

# 1108 COMMERCE INDUSTRIAL BUILDING



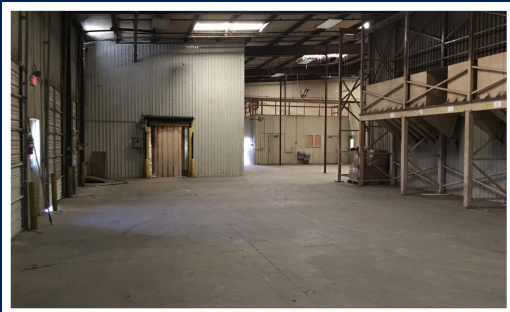
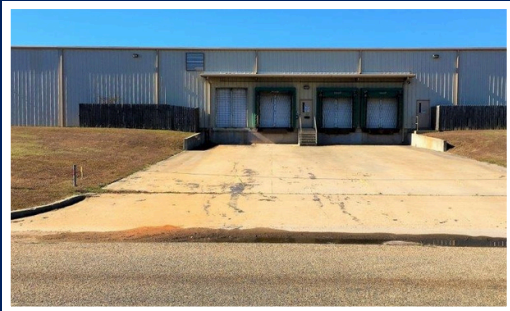
**Marshall**  
ECONOMIC DEVELOPMENT



**33,000 SF**  
**3-6.4 Ac**

**1108 Commerce St Marshall, TX 75672**

**YOUR NEXT SITE IN MARSHALL**



## **More sites available:**

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- 270 ac site-ready industrial park
- 40 ac shovel ready site
- 130 ac defense campus
- 35 ac commercial
- 78 ac on interstate
- 100k sf ammo mfg building

Privately Owned

- +500k sf industrial building
- Call for updated Information



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**Marshall**  
ECONOMIC DEVELOPMENT

## INDUSTRIAL; OFFICE SITE

**1108 COMMERCE ST MARSHALL, TX 75672**



**Expandable to 100,000 SF**

**Acres: 6.42**

### Description

Former Black & Decker facility Zoning Type: Heavy Industrial Building Dimensions: 140' x 240' Year Built: 1999 Office Sq Footage: 3,500 SF Manufacturing Sq Footage: 28,500 SF Ceiling Height : 20ft Number of High Loading Docks: 4 Previous Use: Black & Decker manufacturing plant Ceiling height is 20' at the eve to 30' in center 3 acres of 6.4 Ac lot is site ready for expansion

### Sale/Lease

For Sale: Yes  
Sale Price: \$1,600,000  
For Lease: Yes  
Lease Price: \$5  
Lease Terms: Yearly  
Lease Type: NNN

### Building Details

Max. Available SF: 32,000  
Total SF: 32,000  
Ceiling Height (ft): 30  
Year Built: 1999  
# of Dock Doors: 4  
# of Drive In Doors: 1

### Transportation

Nearest Int'l Airport: Shreveport Rgnl To Nearest Int'l Airport: 32 Miles  
Domestic Airport: Shreveport Rgnl To Domestic Airport: 32 Miles  
Interstate: I-20  
To Interstate: 7 Miles  
Nearest Interstate Exit: FM 31  
To Nearest Interstate Exit: 10 Miles  
Highway: US Loop 390/Future I 369 To Highway: 0.5 Miles  
Rail Carrier: Union Pacific Rail Access Available: Yes

### Utilities

Natural Gas On-Site: Yes  
Natural Gas Provider: CenterPoint Energy  
Sewer On-Site: Yes  
Sewer Provider: City of Marshall Telecom On-Site: Yes  
Telecom Provider: Multiple Fiber Available: Yes  
Water On-Site: Yes  
Water Provider: City of Marshall Water Size of Main (inches): 12  
Electric On-Site: Yes  
Electric Provider: AEP Swepco Phase: 3