

2930 County Rd 2347, Tyler, TX 75708



\$7.50/SF/YR | 554 days on market | Updated 0 days ago

2930 CR 2347

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Building Details

Property Type	Industrial	Sub Type	Flex, Warehouse (+2)
Tenancy	Single	Total Available Spaces	2,000
Lease Type	NNN	Class	B
Total Building SqFt	5,000	Ceiling Height	14
Dock High Doors	2	Loading Docks	1
Year Built	1984	Year Renovated	2021
Number of Buildings	1	Stories	1
Expense Rate Monthly	\$0	Expense Rate Yearly	\$0

Spaces

Suite 1	\$7.5 / SF / YR	5,000 SqFt	
Lease Type	NNN	Days on Market	553 Days
Industrial Single tenant 5,000 SqFt	\$7.5	Expense Rate (Per SqFt/YR)	\$0.08
Building description	2-4 years	Listing Type	Direct
Lease term Flexspace with LOADING DOCK	2,000 SqFt	Rentable SqFt	5,000
Office Available 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.	Industrial	Total Monthly Rent	\$3,158
Space Subtype	Industrial	Usable SqFt	5,000
The half-acre lot is completely fenced.	\$7.58		
Total Rate (Per SqFt/YR)			

\$7.50 + NNN.

Building highlights

Flexspace with **LOADING DOCK**

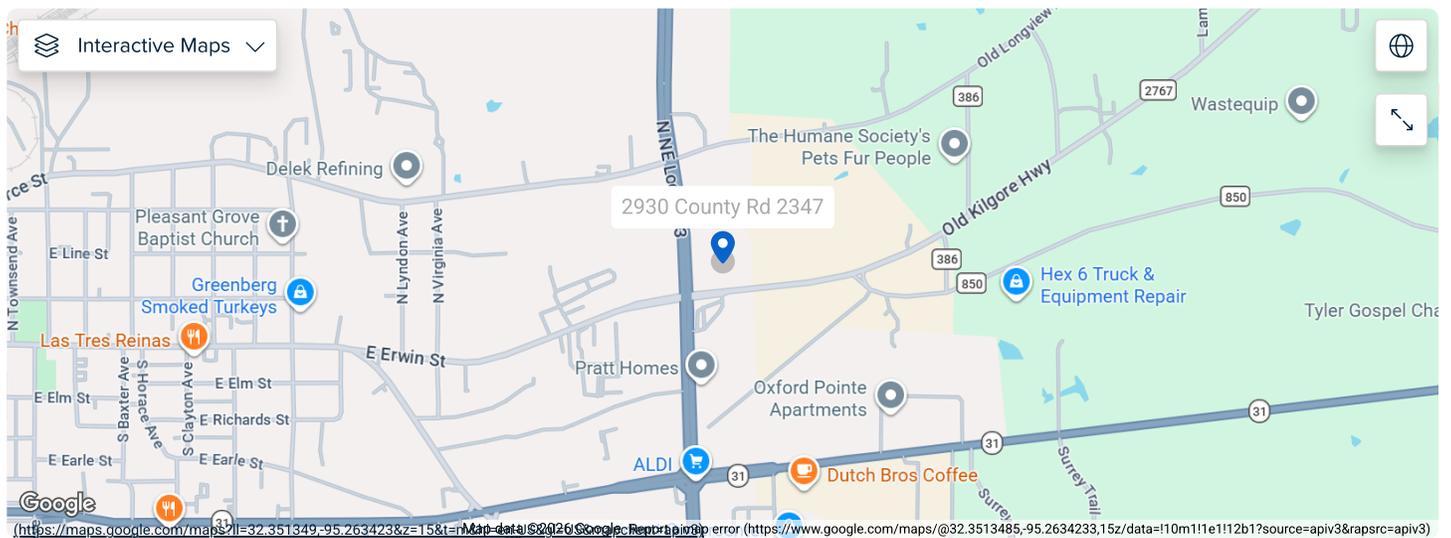
5000 square feet of industrial space located just off Loop 323 and outside the city limits. 3000 SF warehouse space with two (2) 10' x 14' bay doors and 48' wide loading dock. 2000 SF office space includes a showroom, breakroom and 4 recently remodeled and painted offices.

The half-acre lot is completely fenced.

REDUCED PRICE!

\$7.50 + NNN.

Map



Climate Risk for 75708

Unable to load coordinates for this location

Property History

Date	Event	Document	Price	% change	Price/SqFt	Sold by	Sold to
Aug 19, 2022	Listed for sale		\$1,150,000		\$285		
Mar 22, 2019	Listing removed						

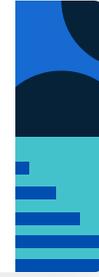


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Demographics



1 mile

3 miles

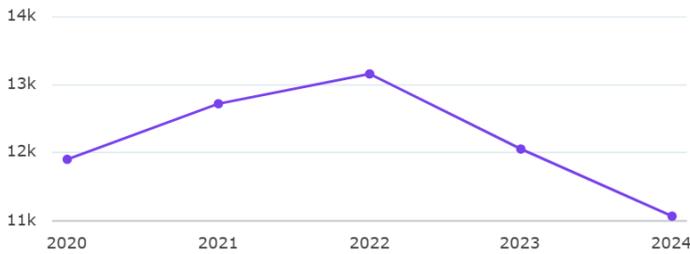
5 miles

Population

11.1k

↓ 6%
Compared to 11.9k in 2020

↓ 8%
Compared to 12.1k in 2023



Household Income

Age Demographics

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Number of Employees

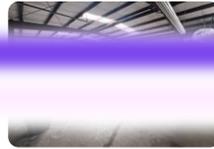


Property Photos

Housing Occupancy Ratio



Renter to Homeowner Ratio



Similar Properties

[View All\(lease/properties/TX/Tyler/Industrial\)](#)

Card Table



For Lease

\$7.26/SF/YR

Office/Warehouse for Lease in Candy Park

Office • Single tenant • 2,480 SqFt

4410 DC Dr, Tyler, Smith County, TX 75701



For Lease

\$8 - \$9/SF/YR

3550 Westway Street

Industrial • 1 space available • 3,750 SqFt

3550 Westway St, Tyler, Smith County, TX 75703



For Lease

\$5.50 - \$8/SF/YR

Park East Business Center

Industrial • 4 spaces available • 1,928 SqFt

1001-1041 NNE LOOP 323, Tyler, Smith County, TX

