FOR LEASE - UP TO 278,189 SQ FT WAREHOUSE SPACE 901 FISHER RD LONGVIEW,TX

JBK RE & BROKERAGE, LLC

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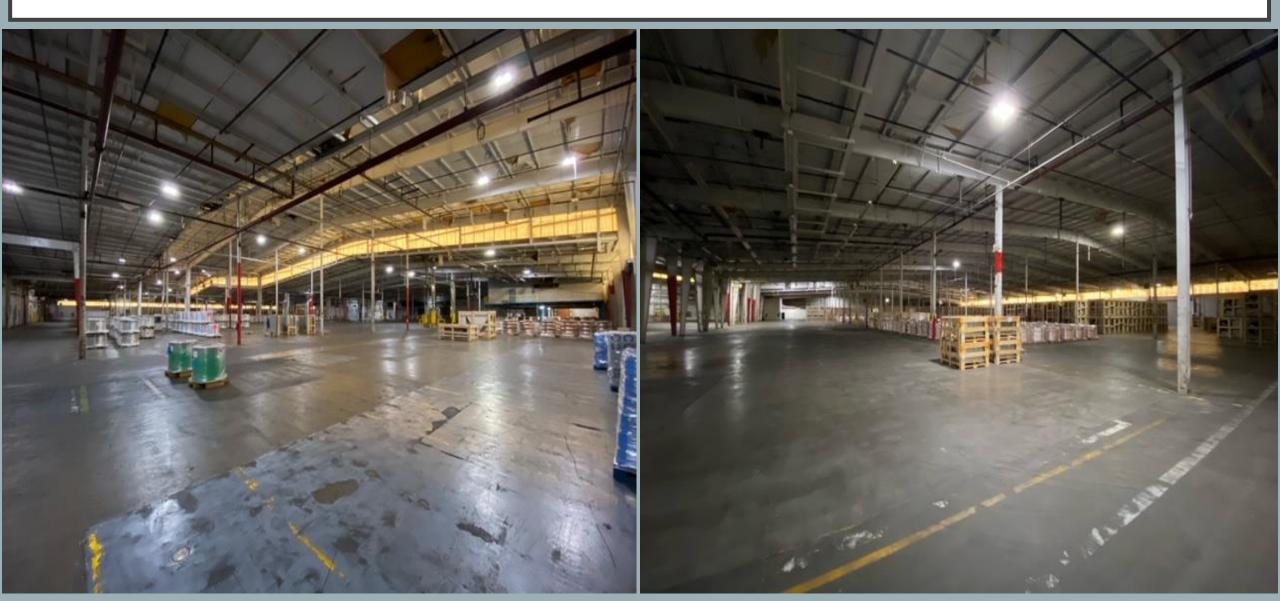
- For Lease
- Located just off Hwy 80 close to I-20, Hwy 42, & Loop 281 in Longview, TX
- 22' ft 33' ft Clear Heights
- ESFR Sprinklers.
- Heavy Power Former Fleetwood Mfg Facility
- Dock and oversize drive in bays
- Fenced 5 acre asphalt trailer storage
- Completely Fenced 47 acre facility
- Covered Recessed Dock High Loading Available
- 3PL Freight Handling Available Onsite
- Divisible
- 5 Ton Crain Served Dock Offload

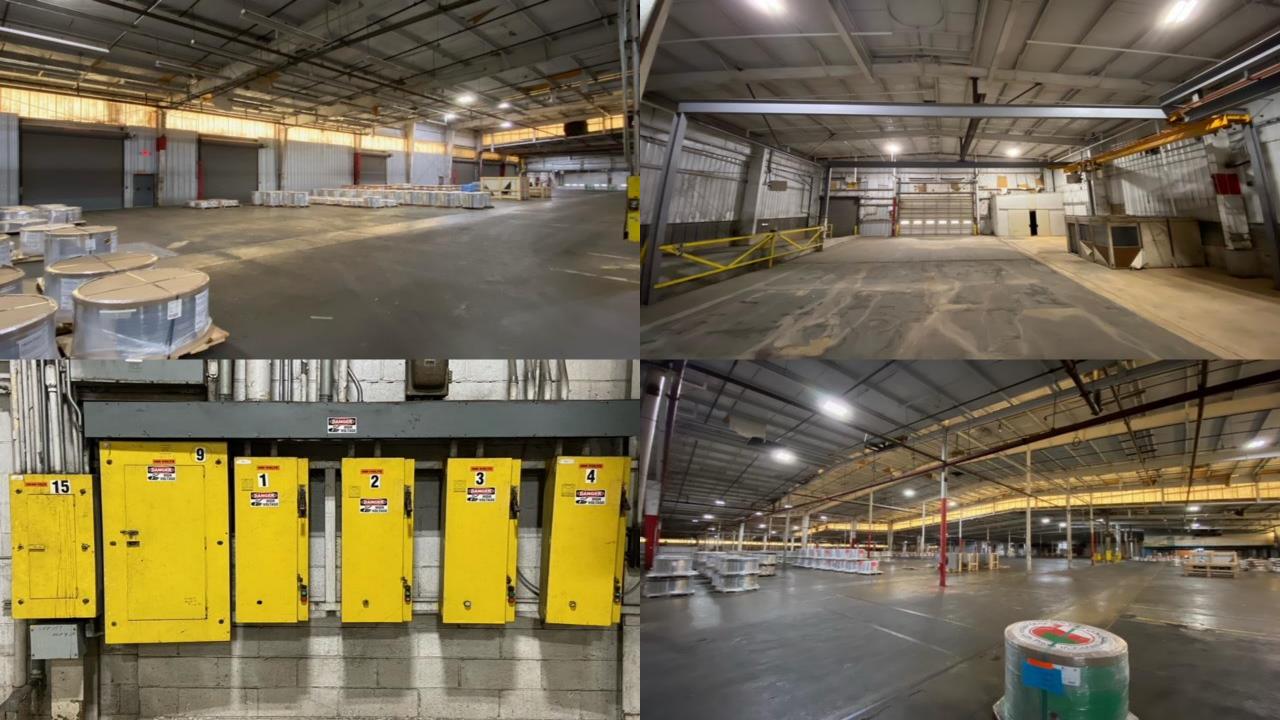
For Lease – Warehouse – Distribution – Mfg Space 278,189 sf Total w/ 5,000 sf Office

