



Jack Lenhart
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 jlenhart@sixty-six.net



**COLDWELL BANKER
 COMMERCIAL**
 LENHART
 PROPERTIES INC.

1100 Judson Rd., Suite 400
 Longview, TX 75601
 Office 903-297-1444

2100 East Front St. Tyler, TX 75702



For Sale or Lease- +/- 7,500 Sq. Ft. Office/Warehouse

Front Building

- ◆ 6,000 Sq. Ft.
- ◆ Reception Area
- ◆ 3 Private Offices
- ◆ Kitchen
- ◆ Two Bathrooms

Back Building

- ◆ Approximately 1,500 Sq. Ft.
- ◆ Heated Warehouse
- ◆ Ample Clear Height
- ◆ OH Door on Back
- ◆ Excess Storage with Five OH Doors

- ◆ Zoned Commercial
- ◆ Located on Major Thoroughfare
- ◆ Electric: Oncor
- ◆ Water/Sewer: City of Tyler
- ◆ Gas: Centerpoint

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.





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Aerial Map



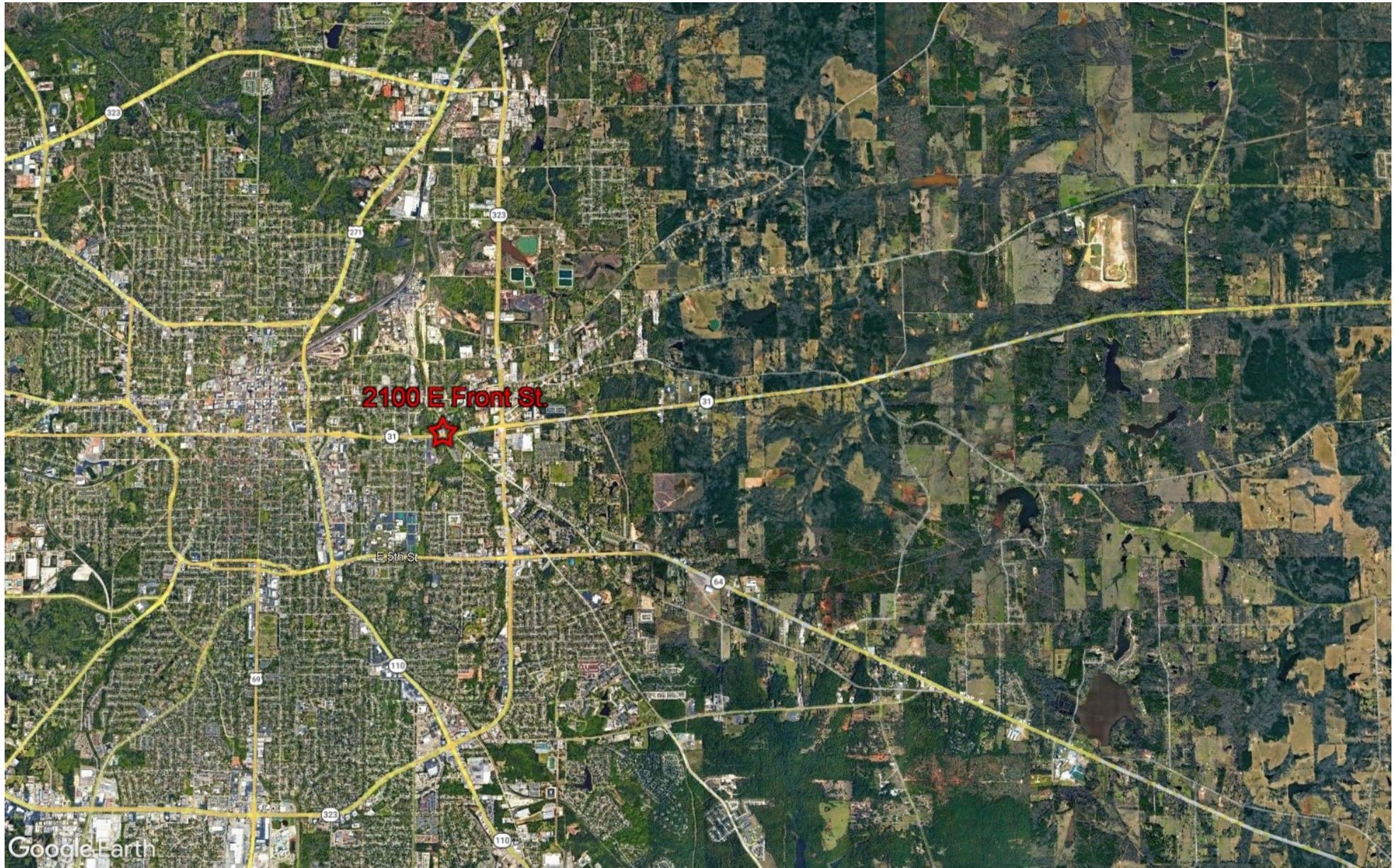


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Location Map





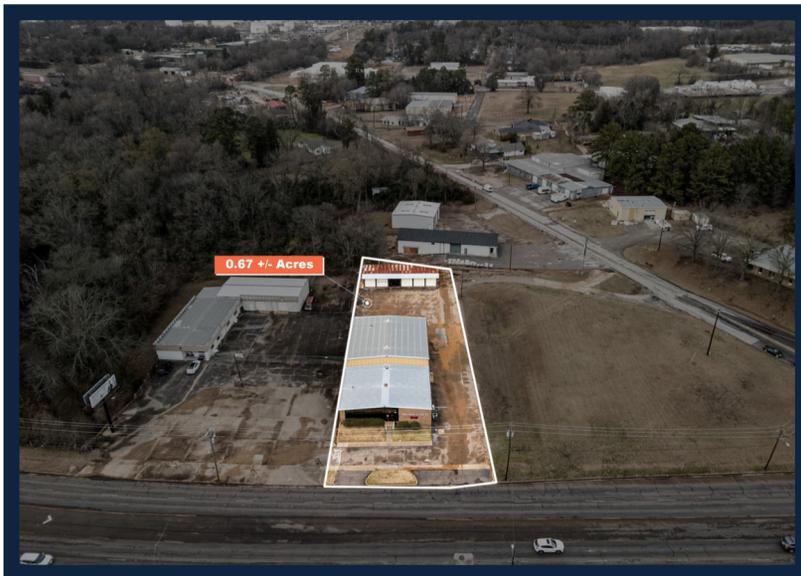
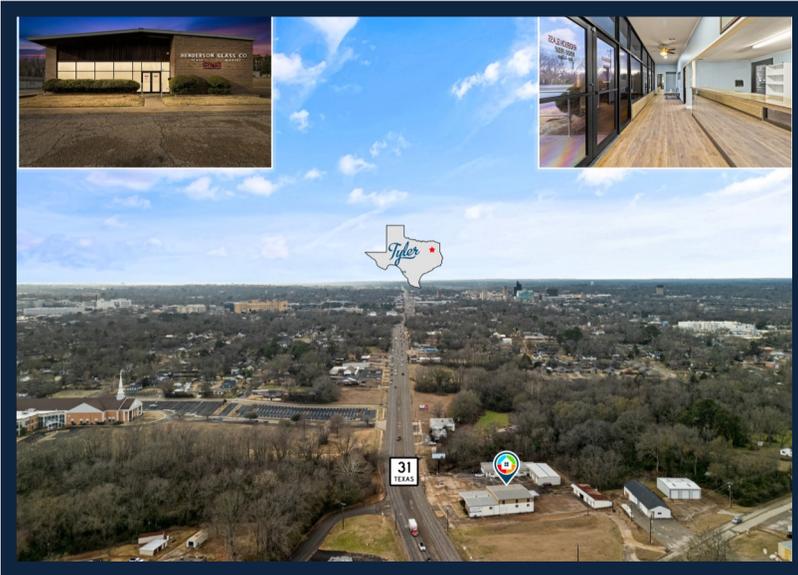
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Photos





