



Warehouse/ Manufacturing/ Office Building FOR LEASE

**413 S. EASTMAN ROAD,
LONGVIEW, TX**

Availability: Spring 2023
Total Building SQFT: 49,843
Lease Rate Available Upon Request

Zoning: I-1 (Light Industrial)
Acres: 8.47

Well situated along South Eastman Road in Longview, Texas, just two and a half miles from Interstate-20, and two miles from downtown Longview, this Office/Warehouse property is ideal for heavy equipment sales and maintenance, or other manufacturing industry. A great location for distributing to major Texas metroplexes. It is within a five and a half hour trucking drive to Dallas- Ft. Worth, Houston, the Port of Houston, Austin, and the north side of San Antonio. Totalling 62,418 SF of overhead structures, the site has approximately 9,500 SF of office space, and 40,343 SF of garage/service area and warehouse. Shop areas have ten overhead doors at grade level. Warehouse has two overhead doors, one with a ramp, the other with a loading dock. There are two, 5-ton bridge cranes spanning the main shop area (each approximately 48 feet wide). The shop area is currently being renovated with fresh paint, new insulation, and LED lights. The Landlord will rebuild the office area to suit tenant's needs. There is an active railroad behind the building and the potential for a rail spur to be added at the rear of the property; with loading and unloading directly into the warehouse. The site may be subdivided in acreage as needed.

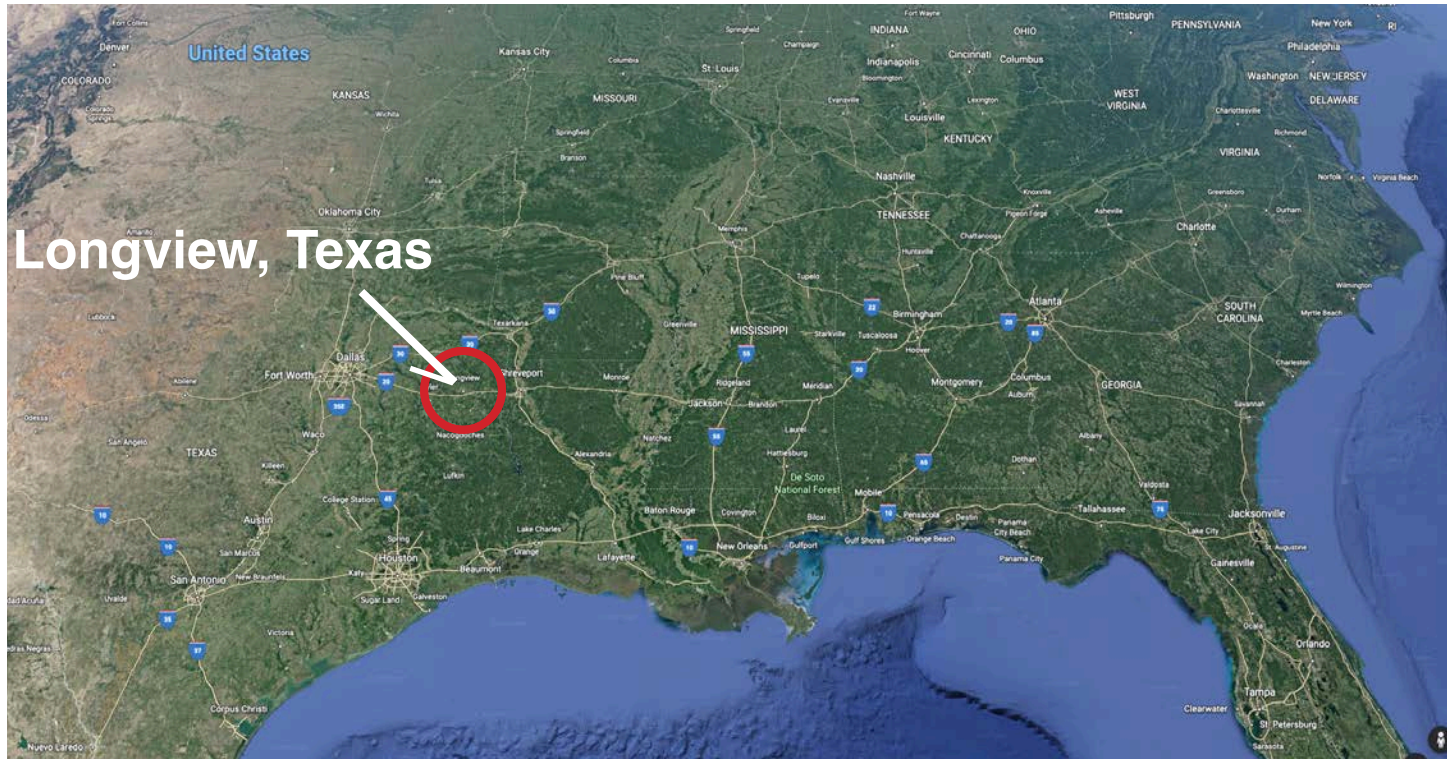
The property has passed a Phase-I Environmental Inspection.

