



## **1420 N Main St**

1420 N Main St, Gladewater, TX 75647

### **Jimmy Cavel**

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# 1420 N Main St

\$11.15 /SF/YR

Nice property located just North of downtown Gladewater.  
 Recently added office space and warehouse space divided into areas that can be built out to fit the tenant.  
 Ample parking for offices, warehousing or light manufacturing.  
 Flexible leases available.  
 Ease of access to major highways.  
 Wet sprinkler system....

- Located just North of downtown Gladewater.



Rental Rate:	\$11.15 /SF/YR
Total Space Available:	10,266 SF
Min. Divisible:	266 SF
Max. Contiguous:	10,000.00 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	20,000 SF
Year Built:	1965
Rental Rate Mo:	Upon Request

### 1st Floor Ste 104

1

Space Available	266 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

This space has 2 entry doors from main hallway and a small storage closet. Currently stained concrete floors (can add vinyl flooring). Was used as an office for 2 desks, can be used as a conference room or training room. Hardwired internet and Wi-Fi available.

### 1st Floor Ste 106

2

Space Available	2,500 - 5,000 SF
Rental Rate	\$11.15 /SF/YR
Contiguous Area	10,000 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 - 5 Years

This space is partially finished out. An outside entrance to the front can be added to make entrance into this space easier and can be made private from the rest of the facility. A restroom can be built out to provide a private restroom. Build to suit negotiable. Ample parking for employees. We have a parking area where extra vehicles, trailers, etc. can be parked (not fenced at this time). Dock access. Easy on off of highway 271. Highway 80, I-20 and I-30 are within 10 - 50 miles. Dallas 120 miles West, Shreveport 70 miles East, Houston 232 miles South, Texarkana 93 miles North East.

### 1st Floor Ste 109

3

Space Available	5,000 SF
Rental Rate	\$11.15 /SF/YR
Contiguous Area	10,000 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 - 5 Years

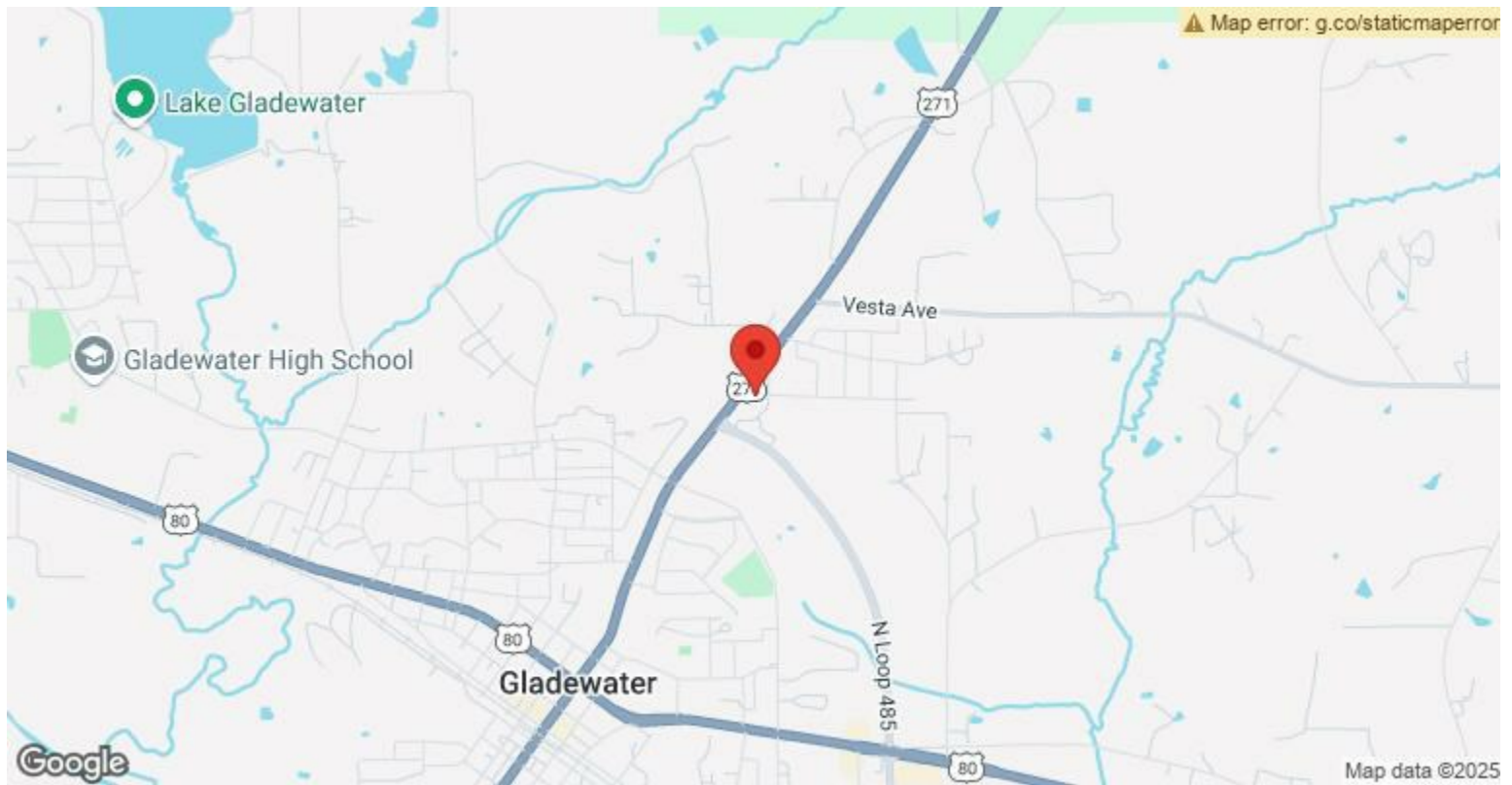
This space is partially built out. It can be negotiated for build to suit. It has access through the main entrance via a large double door in the space. (This is currently covered on the inside by a wall to protect doors). Dock access.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Chaplin Enterprises	-	
Edward Jones	-	
FourStates Wholesale Distribution	-	
Monarch Built Homes, LLC	-	
Trinity Three Tax	-	



