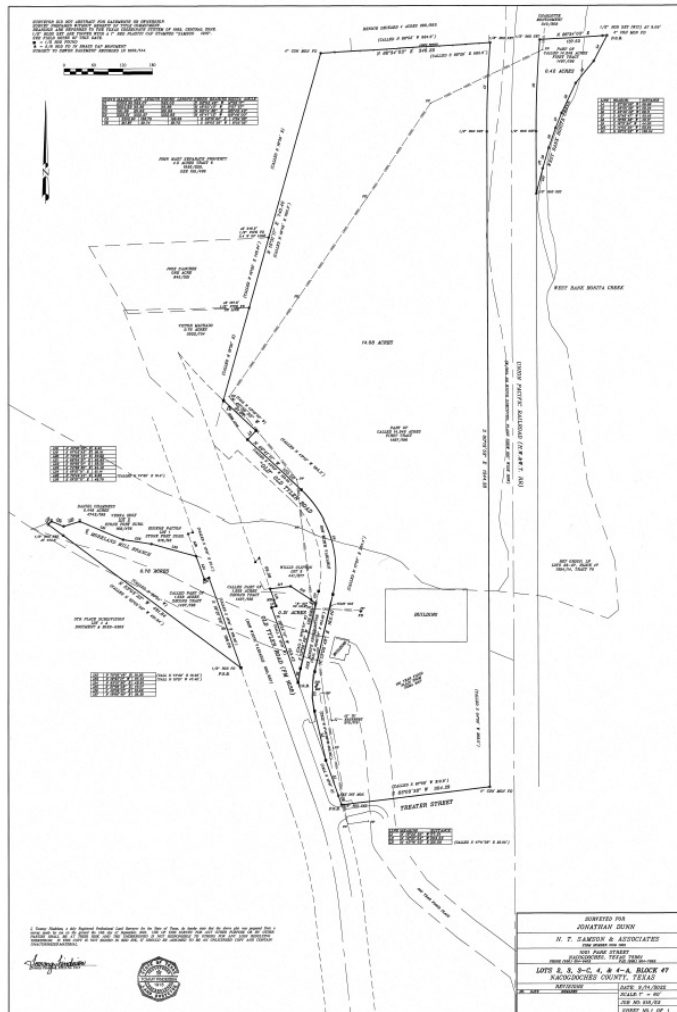


SPACE FEATURES:

- Ample Yard Space with Warehouse and Office Zoned Heavy Industrial
- Close Proximity to I-69 Expansion via Old Tyler Rd Connection
- Approximately 700 Linear Feet of Fitts Rd City Street which Serves as Truck Traffic Queue
- Multiple Driveway Approaches Planned for Ease of Ingress and Egress
- Over 2,500 Linear Feet of Security Fencing Planned



FOR MORE INFORMATION

PLEASE CONTACT:

Jonathan Dunn
713-319-4467
jdunn@cpre.com

CPRE Commercial
3505 North Street
Nacogdoches, TX 75965
(936)564-2622

www.commercial.cpre.com/properties-sale.php

LAND:

Approximately 15.49 AC

RENT:

\$1,000/AC/Month (3 AC Minimum)

PROPERTY HIGHLIGHTS

- + Rocked and Level Yard Zoned I-2 Heavy Industrial
- + 900 LF Frontage along Old Tyler Rd; Over 1,500 LF Frontage to UP Rail
- + Mix of Warehouse, Office and Dry Storage Improvements
- + 6'-0" Industrial Gauge Chain Link Fence with Barbed Wire Topper can be Tailored to Tenant's Specific Layout Needs

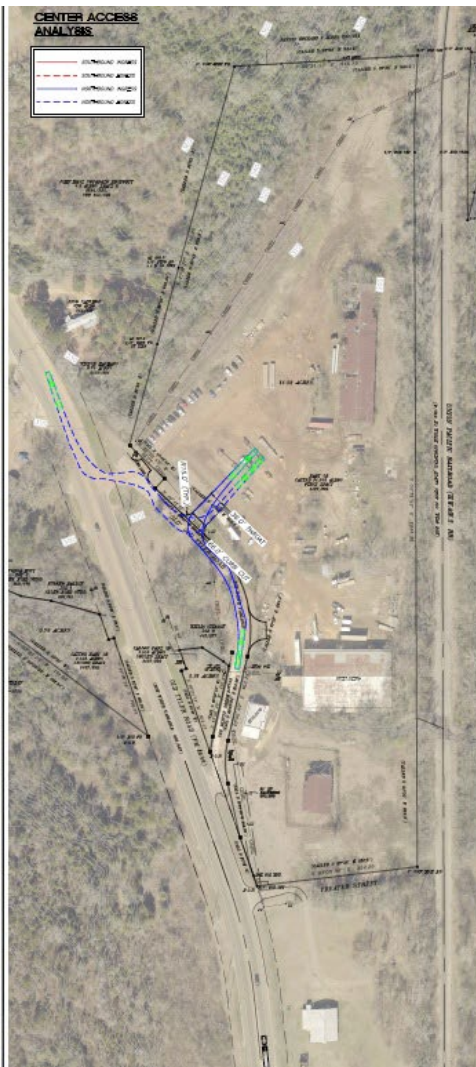
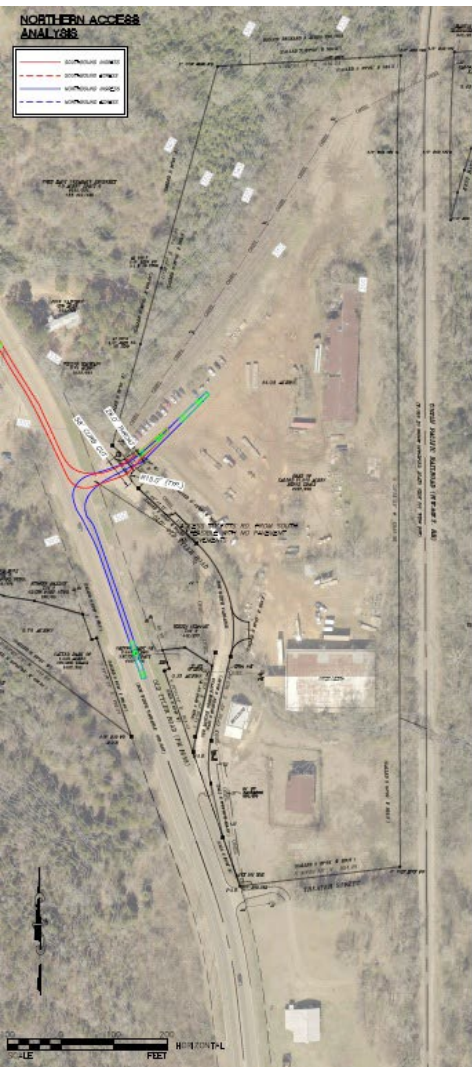
BUILDING:

Warehouse: 20,000 SF
Office: 1,900 SF

RENT:

Warehouse: Negotiable
Office: Negotiable

Turning Radius Study and Planned Driveway Approach Layout Layered over Survey



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