Rare Availability in East Texas Industrial Market



278,189 SF MFG / WAREHOUSE / DISTRIBUTION 901 FISHER RD LONGVIEW,TX









Regulated by the Texas Real Estate Commission		Licensed Supervisor of Sales Agent, Associate John Cody Sage Sales Agent/Associate's Name	John King Designated Broker of Firm	JBK RE & BROKERAGE, LL Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LICENSE HOLDER CONT, you to use the broker's s	 TO AVOID DISPUTES, AL The broker's dutie: Who will pay the b 	AS SUBAGENT: A licens buyer. A subagent can a	 AS AGENT FOR BOTH agreement of <i>each para</i> underlined print, set for Must treat all parti May, with the para buyer) to commun Must not, unless slow that the owne that the buyer or that the buyer disclose, unles 	AS AGENT FOR BUYER/ written representation a material information ab seller's agent.	AS AGENT FOR OWNE owner, usually in a writ duties above and must information disclosed to	A LICENSE HOLDER CAN	 A BROKER'S MINIMUM Put the interests o Inform the client o Answer the client': Treat all parties to 	 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke A SALES AGENT must be sponsored b 	TREC
s Real Estate Com	Buyer/Tena	iales Agent/ ' Sage Name	gni	& BROKERAGE, LLC roker /Broker Firm Name or sumed Business Name	ACT INFORMATION services. Please ack	LL AGREEMENTS BE s and responsibilitie proker for services p	e holder acts as a s ssist the buyer but	T FOR BOTH - INTERMEDIARY: To act it of <i>each party</i> to the transaction. The d print, set forth the broker's obligations t treat all parties to the transaction impa y, with the parties' written consent, app er) to communicate with, provide opinion t not, unless specifically authorized in wr that the owner will accept a price less that that the buyer/tenant will pay a price gre any confidential information or any oth disclose, unless required to do so by law.	TENANT: The brok agreement. A buyer out the property or	R (SELLER/LANDLC ten listing to sell o inform the owner c the agent or subag	REPRESENT A PAR	DUTIES REQUIRED If the client above a of any material infor s questions and pre a real estate transa	LICENSE HOLDERS: onsible for all broke ust be sponsored b	Info ⁻ exas law requires brokerage
mission	Buyer/Tenant/Seller/Landlord Initials	License No. 701428 License No.	9002032 License No.	539631 License No.	l: This notice is bein nowledge receipt o	TWEEN YOU AND A	subagent when aid does not represent	 AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: Must treat all parties to the transaction impartially and fairly; May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. Must not, unless specifically authorized in writing to do so by the party, disclose: that the owner will accept a price less than the written asking price; that the buyer/tenant will pay a price greater than the price submitted in a written offer; and any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law. 	AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents): Put the interests of the client above all others, including the broker's own interests; Inform the client of any material information about the property or transaction received by the broker; Answer the client's questions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honestly and fairly. 	S OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.	Information About Brokerage Services Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.
Information avai	rd Initials Date	Email cody@jbkenterprises.com Email	johnking903@yahoo.com ^{Email}	john@jbkenterprises.com ^{Email}	LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.	 As SUBAGENT: A license noncer acts as a subagent when along a buyer in a transaction without an agreement to represent buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: The broker's duties and responsibilities to you, and your obligations under the representation agreement. Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated 	AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.							
Information available at www.trec.texas.gov		Phone 9037361633 Phone	903		s not create an obligation for records.	RLY ESTABLISH: ent. :nt will be calculated.	ement to represent the owner first.	and, in conspicuous bold or er to each party (owner and rty to the transaction. oroker in writing not to	the buyer, usually through a nust inform the buyer of any I to the agent by the seller or	ugh an agreement with the rform the broker's minimum nown by the agent, including		n ts): r;	red by the broker.	tion about