



FOR SALE

Crane-served Facility with Yard

4935 WHITEHURST DR
LONGVIEW, TX 75602

BUILDING SIZE

42,832 SF (9,397 SF Office)

SALE PRICE

Contact Broker for Pricing

LOT SIZE

15.62 Acres Total: ±3 Acres Improved, ±12 Acres Surplus

LOADING

(19), 25' Drive-in Doors, (1) Dock High Door
Cross-docking and Front Load Available

PROPERTY HIGHLIGHTS

- Occupancy: immediate
- 3, 7-1/2, and 10 ton cranes, and one 1/2 ton jib crane
- Heavy power (227/480v) with back-up generator (Spectrum Detroit Diesel)
- Wash bay
- Oil separator
- I-20 frontage with pylon signage
- Security system with cameras
- Air lines and compressor
- Natural gas
- Clear span
- 30' peaks in main buildings with cranes
- Fenced yard

For more information, please contact:

Ross James

Director

t 713-870-7677

ross.james@nmrk.com

Jay Magness

Director

t 713-499-4125

john.magness@nmrk.com

1700 Post Oak Blvd, 2 Blvd Place, Suite 250
Houston, TX 77056



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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4935 WHITEHURST DR / LONGVIEW, TX 75602



Front of Building



Drive-in Doors



Office Reception



Workstation



Office Break Room



Warehouse Racking



Warehouse Shelving

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Warehouse - Clear Span



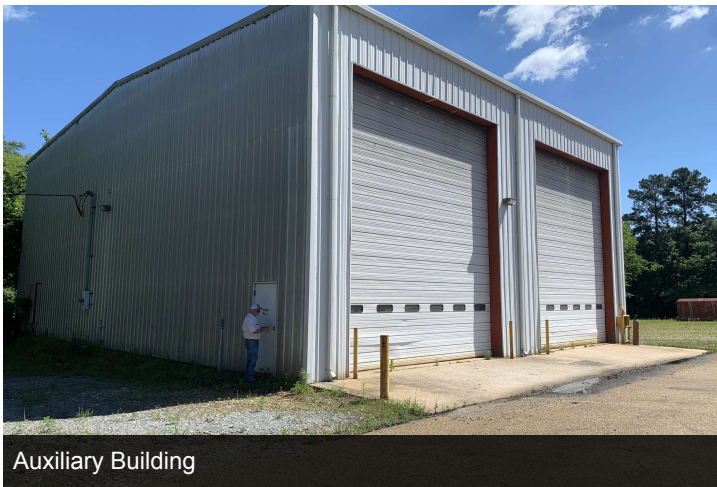
Warehouse Break Room



Yard



Pylon Sign



Auxiliary Building



Docking and Generator

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jackson & Cooksey, Inc. dba Newmark	334306	jim.cooksey@nmrk.com	972-934-9757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Collier Cooksey	310963	jim.cooksey@nmrk.com	972-934-9757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ross Davis James	603347	ross.james@nmrk.com	713-870-7677
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Jay Ardry Magness	634323	john.magness@nmrk.com	713-499-4100
Sales Agent/Associate's Name	License No.	Email	Phone

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