

# 2938

Brown Road  
Marshall, TX

# FOR SALE OR LEASE



528,750 SF  
on 38.5 AC



 **BINSWANGER**  
Established 1931  
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**AVAILABLE:**  
Industrial Distribution/  
Manufacturing Facility



# BUILDING HIGHLIGHTS



Approximately 528,750 sf,  
Built in 2001



Approximately 38.5 acres (additional  
11.1 acres could be made available  
across the street)



One modern single story Industrial facility



7,000 sf of two-story office space,  
fully air-conditioned



Heavy Power: 2 – backup generators;  
1 – Caterpillar 750 KW, 1 –  
Olympia 35 KW



Floors: 6”-8” Reinforced concrete



Columns: 75’ x 25’ throughout  
Circular Steel



Ceiling Heights up to 35’ clear  
under joist



Facility is 100% sprinklered  
via a Wet system



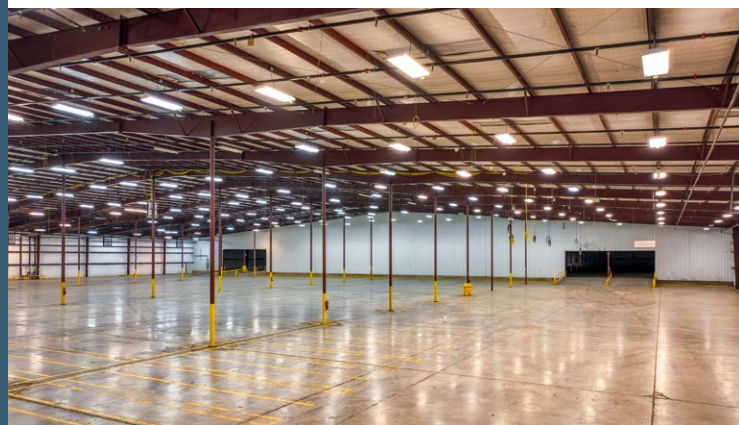
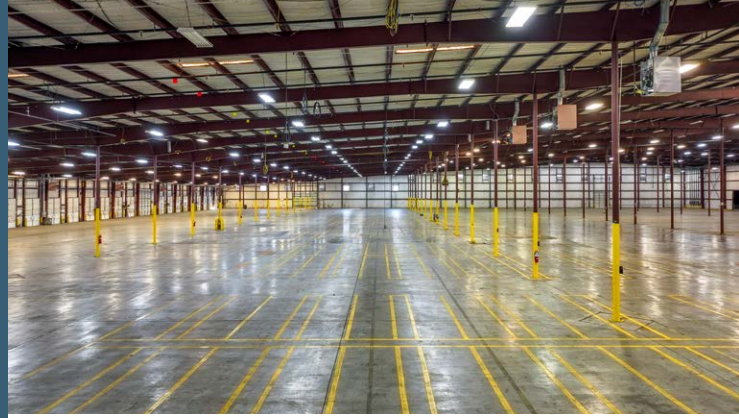
Facility had two (2) compressors, but  
they have been removed; some air lines  
remain in place



There is acreage and two (2) concrete  
pads in place (1- west side; 1 – east  
side) for truck trailer parking



Total 72 dock high doors and  
6 ramp level / drive in doors



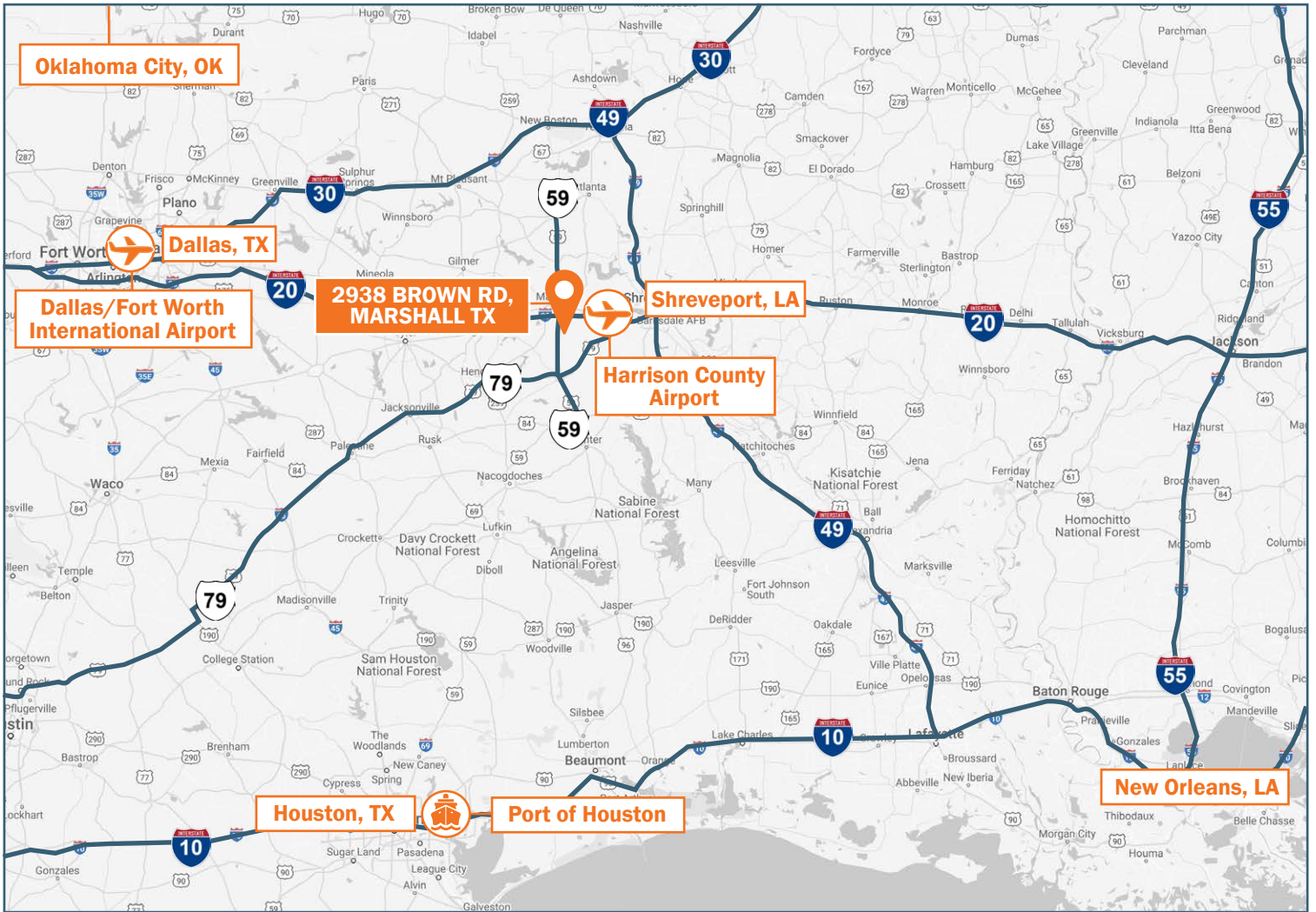




**FACILITY IMAGES**



# AREA MAP



## Drive Distances:

Harrison County Airport <b>2.5 MILES</b>	Dallas, TX <b>155 MILES</b>	Houston, TX <b>217 MILES</b>	Oklahoma City, OK <b>343 MILES</b>
Shreveport, LA <b>37 MILES</b>	Dallas/Fort Worth International Airport <b>176 MILES</b>	Port of Houston <b>219 MILES</b>	New Orleans, LA <b>355 MILES</b>

## CONTACT INFORMATION

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