Robert Lemon
REALTOR®

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Location



Longview, Texas is in North East Texas along Interstate-20.



Located less than two and a half miles from downtown Longview and to Interstate-20.

Exterior



Aerial view of site



Option to divide site.

Exterior



Aerial image of south side of building.



Shop doors along south side of building.

Office/ Show Room/ Retail Space



Landlord will make substantial renovations to office space. Landlord will replace roof, ceiling, and flooring. Landlord will build-to-suit for tenant's needs.



Office space can be built-to-suit between 6,000 and 9,500 SF.

413 South Eastman Road, Longview, TX



Shop Area



Main shop area looking out towards the southwest corner.



Main shop area looking in towards the northwest corner.

Shop Area

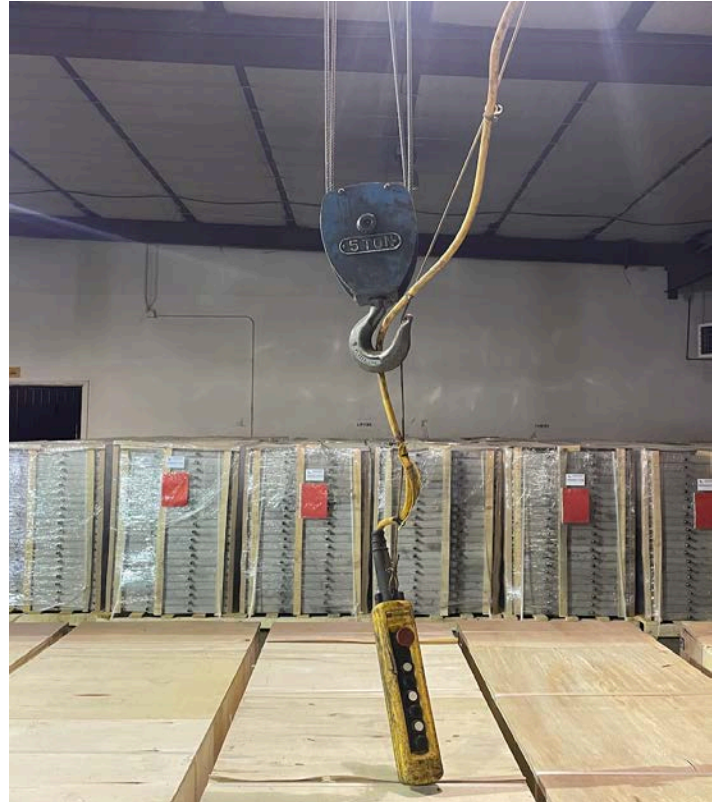


Main shop area looking out towards the south yard. View of two overhead bridge cranes.



Main shop area looking in towards the northwest corner.

Shop Area



Shop area is currently being upgraded with new insulation, LED lights, and fresh paint.