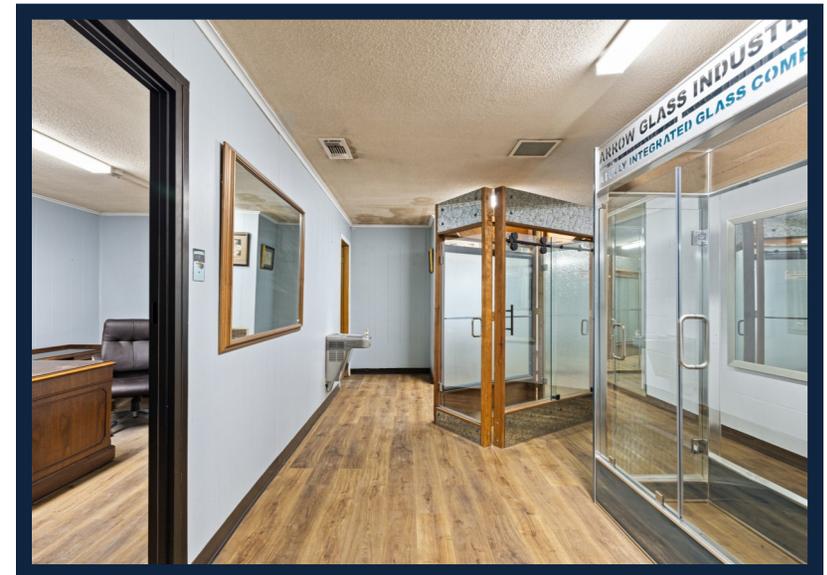
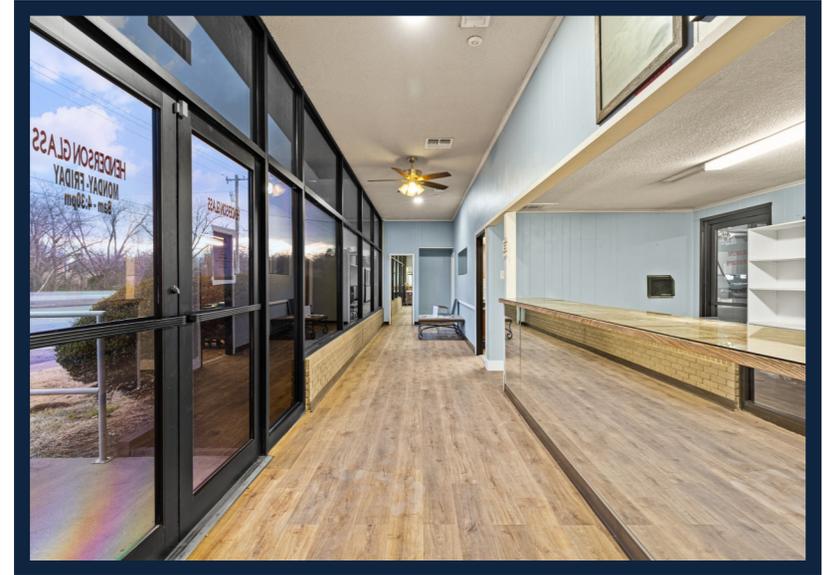
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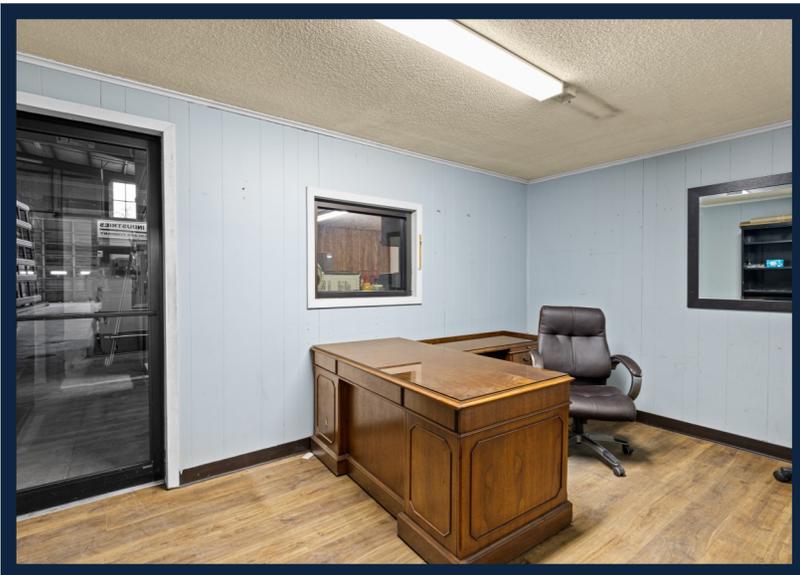
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