



For Sale

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# 260,630± SF Industrial Building on 14.86 Acres

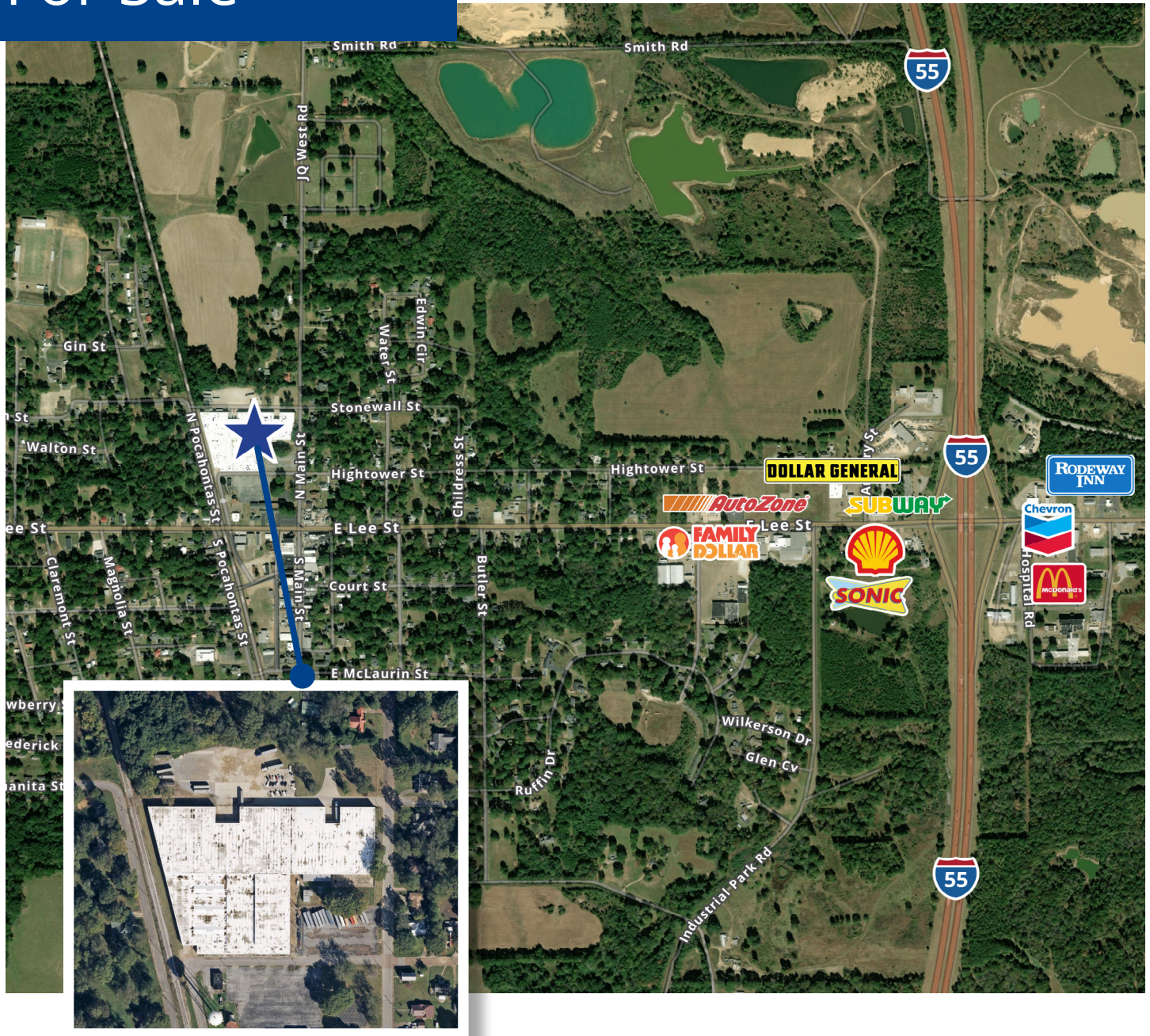
