industrial, distribution, or office-warehouse users
- ✓ 3-phase power and central air conditioning

🎯 IDEAL USES

 CONTRACTOR HQ	 INDUSTRIAL WAREHOUSE
 SERVICE BUSINESS	 OFFICE/WAREHOUSE
 FLEET OPERATIONS	 EQUIPMENT STORAGE

 **Austin Moore & Company Real Estate**
Austin Moore
903 500 0017

Information deemed reliable but not guaranteed. Tenant to verify all information.

