

Offering Summary

Sale Price:	\$600,000
Lease Rate:	\$6.86-\$12.00 SF/yr (MG)
Building Size:	12,000 SF
Available SF:	1,003 - 8,000 SF

Property Highlights

- Total Available: Approx. 8,000 SF
- Multi-unit configuration: 115, 117, 119 Plaza W
- Grade-level and dock-high loading
- Fenced and paved yard
- Zoned Light Industrial
- Partially leased

Property Overview

This light industrial/business commercial property offers flexible leasing options with a combination of warehouse, office, and showroom space. The building features grade-level and dock-high overhead doors, a fenced and paved yard, and is zoned Light Industrial, making it ideal for a variety of uses including distribution, service businesses, and specialty operations. Situated in Texarkana's Plaza W, this property offers excellent access to major roadways and is surrounded by a mix of commercial and industrial businesses. Nearby amenities include dining, retail, and service providers, making it convenient for employees and clients alike.

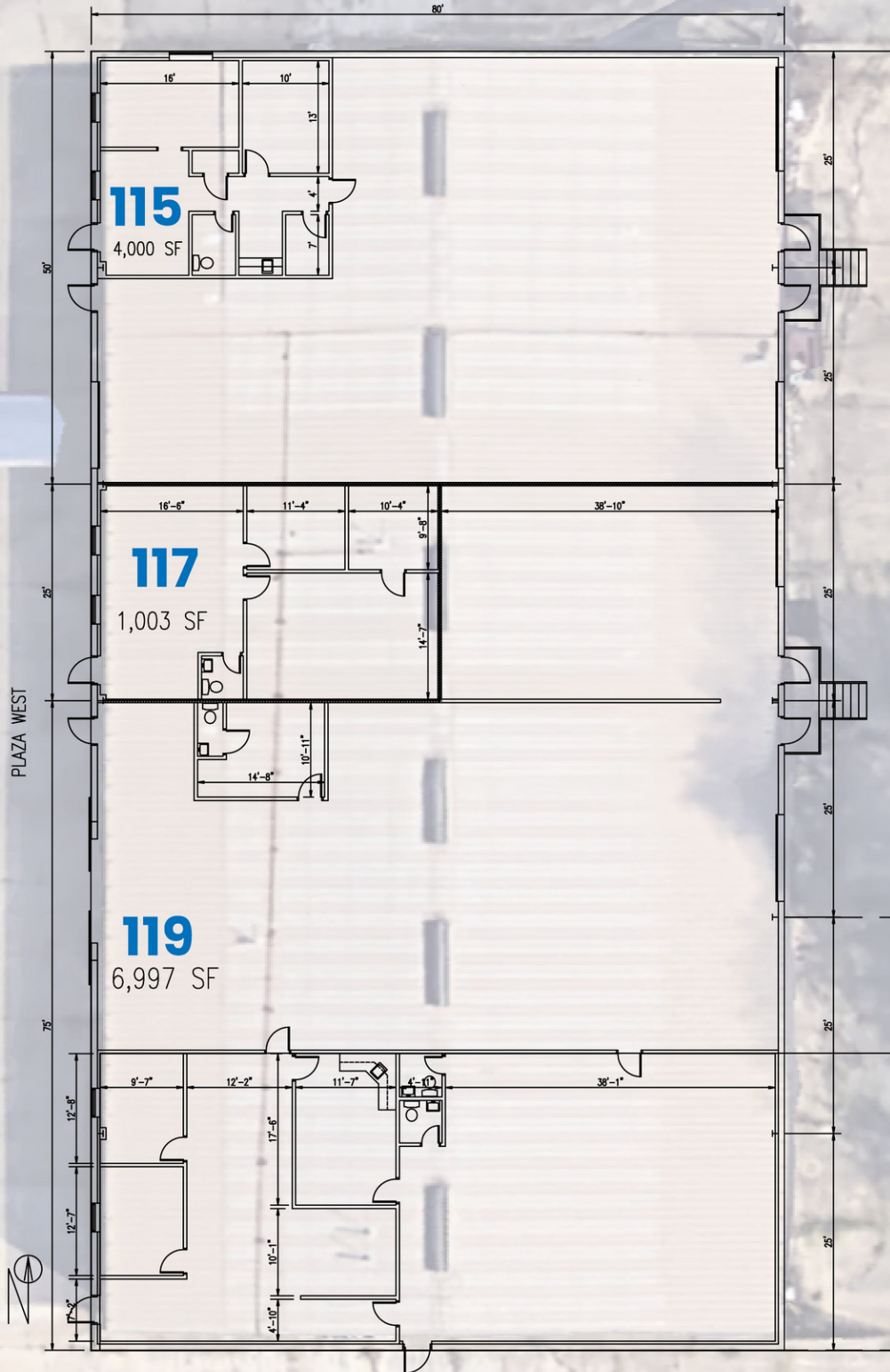


Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,003 - 8,000 SF	Lease Rate:	\$6.86-12.00 SF/yr

