

FOR SALE

232 N Marshall Industrial Ave | Marshall, TX | Industrial

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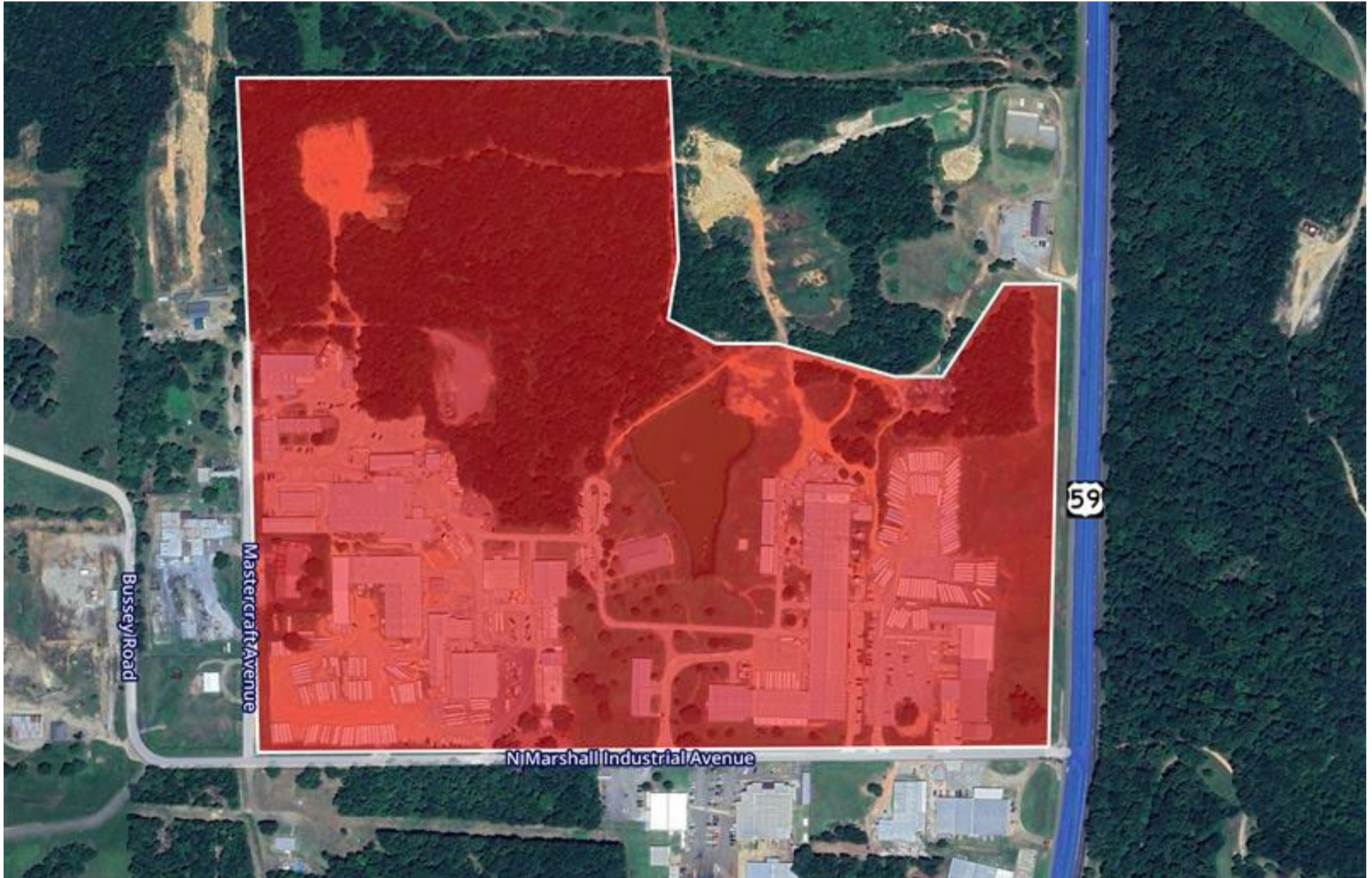
Colliers Dallas
1717 McKinney Avenue | Suite 900
Dallas, Texas 75202



