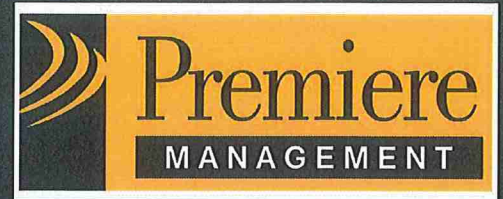


FOR LEASE

1740 Callahan Rd. , Longview, TX 75602

OFFICE/WAREHOUSE



22,560 SF Office/Warehouse Building on 2.7 Acres with I20 Frontage!



\$13,500/mo NNN

OFFERING SUMMARY

Available SF:	22,560 SF
Year Built:	1976 – Renovated in 1996
Parcel (R#):	R000020369
Market:	North Texas
Submarket:	East Texas

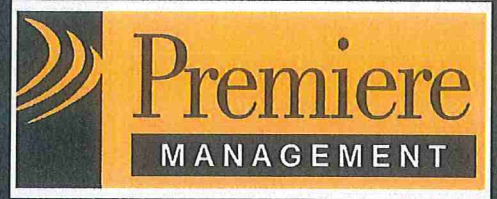
PROPERTY HIGHLIGHTS

- 2.7 Acres
- 202' of I20 Frontage
- 2,810 SF Office Space
- 19,750 SF Warehouse/Production Space
- 100% New Roof, Insulation, & Sidelites in 2019
- 2 Bays of 24' & 30' eave height
- 5 14'x16' OVH Doors
- 1 Ten ton bridge crane
- 1 Five ton bridge crane
- Compacted Yard of Crushed Rock in chain link fence
- Bldg has 1000 Amps, 440 Volts, 3 phase electricity
- 1 Mile East of Eastman Rd./US Hwy 259
- Directly in front of Eastman Chemical Main Entrance

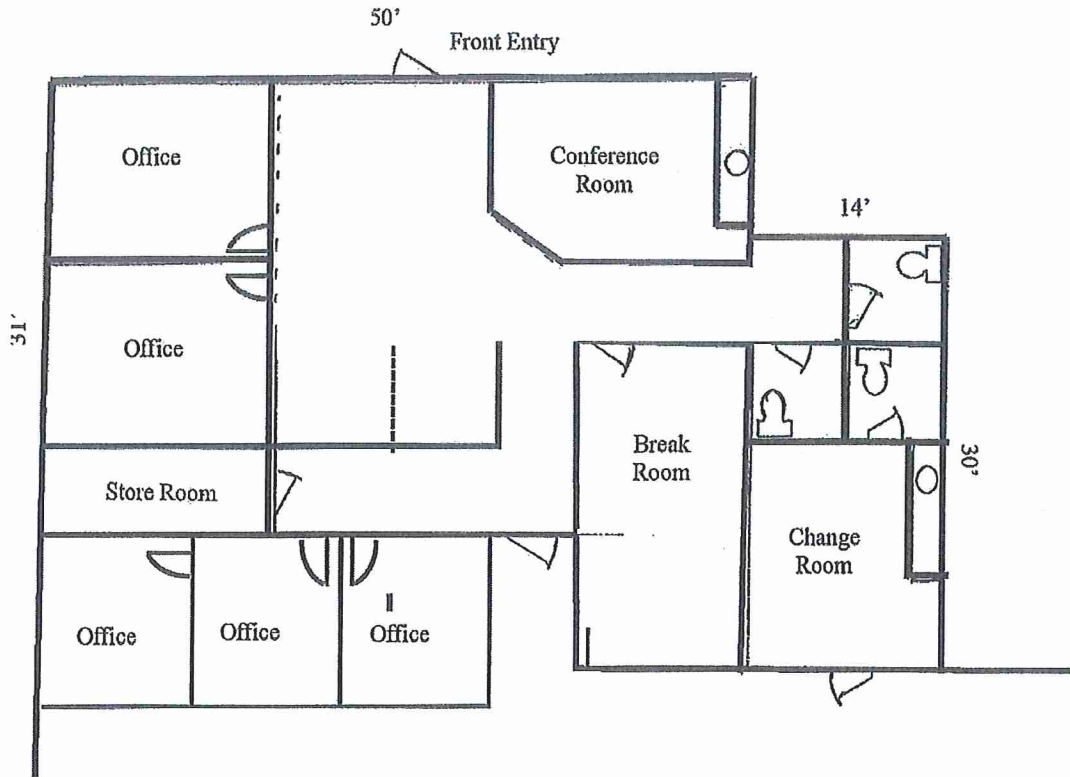
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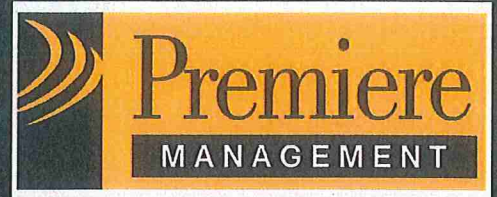
OFFICE AREAS



