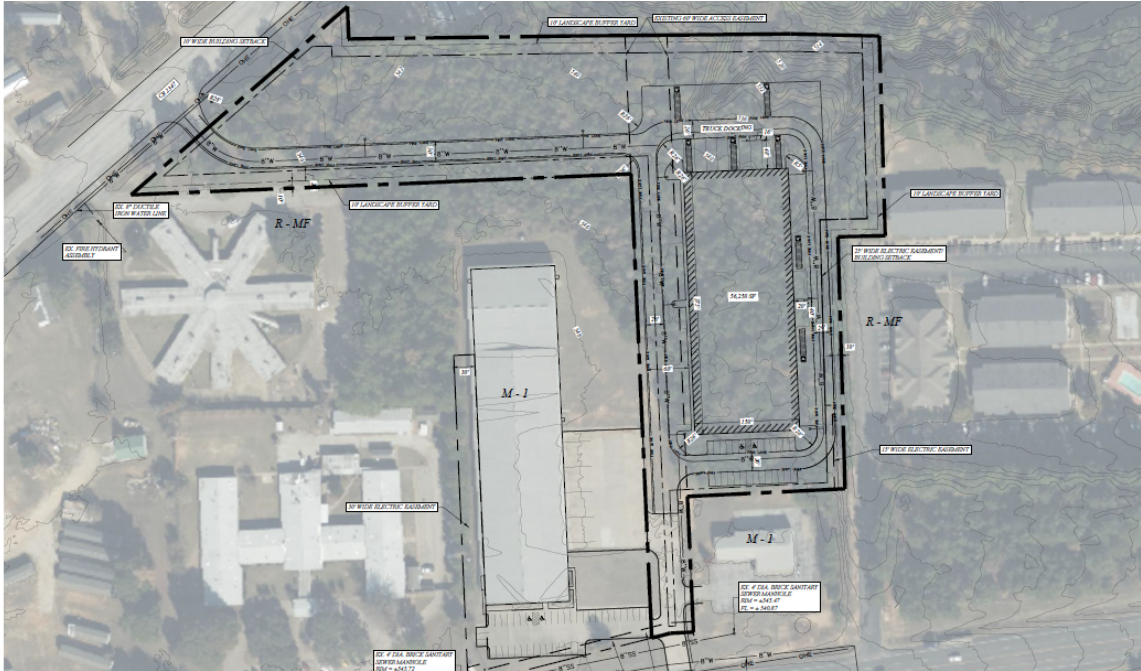


BUILD TO SUIT FOR LEASE



3020 Hwy. 31 E., Tyler, TX 75702

# HIGHWAY 31 INDUSTRIAL DEVELOPMENT - BTS CONCEPT 1C



Conceptional Site Plan

## LEASE RATE

Call for price

## OFFERING SUMMARY

Available SF:	56,250 SF
Lot Size:	8.38 Acres
Zoning:	M-1; Light Industrial

## PROPERTY OVERVIEW

BTS opportunity for warehouse/distribution/flex users. Site provides ample parking, truck accessibility, dock highs, and more. Rate is estimated and may vary depending on user's requirements. Rendering attached is an example site plan for 56,250 SF.

## ABILITY TO INCLUDE THE FOLLOWING

- Dock high doors
- M-1 Light industrial zoning
- 3- Phase power
- Natural Gas
- Fire sprinkler system
- Truck Accessible
- Quick access to major corridors including I-20
- Vacant Land

