

OFFICE/WAREHOUSE FOR LEASE

12587 County Road 192, Tyler, TX 75703

FOR LEASE



Lease Rate

\$7.50 SF/YR + NNN

PROPERTY OVERVIEW

Office/warehouse for lease in a prime location offering an exceptional opportunity for businesses seeking a strategic and spacious facility. The property features a large open floor plan, 14' eave heights, equipped with a loading dock and multiple grade level doors. With ample parking, a fenced yard area, and dedicated office space, this warehouse is fully equipped to support a range of commercial users.

OFFERING SUMMARY

Building Size:	9,375 SF
Lot Size:	0.992 Acres
Year Built:	1998

PROPERTY HIGHLIGHTS

- Tenant Improvement Allowance is available
- Dock high and grade level overhead doors
- No zoning restrictions
- Fenced yard area
- Ample parking



Drake Real Estate & Investments
11621 CR 166 Tyler, TX 75703
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BUILDING INFO

- 1,800 SF of office - Reception, (6) offices, (2) bathrooms
- (1) 12x12 dock high door
- (2) 12x12 grade level doors
- (2) 12x12 OH doors
- 14' eaves



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