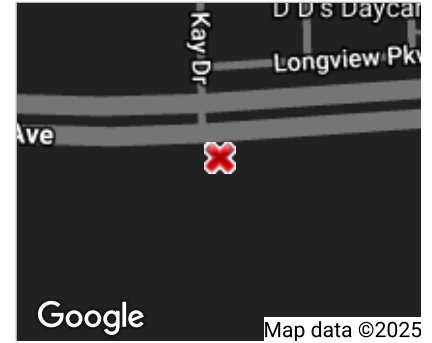


LISTING DETAIL



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**



GENERAL

Present Use **Warehouse**
 Availability **Lease**
 Number of Acres **1.10**
 Price Per Acre **\$6,818.18**
 Number of Units **2**
 # Buildings **2**
 Year Built **1966**
 Year Renovated
 Construction **Metal**
 Lot Size **200 x 329**
 # Stories **1**
 Parking **.6 acres**

Gross Sq Ft **9,232**
 Rented Sq Ft
 Tenancy
 Rent Per SqFt
 Gross Income
 % Leased
 % Showroom
 % Office **15**
 % Warehouse **85**
 % Occupied
 Road Frontage **200**

Anchor Tenant
 Water Utilities **Tenant**
 Electric Utilities **Tenant**
 Gas Utilities
 Rail Y/N
 Dock Y/N
 Crane Y/N
 OHD Y/N
 Fence Y/N **Yes**
 Security Y/N
 Management \$
 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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