Main shop area has two, 5-Ton Overhead Cranes. Both span approximately 48 feet.

Warehouse / Pavilion

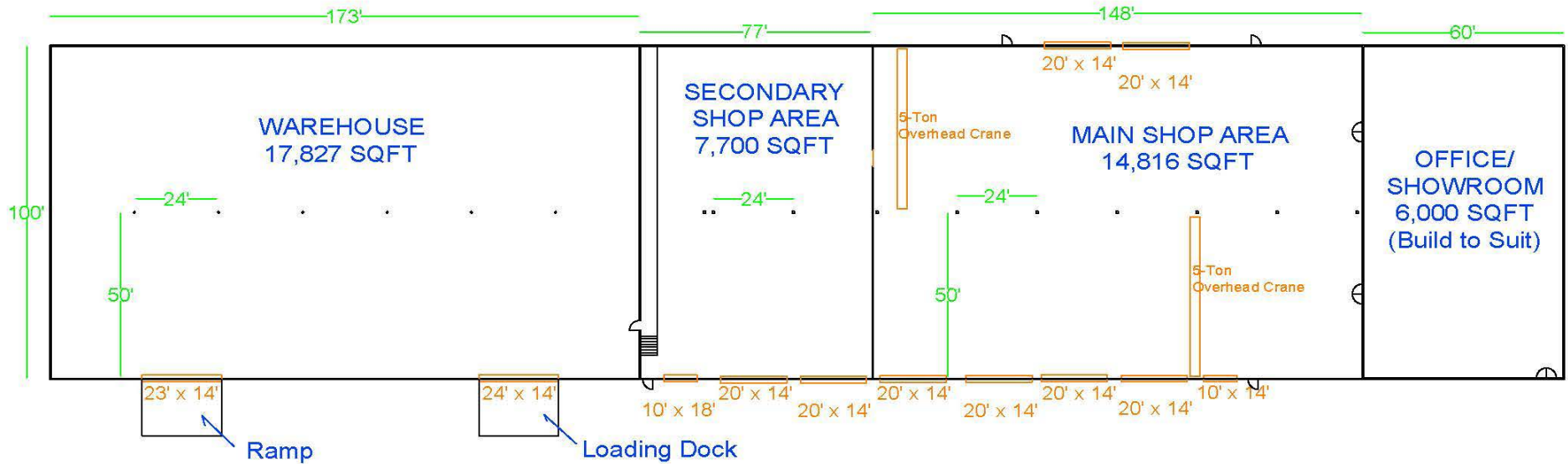


Warehouse has skylights and single bulb lighting. Opportunity to upgrade warehouse as needed.



Open pavilion in rear of property (13,566 SF). Potential to add LED lights to structure.

BUILDING LAYOUT



OFFICE/ SHOWROOM/ RETAIL
(Build to Suit)

6,000 SQFT

8 - 20' x 14' Overhead Doors (2 Drive-Through Bays)

MAIN SHOP AREA

14,816 SQFT

1 - 10' x 14' and 1 - 10' x 18' Overhead Doors

SECONDARY SHOP AREA

7,700 SQFT

1 - 23' x 14' and 1 - 24' x 14' Overhead Doors

WAREHOUSE

17,827 SQFT

2 - 5-Ton Overhead Cranes in Main Shop Area

TOTAL BUILDING SPACE

46,343 SQFT

Typical Work Bay is 24' x 50' (1,200 SQFT AREA)

Center Column Spacing approximately every 24'

Cieling heights in main shop area, secondary shop area, and warehouse are 17 feet. Main shop area and secondary shop area have heating, and Phase-III energy. Warehouse has skylights and Phase-III electric available.