## 1420 N Main St, Gladewater, TX 75647

Make this your new home for business located just North of downtown Gladewater.

Office space is available and can be added as needed.

The warehouse space can be divided to fit the tenant.

Ample parking for offices, warehousing or light manufacturing.

Flexible leases available.

Ease of access to major highways.

Electric: 600 amp 240 3 phase power.

Natural Gas.

City water and sewer.

Wet sprinkler system.



## Property Photos



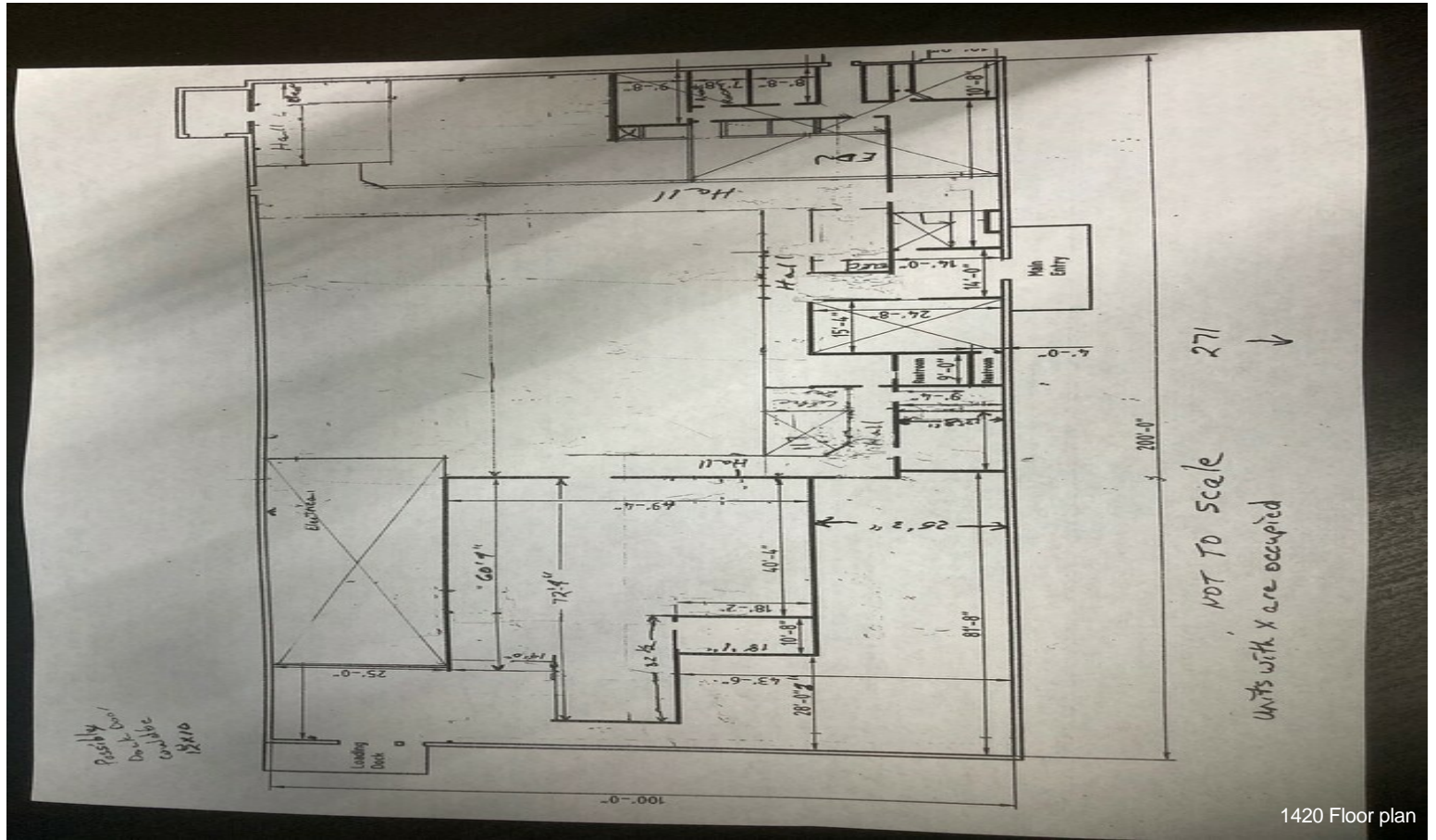


## Property Photos





# Property Photos



1420 Floor plan