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Aerial Map

232 N Marshall Industrial Ave | Marshall, Texas



Property Details

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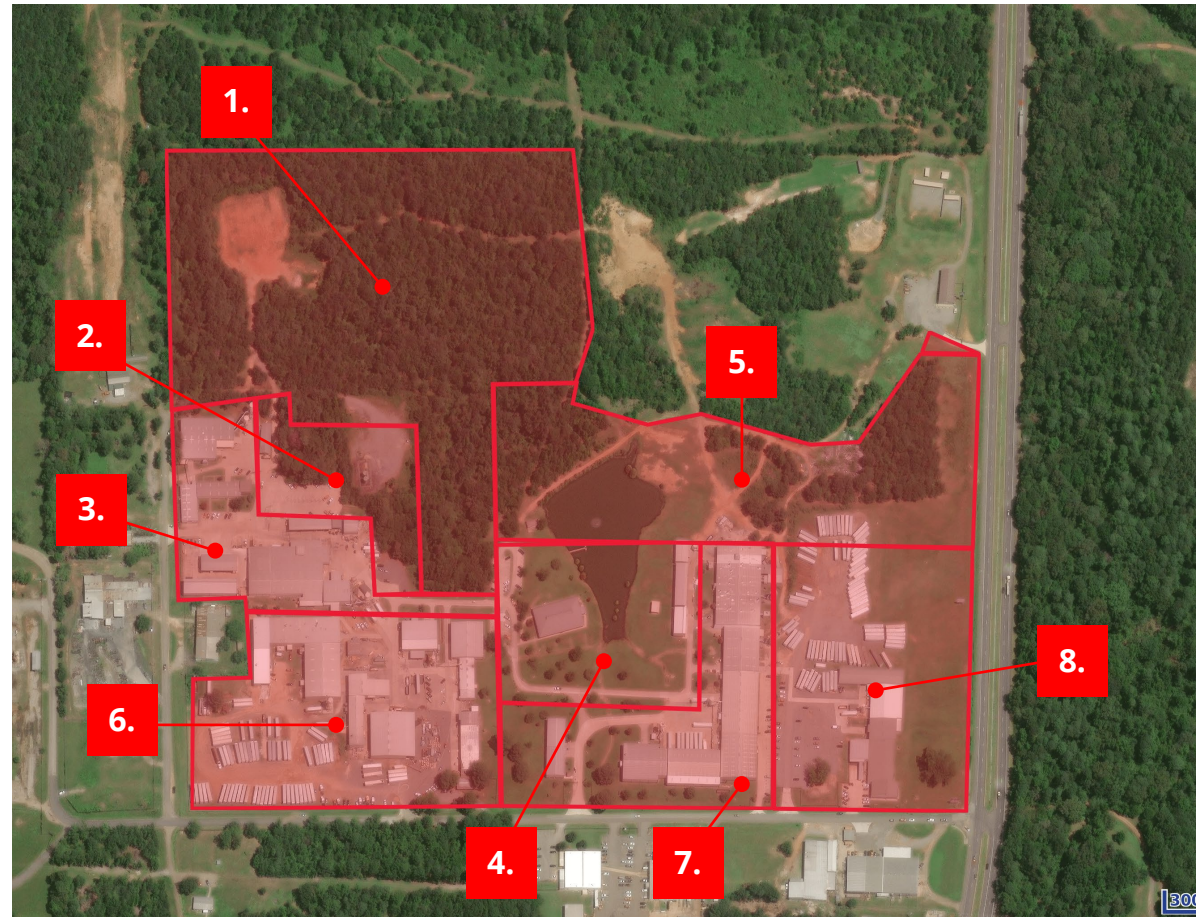
- **Approx. 318,000 SF Enclosed Building Space**
- **Approx. 26,402 SF Open Building Space**
- **Total Approx. 344,402 SF**
- **480v & 3 phase power**
- **Ceiling height 24'+**
- **Frontage on US Highway 59 N & N Marshall Industrial Ave**
- **Extensive Manufacturing Complex**
- **Harrison County**



