

WESTPARK WAREHOUSE SOLUTIONS

12095 Texas 364 Spur, Tyler, TX 75709

FOR LEASE



Lease Rate	\$525.00 - 3,590.00 PER MONTH
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OFFERING SUMMARY

Lease Type:	Gross
Available SF:	1,000 - 6,000 SF

PROPERTY OVERVIEW

WestPark Warehouse Solutions offers flexible office and warehouse space, secure storage, and solutions for a variety of small business needs. With a range of size options, your space can grow with your business. Additional build-out options include upgraded electrical, restroom or office additions, and climate control options.

PROPERTY HIGHLIGHTS

- 70' wide reinforced concrete drives
- Water/trash/sewer included in rent
- Separate electric metering
- Phone & internet connections available; Optimum & AT&T
- Additional upgrades available
- Grade level: 1,000 - 6,000sf (20'x50' per bay) w/ 12'x14' overhead door (per bay)
- Dock high: 3,000 - 6,000sf w/ 8'x10' overhead door (2 per building)
- Additional parking and mailboxes available (Call for pricing & availability)



Drake Real Estate & Investments
11621 CR 166, Tyler, TX 75703
903.581.3737

DRAKETEXAS.COM

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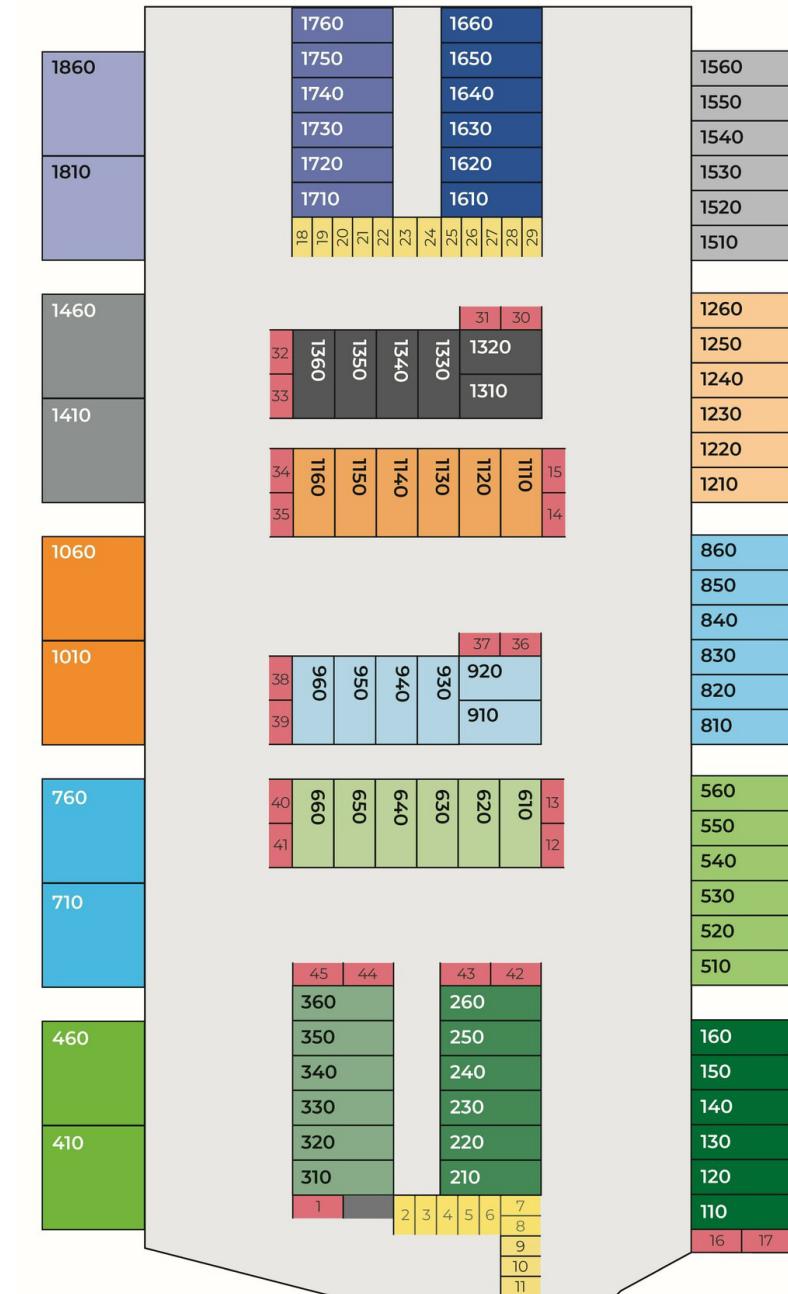
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
110	2,000 SF	\$1,050 per month	Double unit w/ 120, Grade level
130	1,000 SF	\$525 per month	Grade level
160	1,000 SF	\$525 per month	Grade level
310	1,000 SF	\$625 per month	Restroom included; Grade level
360	1,000 SF	\$525 per month	Grade level
710	6,000 SF	\$3,590 per month	Double unit w/ 760; Dock high
1060	3,000 SF	\$1,795 per month	Dock high
1530	1,000 SF	\$525 per month	Grade level
1730	1,000 SF	\$525 per month	Grade level
1760	1,000 SF	\$525 per month	Grade level