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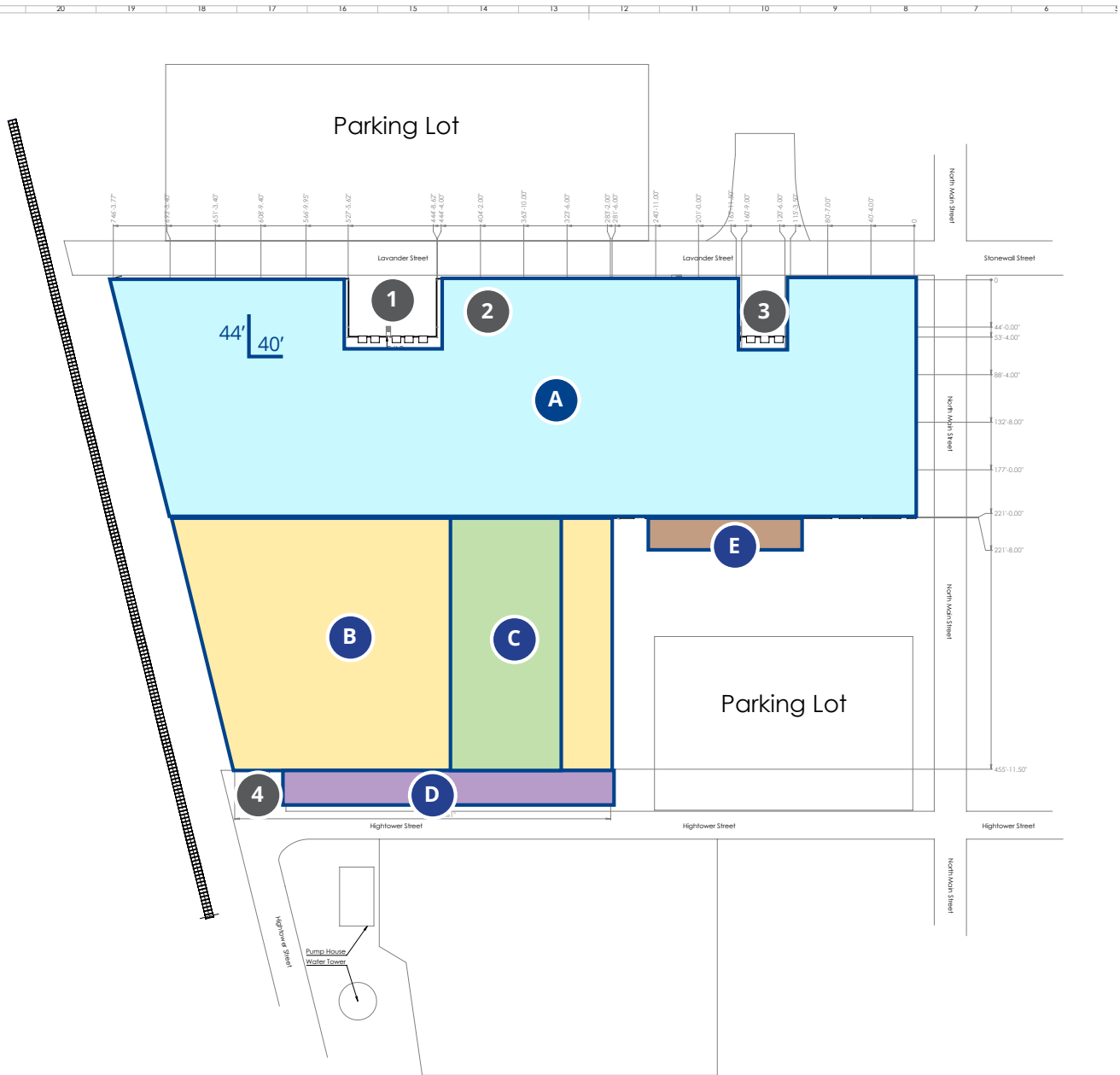
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## Property Features