## Lease Brochure

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ADDITIONAL PHOTOS



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# HIGHWAY 31 INDUSTRIAL DEVELOPMENT - BTS CONCEPT 1C



Conceptual Site Plan



Conceptual Building Option

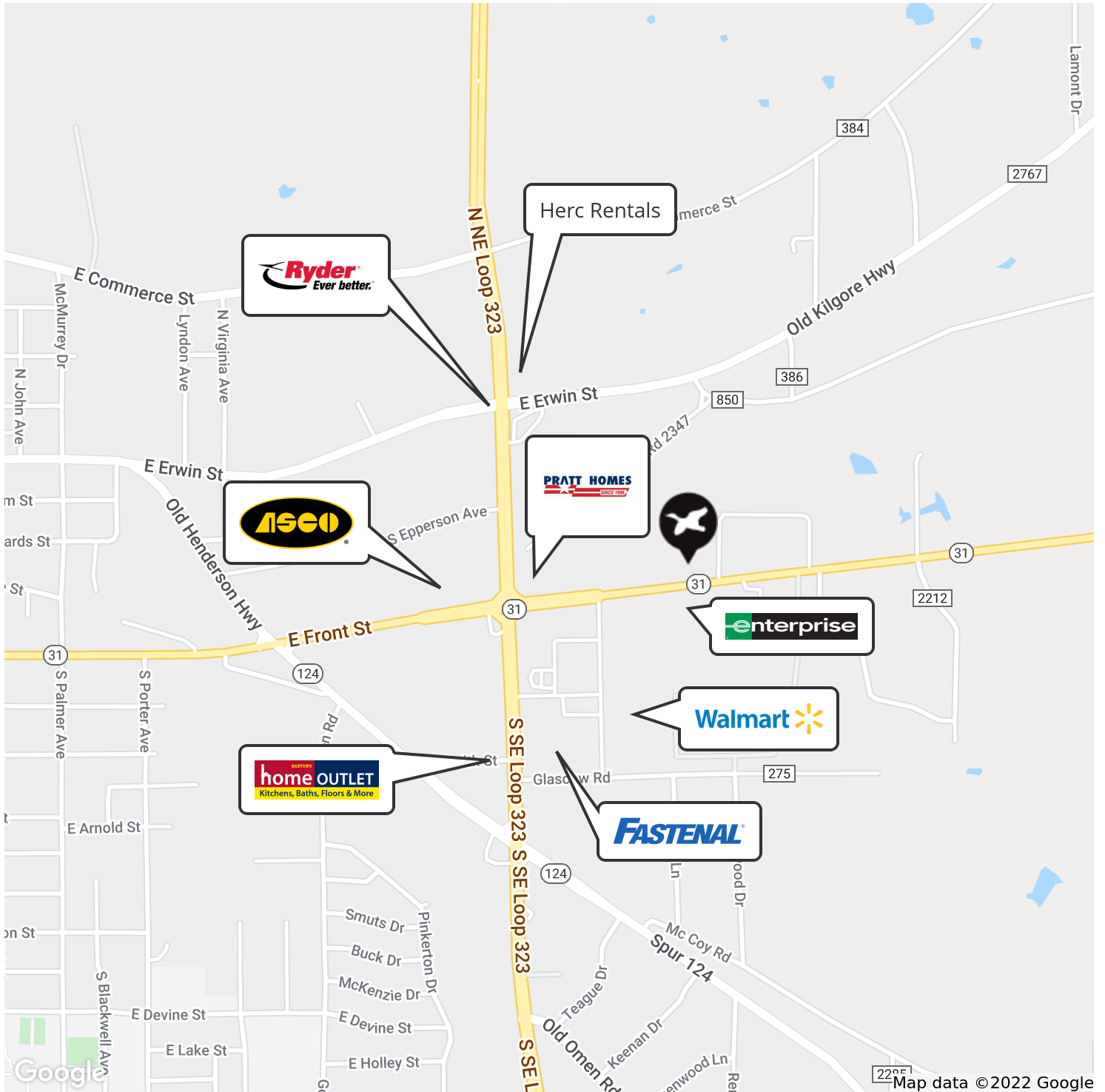
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SITE PLANS

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# HIGHWAY 31 INDUSTRIAL DEVELOPMENT - BTS CONCEPT 1C



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RETAILER MAP