

1108 COMMERCE INDUSTRIAL BUILDING



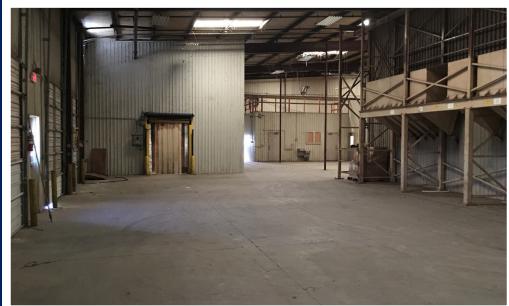
Marshall
ECONOMIC DEVELOPMENT



**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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- 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
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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 eave 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