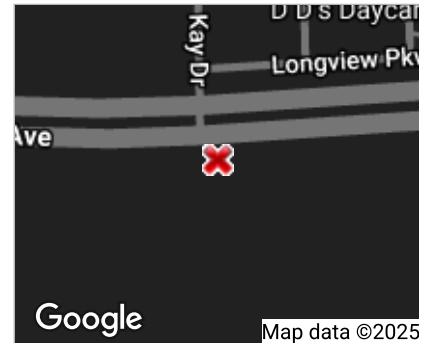


LISTING DETAIL



MLS # **20252636**
 Status **ACTIVE**
 Type **Commercial**
 Address **2820 E Marshall**
 Address 2
 City **Longview**
 State **TX**
 Zip **75601**
 Area **HALLSVILLE ISD 223**
 Class **COMMERCIAL**
 Asking Price **\$7,500**



Google

Map data ©2025

GENERAL

Present Use	Warehouse	Gross Sq Ft 9,232	Anchor Tenant
Availability	Lease	Rented Sq Ft	Water Utilities Tenant
Number of Acres	1.10	Tenancy	Electric Utilities Tenant
Price Per Acre	\$6,818.18	Rent Per SqFt	Gas Utilities
Number of Units	2	Gross Income	Rail Y/N
# Buildings	2	% Leased	Dock Y/N
Year Built	1966	% Showroom	Crane Y/N
Year Renovated		% Office 15	OHD Y/N
Construction	Metal	% Warehouse 85	Fence Y/N Yes
Lot Size	200 x 329	% Occupied	Security Y/N
# Stories	1	Road Frontage 200	Management \$
Parking	.6 acres		Janitorial \$

FEATURES

UTILITIES **City Water, City Sewer, City Electric**
 ROAD/PARKING **County Road, Paved, Paved Parking**
 PROPERTY DESCRIPTION **Fenced Yard**
 AMENITIES **Open Span, Meeting Room**

CONSTRUCTION **Metal, Metal Siding, Slab**
 DATA **Tenant Pays Electric, Tenant Pays Water, Individual Water Meter, Individual Electric Meter, Individual AC Units, Individual Heating Units**
 ROOF **Flat Roof, Pitched Roof, Metal Roof, Gutters, Skylight**

REMARKS

1,647 sf office building in front and a 7,585 sf warehouse/workshop in the center of the 1.1-acre property. Flexible terms if you just need the storage yard, warehouse, office, or any combination of the three. Well maintained, move in ready. 2-story warehouse has office and break room with AC and heat, and 6 roll-up doors. Newly fenced and gated .77 acre storage yard to the left is also available with the office or on its own. If you need a storage yard with office and warehouse/shop, check this out! Ideal for trucking company, construction company, pipeline or auto storage, or any similar business use.



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