

FLEX INDUSTRIAL - FOR SUBLEASE

4285 State Highway 31 West, Tyler, TX 75702

FOR SUBLEASE



Lease Rate **\$12.00 SF/YR + NNN**

OFFERING SUMMARY

Available SF:	15,000 SF
Lot Size:	1.975 Acres
Parking:	38 striped spaces
Year Built:	2010
Zoning:	M-1

PROPERTY OVERVIEW

Introducing a premier sublease opportunity in West Tyler, TX. Ideal location on Hwy 31 W just off Loop 323, providing easy access to Tyler's main corridors. Rare opportunity for a completely climate controlled flex industrial space. Great for companies needing showroom and warehouse space, office and warehouse, and many other light industrial uses. Former pharmaceutical distribution center.

PROPERTY HIGHLIGHTS

- Hwy 31 frontage and visibility
- Security system in place
- Completely climate controlled
- Zoned M-1 (light industrial) allowing for manufacturing, industrial, flex, office, and retail uses



Drake Real Estate & Investments
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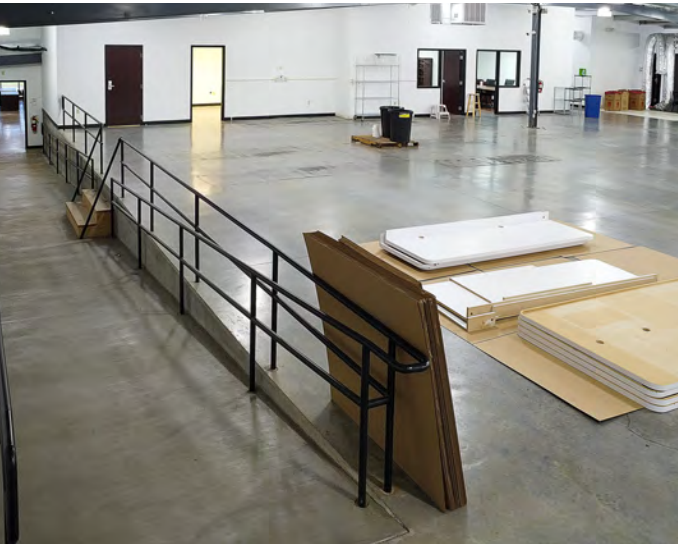
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WAREHOUSE SPACE

- +/- 7,500sf completely climate controlled
- Center height 14'
- Eave height 10'
- One 8'x8' rollup door - grade level.
- Two large offices
- One smaller office
- Secured storage & IT room.
- Breakroom
- Three bathrooms



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OFFICE SPACE

- +/- 7,500sf
- Reception area
- Two large bullpens
- Two bathrooms
- Storage closets
- Office



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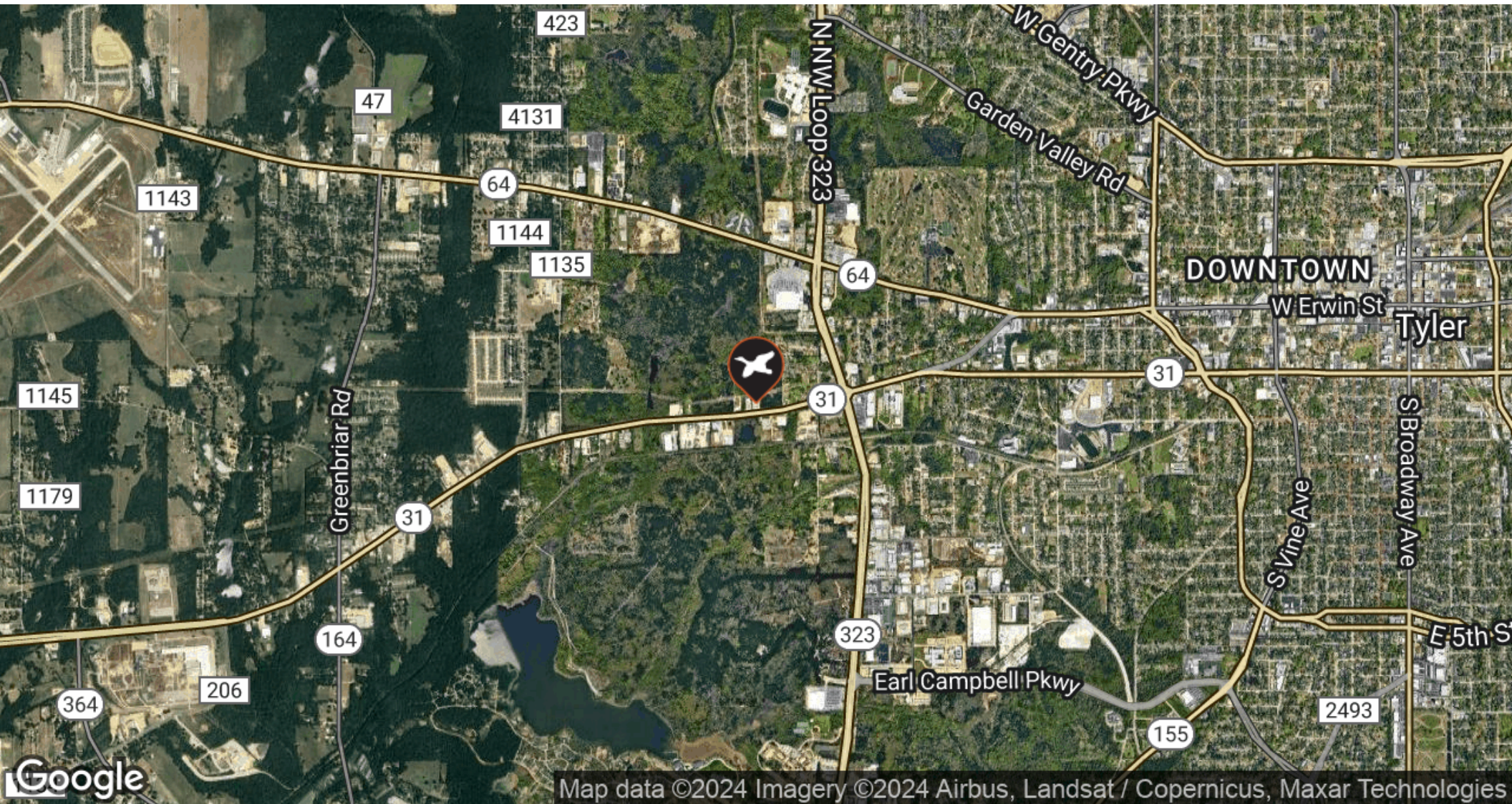
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