Property Details

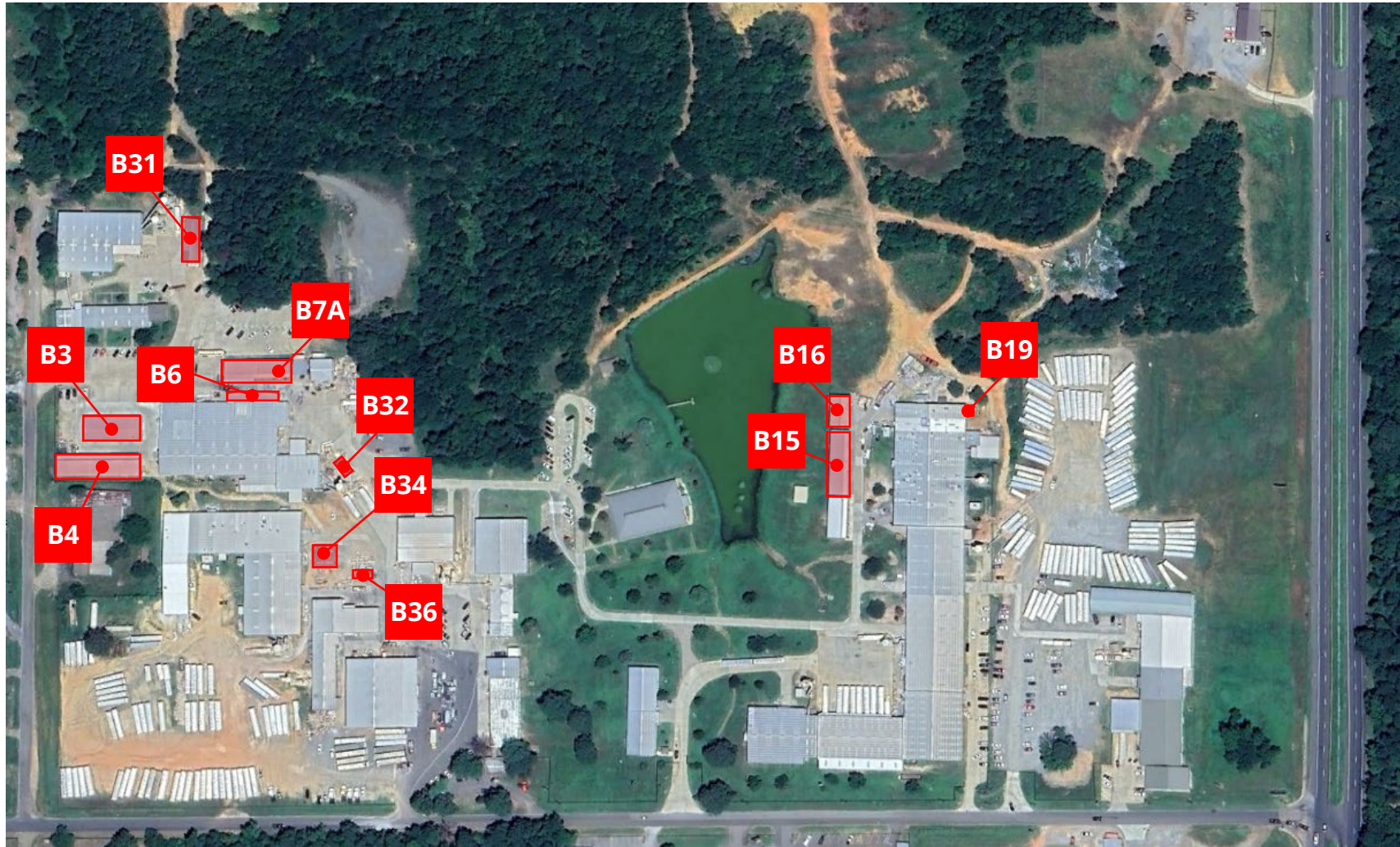
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#	Parcel	Acres
1.	R000040964	22.45
2.	R000050058	2.92
3.	R000024298	5.22
4.	R000061676	6.24
5.	R000002488	13.18
6.	R000015681	11.27
7.	R000029991	7.75
8.	R000003966	9.24
Total		78.1



Open Building Specs

232 N Marshall Industrial Ave | Marshall, Texas



Building No	B3	B4	B6	B7A	B15	B16	B19	B31	B32	B34	B36
Open Building SF	4,743	6,226	1,487	2,179	4,123	2,383	218	2,430	540	1,319	754

Property Photos

232 N Marshall Industrial Ave | Marshall, Texas



Area Details

232 N Marshall Industrial Ave | Marshall, Texas

Discover the charm and hospitality of Marshall, Texas, a captivating town nestled in the heart of East Texas. Known for its rich history and vibrant culture, Marshall offers a unique blend of southern warmth and modern amenities.

Step into a world where historic architecture meets contemporary living. Explore beautifully preserved 19th-century buildings, including the stunning Harrison County Courthouse and the iconic Marshall Train Depot, which tell the story of a bygone era. Wander through the historic downtown district, where you'll find an array of quaint shops, delicious dining options, and welcoming local businesses.

Marshall is also celebrated for its vibrant cultural scene. Home to the Texas & Pacific Railway Museum and the Michelson Museum of Art, the town offers a variety of attractions that celebrate its heritage and creativity. The annual Marshall Rodeo and the lively events at the Marshall Civic Center bring the community together and offer entertainment for all ages.

For nature enthusiasts, the picturesque Caddo Lake State Park is just a short drive away, providing opportunities for kayaking, fishing, and exploring the unique bayou ecosystem. The lush landscapes and serene waters make it a perfect retreat for outdoor lovers.

Whether you're here for a weekend getaway or considering a longer stay, Marshall, Texas, welcomes you with open arms and a promise of unforgettable experiences. Come and experience the warm, small-town charm that makes Marshall a hidden gem in the Lone Star State.



Area Details

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Marshall is home to a diverse and plentiful workforce ready to work today! Active workers total over 360,000 within the regional laborshed of a 45-minute drive from Marshall. There are over 520,000 within a 60-minute drive. They possess a wide range of skills and experience in a number of industries, from manufacturing and energy to construction and cyber security.

Marshall is a center of higher education in eastern Texas. Businesses in Marshall have access to customized workforce training programs with two four-year institutions, one state technical college and one community college supplemented by high school workforce programs.

The local educational institutions also have current demand-driven skills training that focuses on getting students a job, not just paying for a degree. For example, Texas State Technical College has a money-back guarantee for several programs if graduates can't find a job. With affordable educational costs of \$15,000 for the program to gain a \$50,000 job, the economics make sense for businesses and students alike.

Workforce Partners

Businesses in Marshall and Harrison County have excellent relationships with a number of regional partners. Most of these businesses indicate their number one concern surrounding their workforce needs is the development and education of existing and prospective employees to meet current technology demands. Many of these partners work hand-in-hand with the Marshall EDC to provide standard degree programs and custom-built training programs based on current skill demands. Today, the training extends to high school students, with programs like Mav Tech.

- **Sales Price: TBD**



PANOLA
SCHOOLS





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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.