

# 25-TON CRANE SERVED FACILITY NEAR INTERSTATE 20

540 Four South Industrial Boulevard, Kilgore, TX 75662

INDUSTRIAL FOR LEASE



**JUSTIN DODD**

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# 25-TON CRANE SERVED FACILITY NEAR INTERSTATE 20

EXECUTIVE SUMMARY

540 FOUR SOUTH INDUSTRIAL BOULEVARD, KILGORE, TX 75662



## OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	17,576 SF
Lot Size:	8.73 Acres
Year Built:	2007
Zoning:	Outside City Limits

[VIEW 360](#)

## PROPERTY OVERVIEW

Multi-building industrial complex ready to be your next flagship location in East Texas. This property features office, warehouse, and wash-bay buildings. The 3,028 SF office building includes a reception area, open workspace, 6 private offices, and a large conference room. This space has built-in desks and millwork. The shop is 7,348 SF with an additional 1,500 SF mezzanine, and 1,500 SF covered storage for a total of 10,348 SF. The main shop includes a small office area with 2 private offices, a parts room with counter sales area, breakroom, and restroom. Featuring (4) 20'x20' automatic overhead doors forming 2 drive-through bays in the 35' sidewall height shop and a 25' hook height for the 25-ton bridge crane. There is a secured parts storage area in the warehouse along with decked mezzanine for light file/part storage. The shop is served by a 2" natural gas line with a 3" meter capable of 5000 cubic feet/hour and 175 psi. Each bay in the shop has access to the gas line, as well as, compressed air. The 3rd building on-site is a 1,800 SF wash-bay/paint shop. There are two 20' overhead doors, two exhaust systems, and the wash-bay drains to an oil/water separator and above ground poly tank for additional water storage. There is 20'x60' of covered storage on each side of the drive-through bay. The yard is fully fenced and stabilized - ready for your operations!

## LOCATION OVERVIEW

This property is located North of the Interstate 20/State Hwy 31 N in Kilgore, TX. Interstate 20 is the major East-West thoroughfare connecting this East Texas town to nearby major metropolitan areas like Dallas-Fort Worth and Shreveport.

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PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 17,576 SF across 3 Buildings on 8.73 Acres
- 3,028 SF Office Building
- 6 Private Offices, Conference Room, Built-in Desks & Millwork
- 7,348 SF Main Warehouse
- 1,500 SF Decked Mezzanine for File Storage, 25'x60' Covered Storage Area
- Sidewall Height is 35' with 25' Hook Height for 25-ton Crane
- (4) 20' x 20' Automatic Overhead Doors
- Gas Lines, Compressed Air Lines Throughout Shop/Bays
- Secured Parts Storage Area, Shop Heaters & Fans
- 1,800 SF Drive-Through Wash-Bay/Paint Booth Building
- (2) 20' Overhead Doors, 2 Exhaust Systems, Wash-Bay Drains to an Oil/Water Separator
- Above Ground Poly Tank for Water Storage
- (2) 20'x60' Covered Storage Areas | Fully Fenced and Stabilized Yard