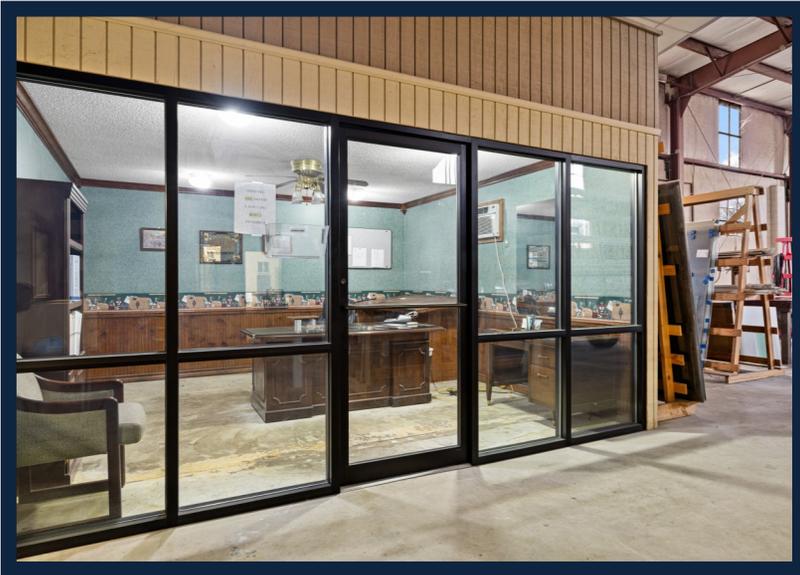
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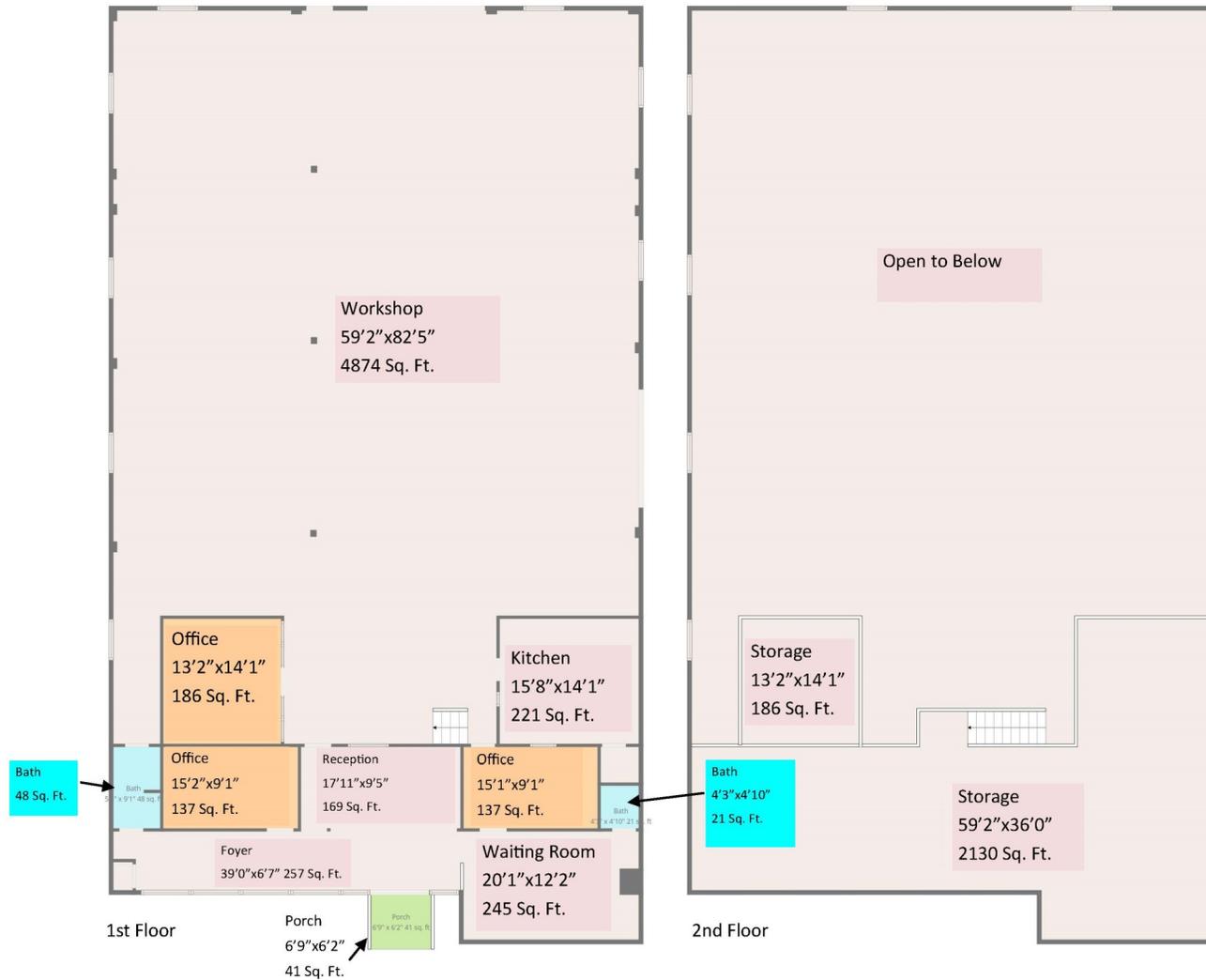
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Floor Plan