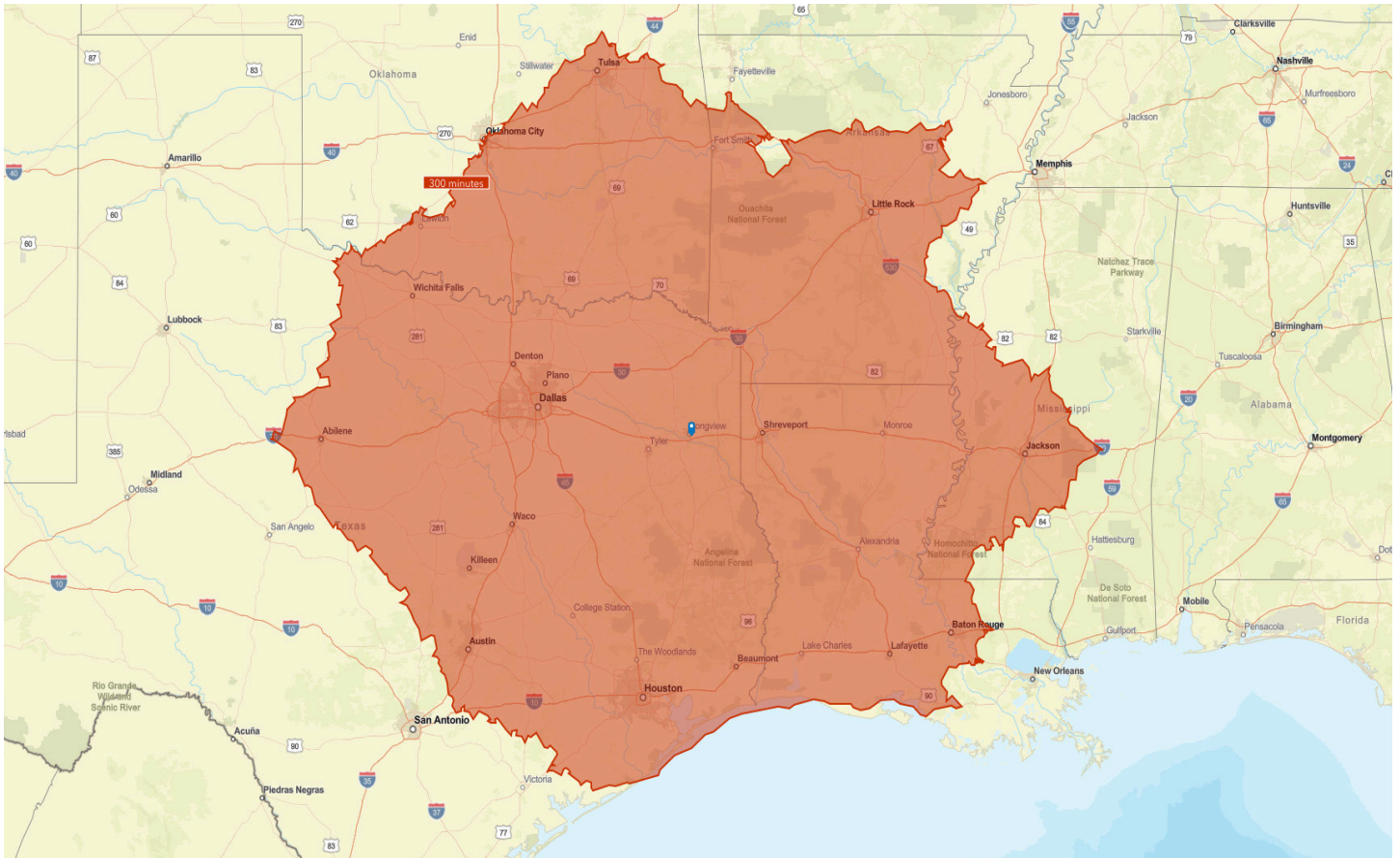
Rail Spur Potential



Intermodal Transit Potential - When the site was a lumbar yard from 1970-1985, historical aerial photos show that the property had a rail spur that went to the loading dock at the rear warehouse. The railroad is still active, and there is potential to reinstate a rail spur into the property.