Available Spaces

Suite	Size	Type	Rate	Description
■ 117	1,003 SF	Modified Gross	\$12.00 SF/yr	Suite 117 offers two private offices, a large executive suite or conference room, a reception area, and a private restroom. It's an excellent fit for a hair salon, beauty or esthetician services, or a small professional office, with convenient access and strong visibility.
■ 119	6,997 - 8,000 SF	Modified Gross	\$6.86 - 10.00 SF/yr	Suite 119 features a flexible office/shop/showroom layout with three private offices, a common work area or breakroom, and three restrooms. The space also includes a warehouse area with dock-high overhead doors and a shop area with a drop ceiling suitable for light manufacturing or assembly. It's ideal for a service business, showroom operations, or light industrial use.



This plan is intended for representational purposes only. All information is subject to change.

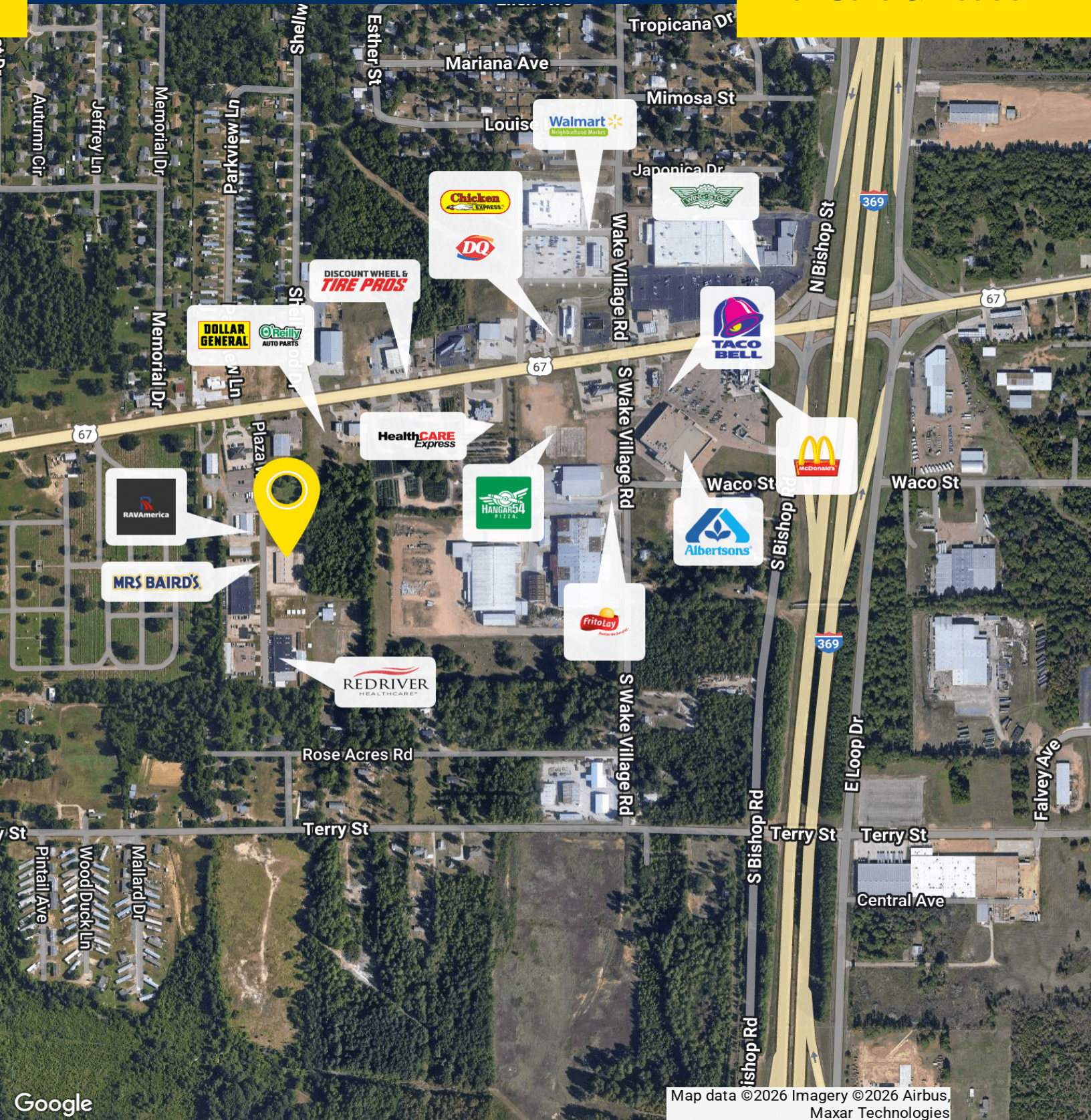




**SEALY &
COMPANY**

**115-119 Plaza W
Texarkana, TX 75501**

**Industrial
Property
For Sale & Lease**



Google

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