

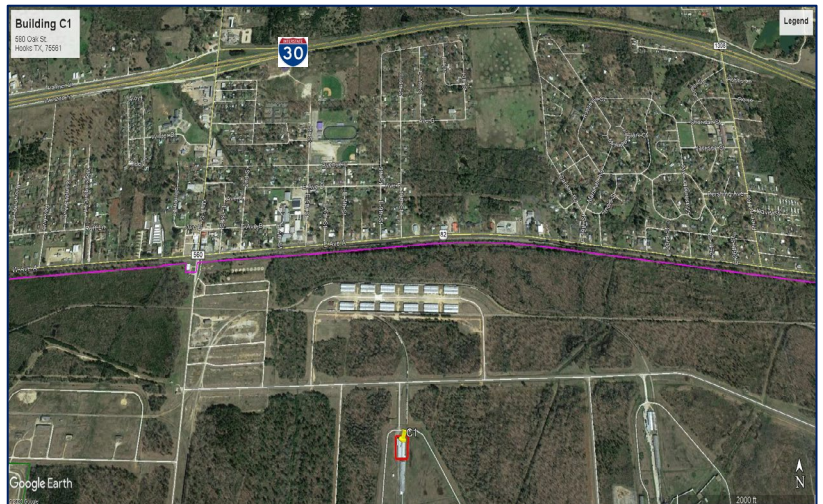
580 Oak St.

HOOKS, TEXAS, East Campus



PROPERTY DESCRIPTION

- 22,537 sq. ft of available space
- 17,695 sq. ft of adjacent space
- 16 ft. ceiling height
- Excellent heavy manufacturing location
- Warehouse & Office Space
- 130 mcf, up to 100MW, 33mgd-water
1.5 mgd-sewer, 144-strand fiber
- I-30 < 3 miles; I-369 < 10 miles; I-49 < 20 miles
- 25 minutes to Texarkana Regional Airport
- FTZ #258, US Opportunity Zone, HUBZone,
Texas Enterprise Zone, NMTC, PILOT
- 23 major MSA's within 500-miles
- 3PL, transload, and rail services available



FOR MORE INFORMATION, PLEASE CONTACT:

Eric Voyles

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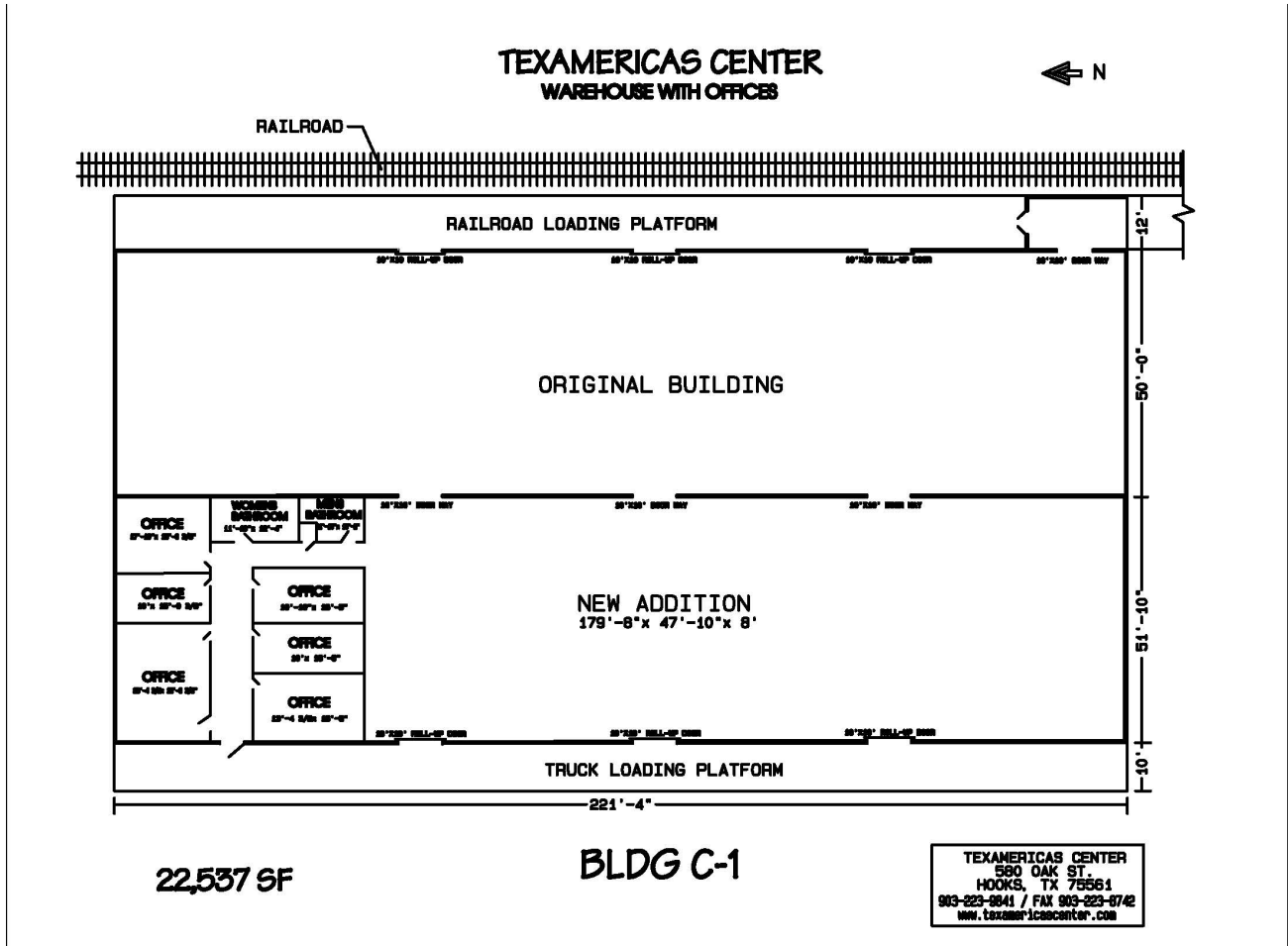
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Space Available for Lease



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