SPUR 364



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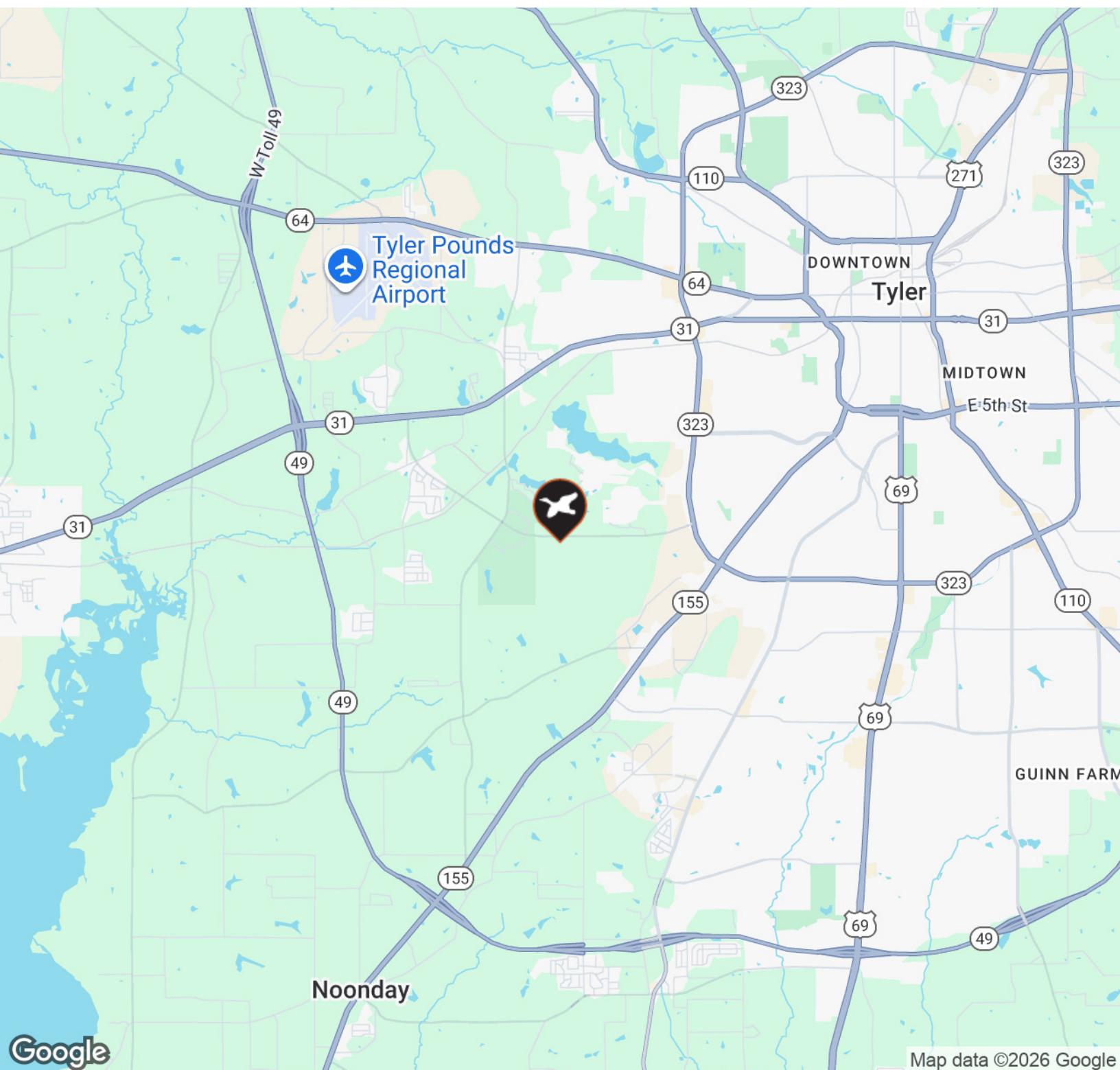
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