



2930 County Rd 2347, Tyler, TX 75708

\$8.25/SF/YR

\$0.69/SF/MO

2930 CR 2347

Industrial | Single tenant | 5,000 sq. ft.



Steven Farrell
903.581.4141

Listing Added: 08/19/2024

Listing Updated: 09/18/2024



Building Details

Property Type	Industrial	Subtype	Flex, Warehouse, Manufacturing, Distribution
Tenancy	Single	Total Building SQFT	5,000
Class	B	Year Built	1984
Year Renovated	2021	Buildings	1
Stories	1	Ceiling Height	14
Loading Docks	1	Dock High Doors	2

Building Description

Flexspace with LOADING DOCK

5000 square feet of industrial space located just off Loop 323 and outside the city limits. 3000 SF warehouse space with two (2) 10' x 14' bay doors and 48' wide loading dock. 2000 SF office space includes a showroom, breakroom and 4 recently remodeled and painted offices.

The half-acre lot is completely fenced.

\$8.25 + NNN.

Building Highlights

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Building Location (1 Location)



Details

Listing Type	Direct	RSF	5,000 SF
USF	5,000 SF	Office Available	2,000 SF
Rate (Per SF)	\$8.25 / SF / YR	Lease Type	NNN
Lease term	2-4 years	Expense Rate (Per SF/YR)	\$0.08
Total Rate (Per SF/YR)	\$8.33	Total Monthly Rent	\$3,470.5
Days on Market	30 days		

Property Photos (5 photos)