Total: 5928 sq. ft

1st Floor: 5928 sq. Ft, 2nd Floor: 0 sq. ft

Excluded Areas: Undefined: 24 sq. Ft, Porch: 42 sq. Ft, Storage: 1568 sq. Ft,
 Open To Below: 4384 sq. Ft, Walls: 330 sq. ft

Measurements Are Deemed Highly Reliable But Not Guaranteed





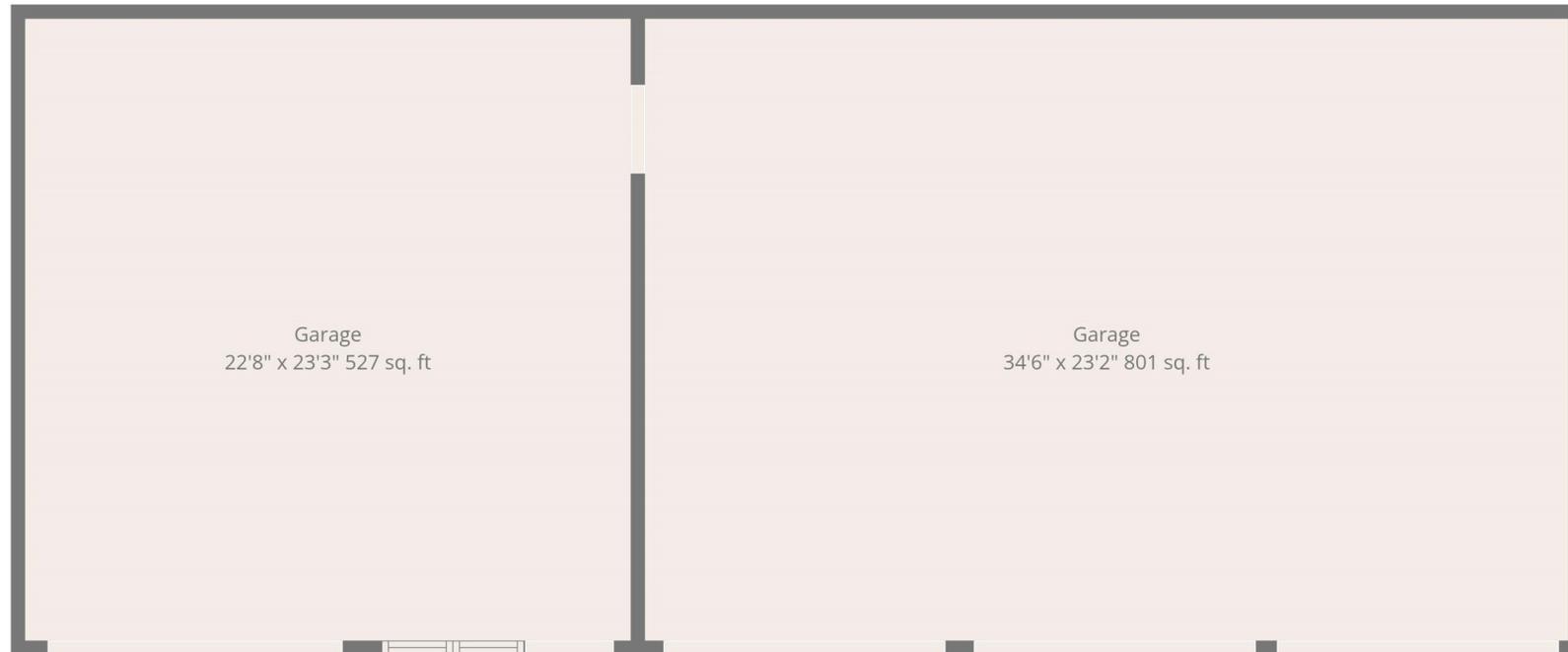
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Floor Plan



Total: 1330 sq. ft
1st Floor: 1330 sq. ft
Excluded Areas: Walls: 94 sq. ft

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