Trucking Times

Five Hour Drive Map



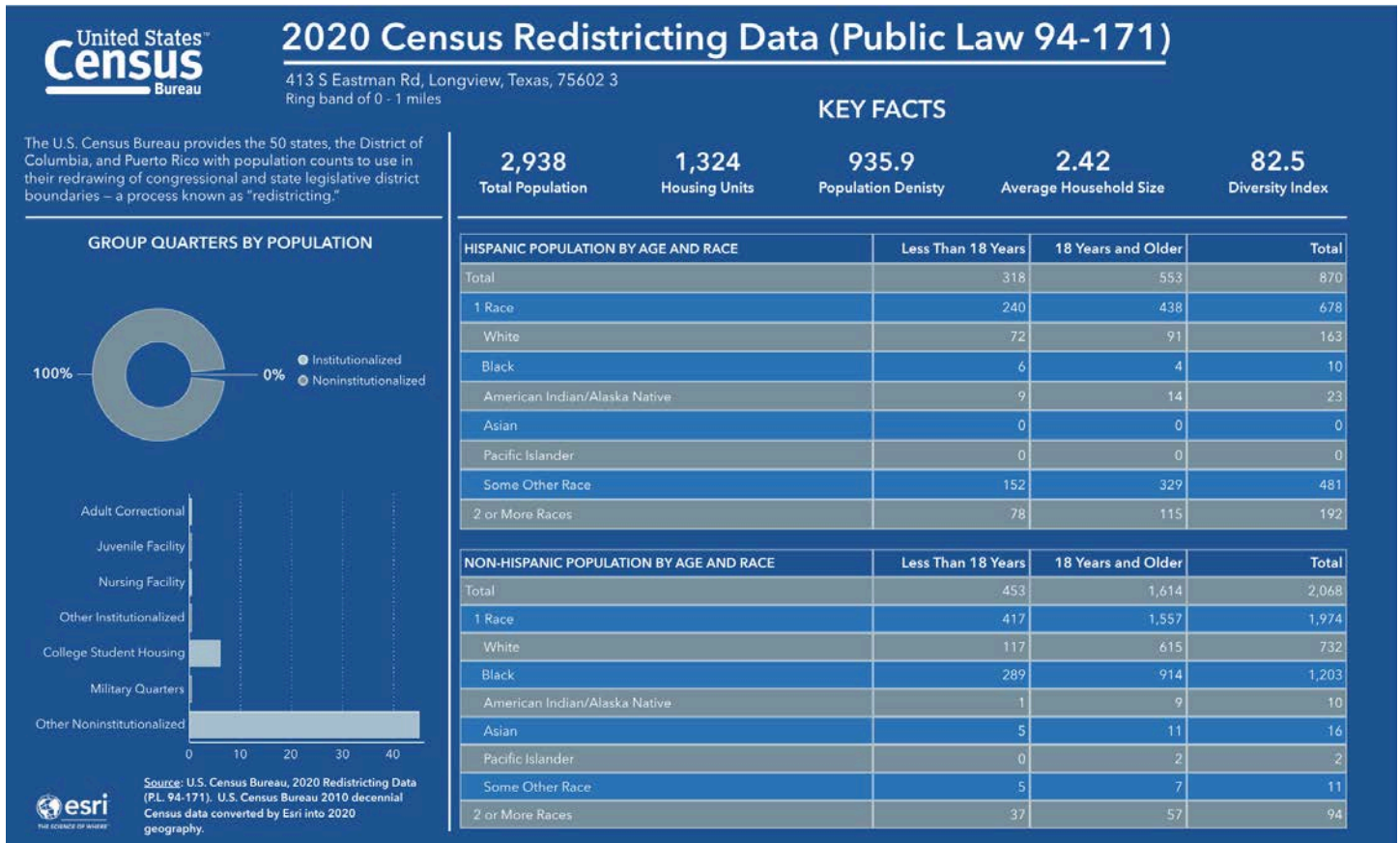
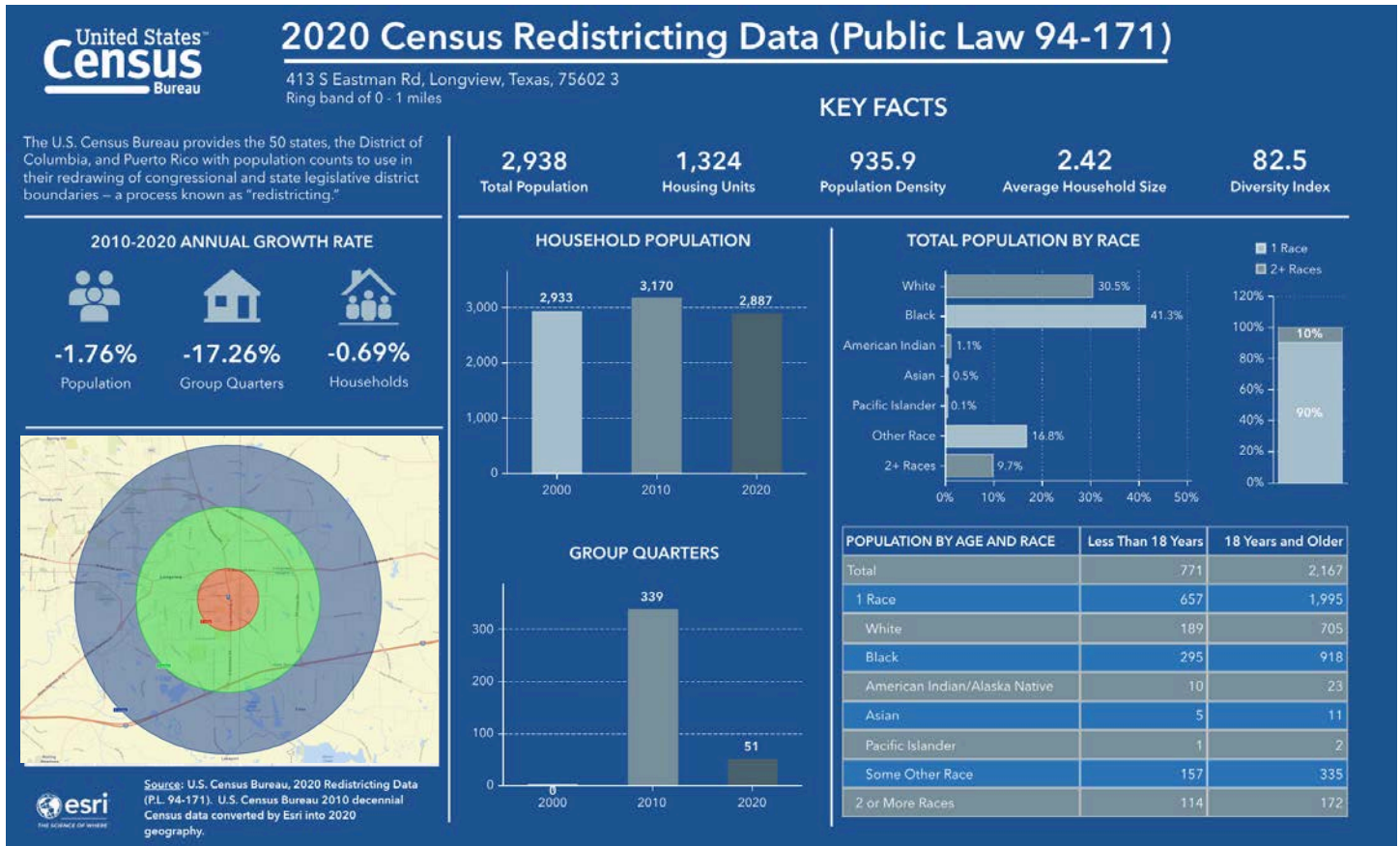
Longview, Texas serves as a Gateway City to Texas from the East Coast. Due to its prominent location near Interstate-20, 413 South Eastman Road is within five and a half hours trucking time to the Dallas-Fort Worth Metroplex, Houston, Port of Houston, Waco, Austin, and North San Antonio. It is also within five and a half hours from Little Rock, AR and Memphis, TN. And, within 11 hour trucking drive to New Orleans, LA; Montgomery, AL; Atlanta, Georgia; Louisville, KY; St. Louis, MI; Kansas City Kansas, and El Paso, TX.