FOR LEASE

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OFFICE/WAREHOUSE



FOR LEASE

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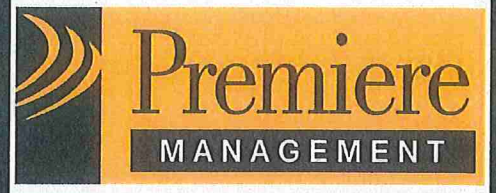
OFFICE/WAREHOUSE



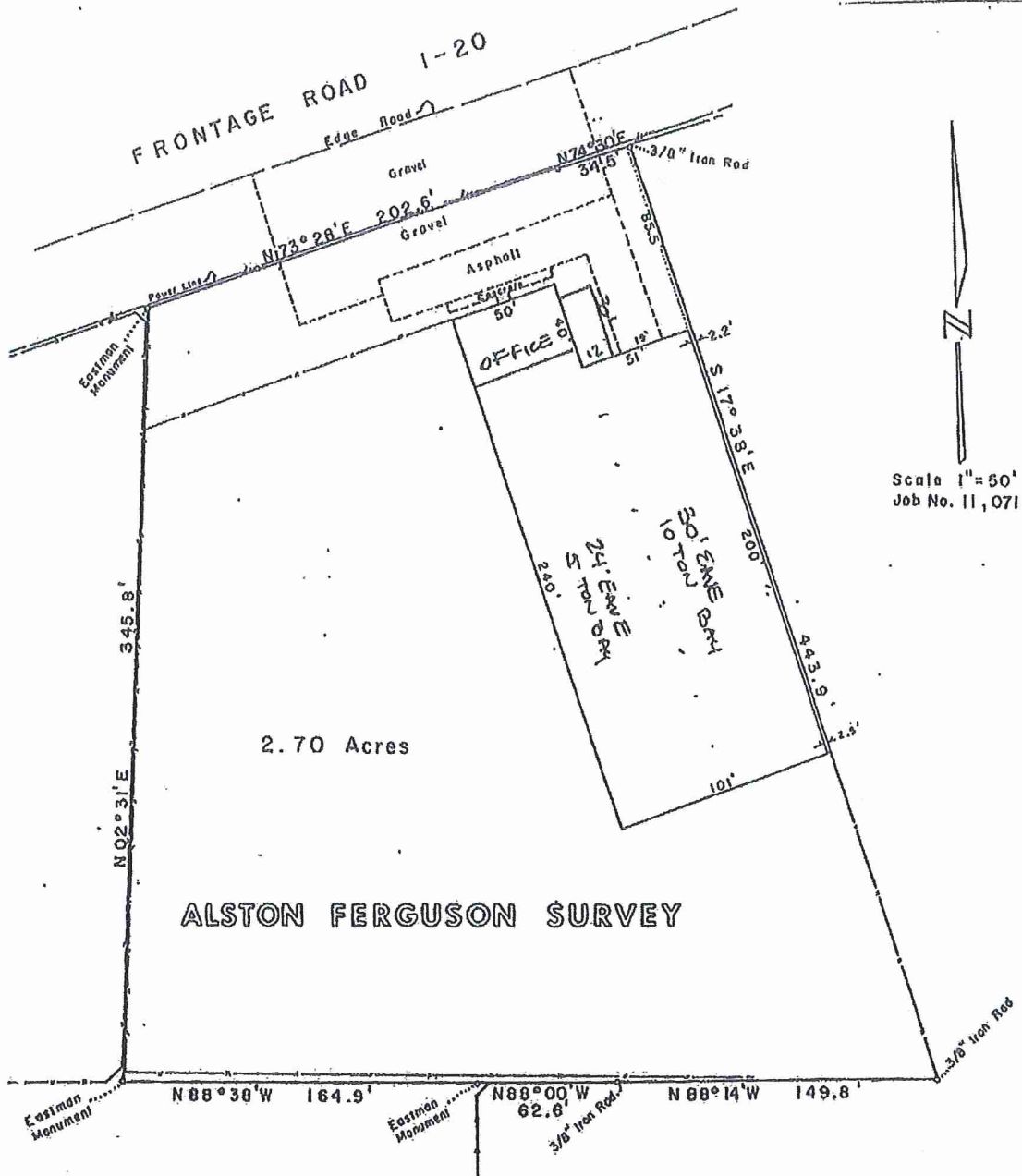
FOR LEASE

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OFFICE/WAREHOUSE



SURVEY



Additional Land Available



1740 and 1742 Callahan Rd. = 4.89 Acres