Panola County	Clear Height: 13'-20'
Industrial Zoning	(11) 8'x10' docks w/ pit-levelers
Built in 1969	(3) 8'x9' docks w/ pit-levelers
260,630± SF	(1) grade-level drive in door
14.86 Acres	TPO roof with warranty through 2031
Fenced trailer parking/outdoor storage	Power: 500 KVA Transformer
Concrete block construction	Primary: 3 Phase/4 Wire/ 13,800 volts Secondary: 277/480 volts
Lighting: LED	Wet sprinkler: dedicated pumphouse (2,000 GMP at 125 PSI)

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**A** 155,000 SF  
18' clear height  
44' x 40' columns

**B** 76,280 SF  
13' clear height  
38' x 40' columns

**C** 18,720 SF  
20' clear height  
38' x 40' columns

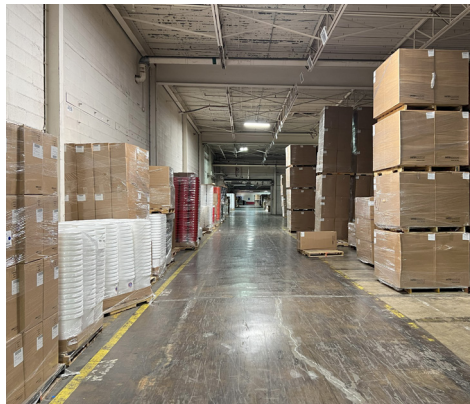
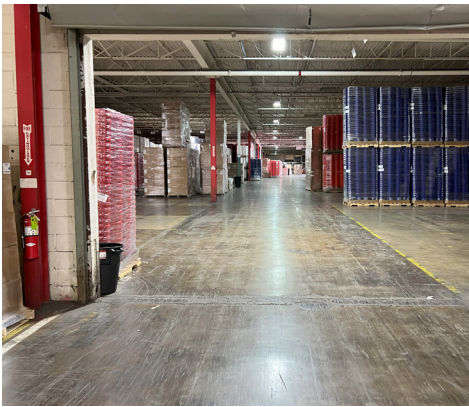
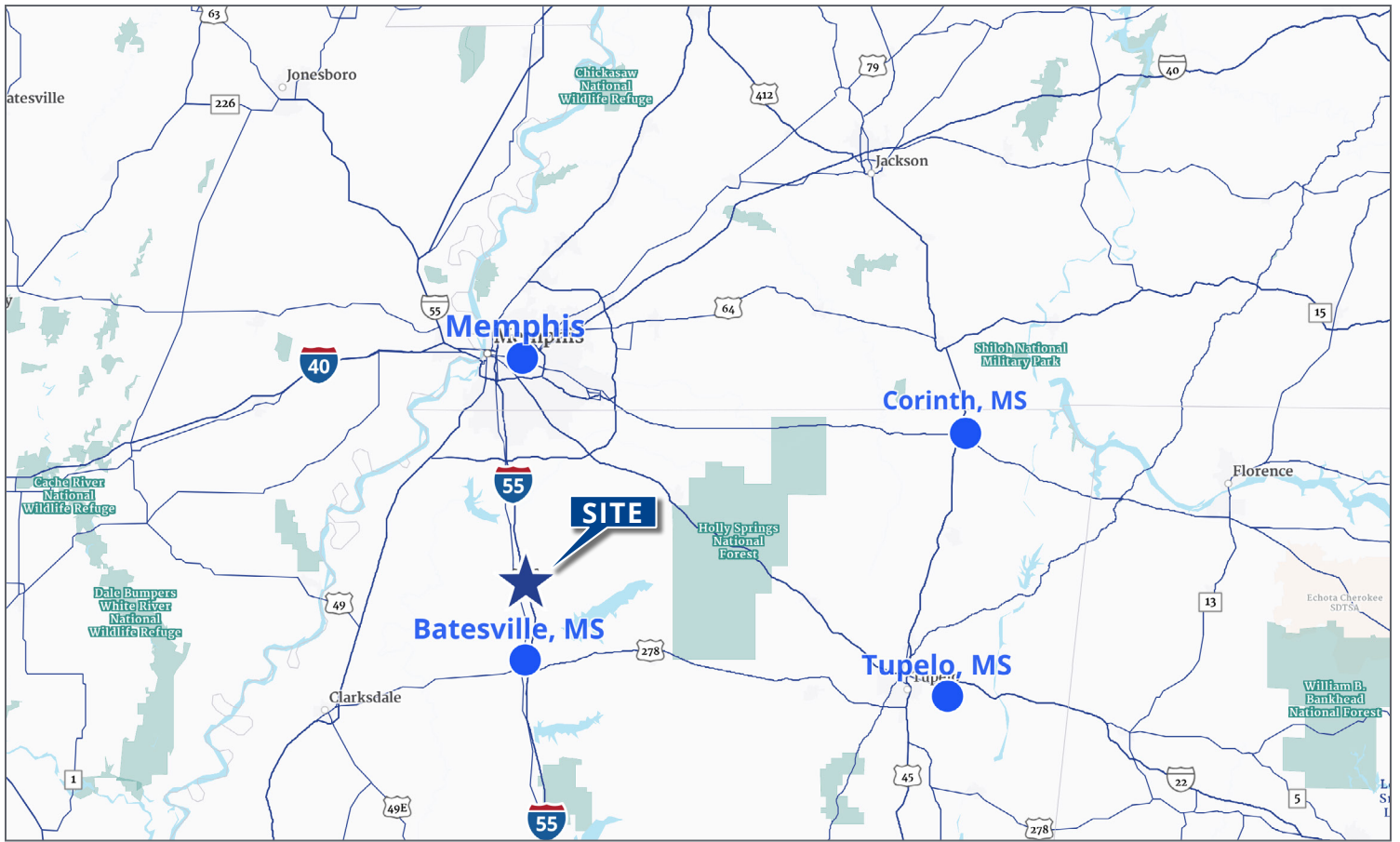
**D** 8,652 SF  
13' clear height  
old office

**E** 1,980 SF storage

**1** (5) docks 8' x 10' w/ pit levelers

**2** **3** (3) docks 8' x 10' w/ pit levelers

**4** (3) docks 8' x 9' w/ pit levelers



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