413 South Eastman Road, Longview, TX



Infographics 1 mile from site



413 South Eastman Road, Longview, TX



Infographics 3 miles from site



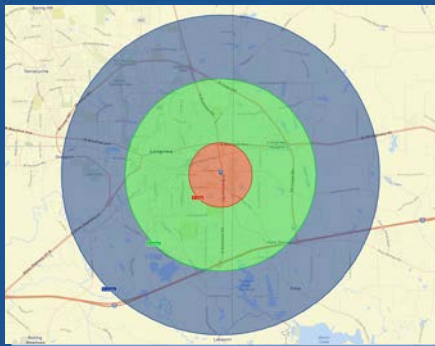
2020 Census Redistricting Data (Public Law 94-171)

413 S Eastman Rd, Longview, Texas, 75602 4
Ring of 3 miles

KEY FACTS

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

2010-2020 ANNUAL GROWTH RATE



Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



34,267
Total Population

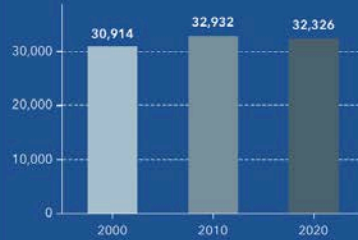
14,403
Housing Units

1,212.2
Population Density

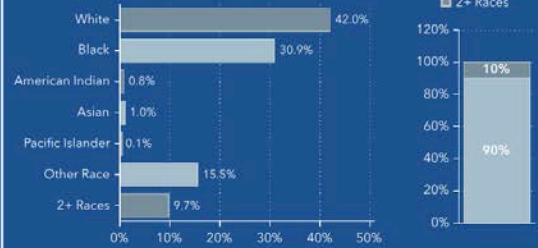
2.52
Average Household Size

81.9
Diversity Index

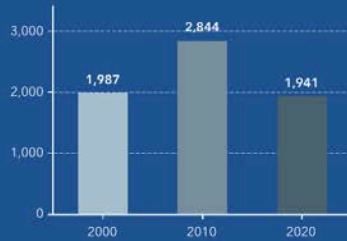
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	8,304	25,963
1 Race	7,064	23,867
White	2,568	11,809
Black	2,533	8,055
American Indian/Alaska Native	83	188
Asian	62	289
Pacific Islander	6	14
Some Other Race	1,811	3,513
2 or More Races	1,240	2,096



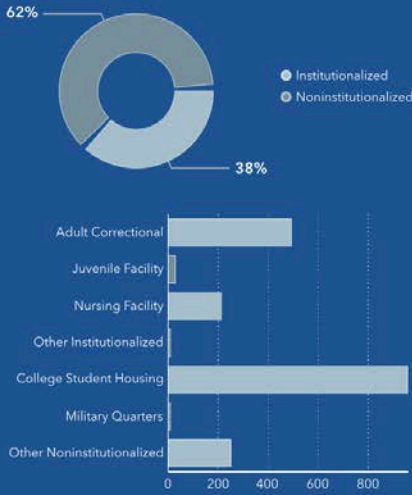
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413 S Eastman Rd, Longview, Texas, 75602 4
Ring of 3 miles

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HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	3,535	6,217	9,752
1 Race	2,683	4,846	7,530
White	782	1,223	2,004
Black	60	53	113
American Indian/Alaska Native	63	103	166
Asian	0	9	9
Pacific Islander	3	0	3
Some Other Race	1,776	3,459	5,235
2 or More Races	851	1,371	2,222

