

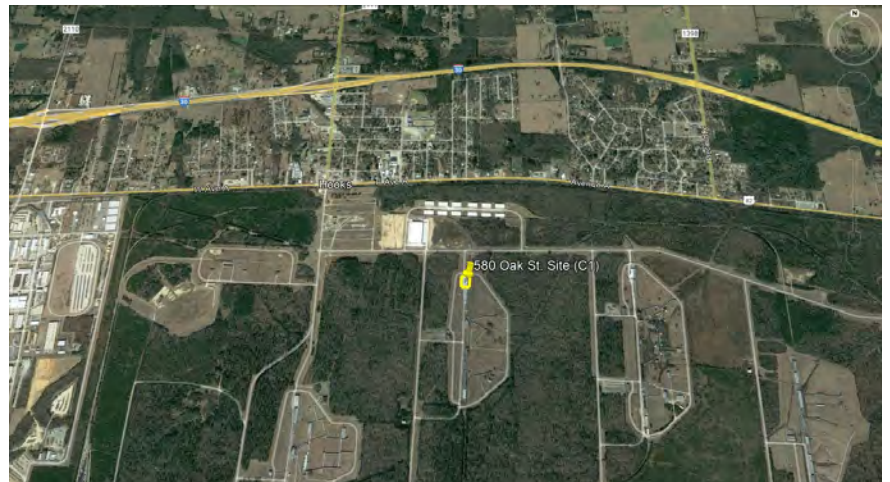
580 Oak Street

Hooks, Texas, East Campus



PROPERTY DESCRIPTION

- 22,537 sf of available space
- 17,695 sf of adjacent space
- 16 ft ceiling height
- Warehouse & Office space
- Light & heavy industrial zoning
- 130mcf-ng; Up to 350MW; 33mgd-water; 1.5mgd-sewer; 144-strand fiber
- I-30 < 2 mi; US-82 < 1 mi; I-369 < 15 mi
- 23 major MSAs within 500 miles
- 25 minutes to Texarkana Regional Airport
- FTZ #258, US Opportunity, NMTC, PILOT, Texas Enterprise Zone
- 3PL, transload and rail services available



FOR MORE INFORMATION, PLEASE CONTACT:

Eric Voyles

O: 903.223.9841

C: 903.306.8923

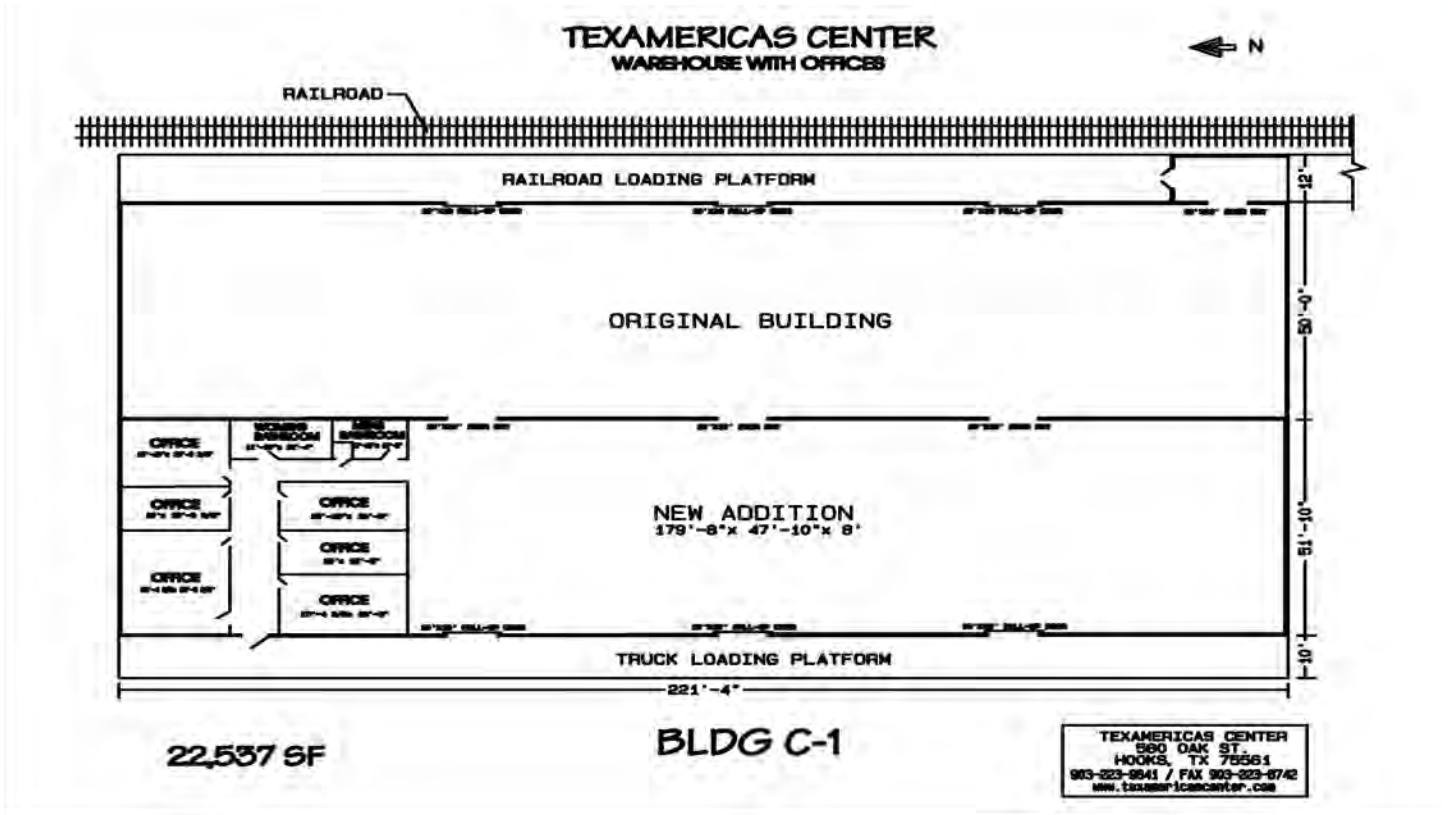
Eric.Voyles@TexAmericasCenter.com

TexAmericas
CENTER®

107 Chapel Lane • New Boston, TX 75570 • 903.223.9841
www.TexAmericasCenter.com

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Space Available For Lease



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