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ADDITIONAL PHOTOS

540 FOUR SOUTH INDUSTRIAL BOULEVARD, KILGORE, TX 75662



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# 25-TON CRANE SERVED FACILITY NEAR INTERSTATE 20

SITE PLANS

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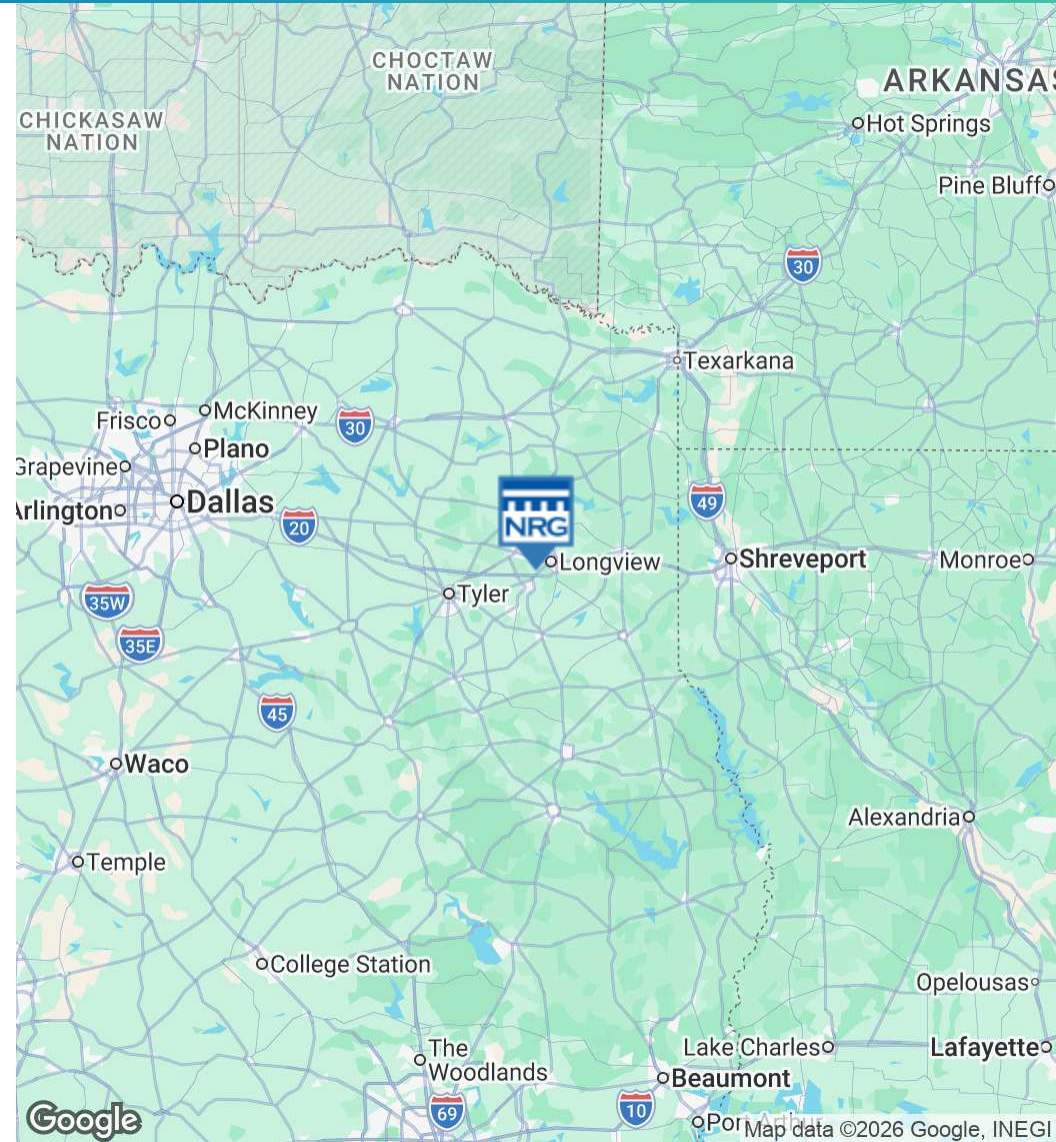
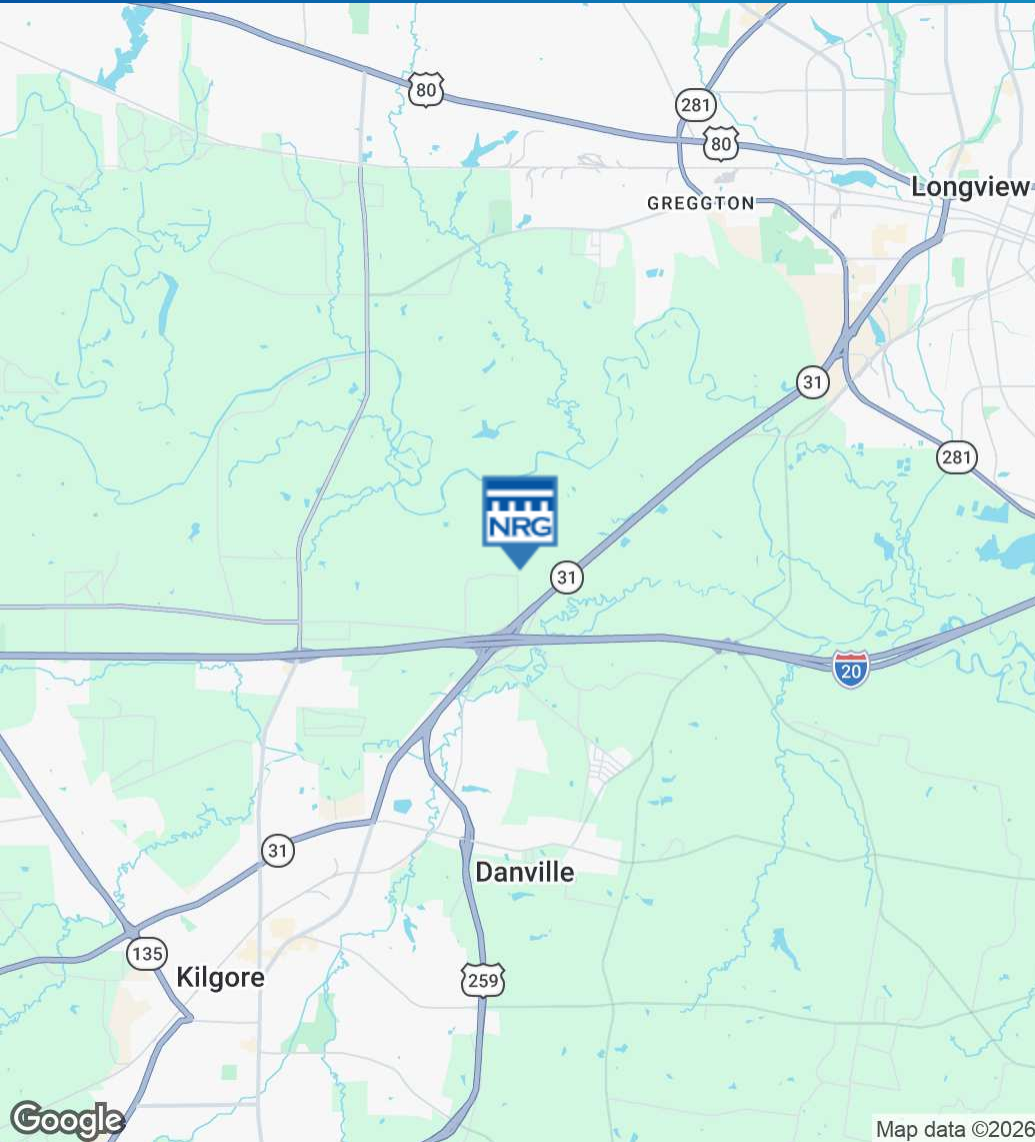
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# 25-TON CRANE SERVED FACILITY NEAR INTERSTATE 20

LOCATION MAP

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