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	4,770	19,745	24,515
1 Race	4,380	19,020	23,401
White	1,787	10,586	12,373
Black	2,473	8,002	10,474
American Indian/Alaska Native	20	85	105
Asian	62	280	343
Pacific Islander	3	14	17
Some Other Race	35	54	90
2 or More Races	389	725	1,114

413 South Eastman Road, Longview, TX



Infographics 5 miles from site



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Ring of 5 miles

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The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

60,839
Total Population

26,856
Housing Units

774.7
Population Density

2.41
Average Household Size

76.0
Diversity Index

2010-2020 ANNUAL GROWTH RATE



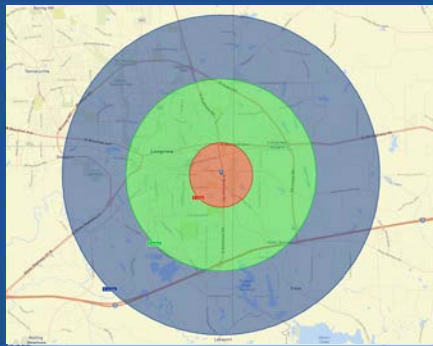
0.24%
Population



-2.73%
Group Quarters

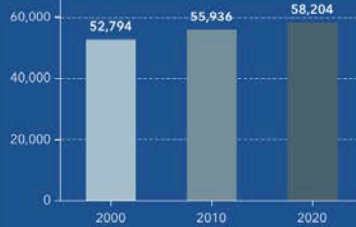


0.58%
Households

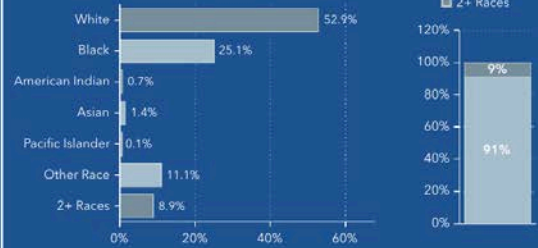


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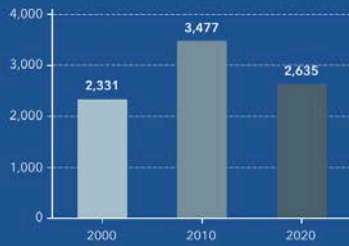
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	14,025	46,814
1 Race	12,047	43,389
White	5,788	26,371
Black	3,710	11,531
American Indian/Alaska Native	118	288
Asian	158	712
Pacific Islander	10	24
Some Other Race	2,264	4,463
2 or More Races	1,978	3,425



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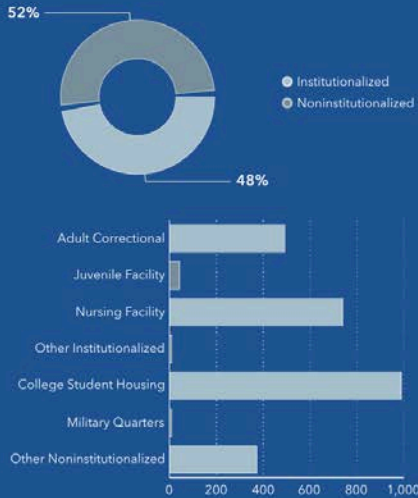
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HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	4,735	8,325	13,060
1 Race	3,494	6,266	9,760
White	1,114	1,683	2,797
Black	97	79	176
American Indian/Alaska Native	73	142	216
Asian	0	10	10
Pacific Islander	4	0	4
Some Other Race	2,206	4,350	6,557
2 or More Races	1,241	2,060	3,301

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	9,290	38,489	47,779
1 Race	8,553	37,124	45,677
White	4,674	24,688	29,361
Black	3,613	11,451	15,064
American Indian/Alaska Native	44	146	191
Asian	158	702	860
Pacific Islander	6	24	30
Some Other Race	58	113	171
2 or More Races	737	1,365	2,102

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DEN 

FOR LEASE

512-921-4373

**Robert Lemon
REALTOR®**

TURN RIGHT H

