

# East Texas Manufacturing Facility | For Sale or Lease TVCRE.com

1462 FM 2199, Marshall, Texas 75672



Discover a rare industrial opportunity in East Texas - a former steel fabrication and manufacturing facility offering significant infrastructure for heavy industrial, fabrication and logistics users. Situated just outside of Marshall, Texas, with convenient access to I-20, U.S. 59 and State Highway 31, this property is strategically positioned between the DFW metroplex and Shreveport-Bossier industrial corridor and offers a rare opportunity to acquire a ready to go facility for any heavy manufacturing use.

**TEAM & VASSEUR**  
COMMERCIAL REAL ESTATE

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Prepared by:



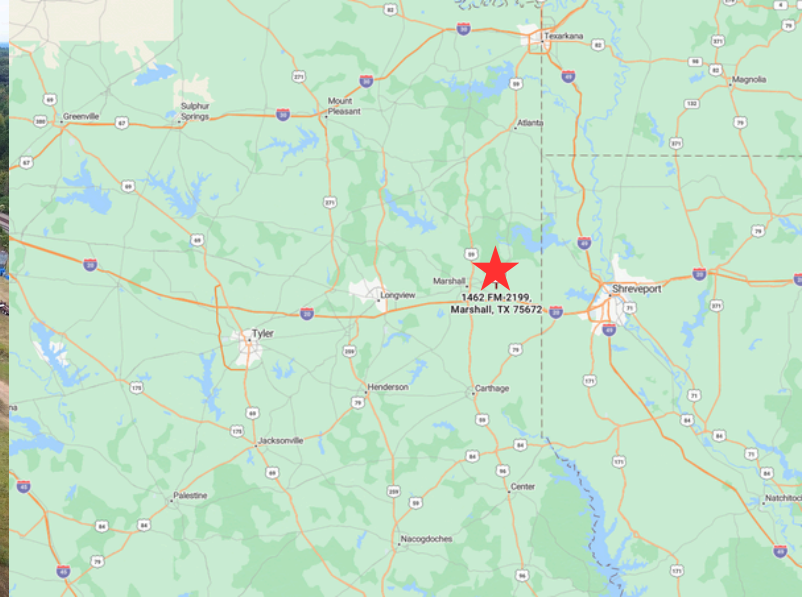
C.B. Team  
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## Location Details

- Situated 8 minutes from IH-20
- 12 minutes from Harrison County Airport, 37 minutes from Longview and East Texas Regional Airport, 30 minutes to Shreveport and Shreveport Regional Airport

## Property Features

- Building Size: 59,000 SF (+/-)
- Land Size: 5.6 Acres (+/-)
- 4 bays - each with multiple gantry cranes (5-7.5 ton capacity). Three of the bays are pull through with 16'-18' doors on each end
- 480V electric power with multiple step down transformers and sub panels
- 2 paint booths (unknown condition)
- County zoning with very few limitations
- Distributed air system throughout the building with compressor in place
- Gravel yard and parking
- Concrete truck/loading ramp

## Additional Information

- Front office in good condition with full men's and women's showers
- Connected to Rural Water System
- Connected to on-site septic

## Sales Price

**\$2,000,000**

## Rental Rate

**\$20,000 per month**

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Nettle Cop  
 int For Corner  
 ran Pipe Found  
 Iron Pipe W/Crimped Top Found  
 ran Red Found  
 Est 1/2" Iron Red w/PC Stemsd "MTI Surveying"

H.C.D.R. = Harrison County Official Public Records  
 H.C.D.R. = Harrison County Deed Records  
 H.C.C.F. = Harrison County Clerks File  
 H.C.P.R. = Harrison County Plul Records

HARRISON COUNTY, TEXAS  
H. BLOSSOM SURVEY, A-1



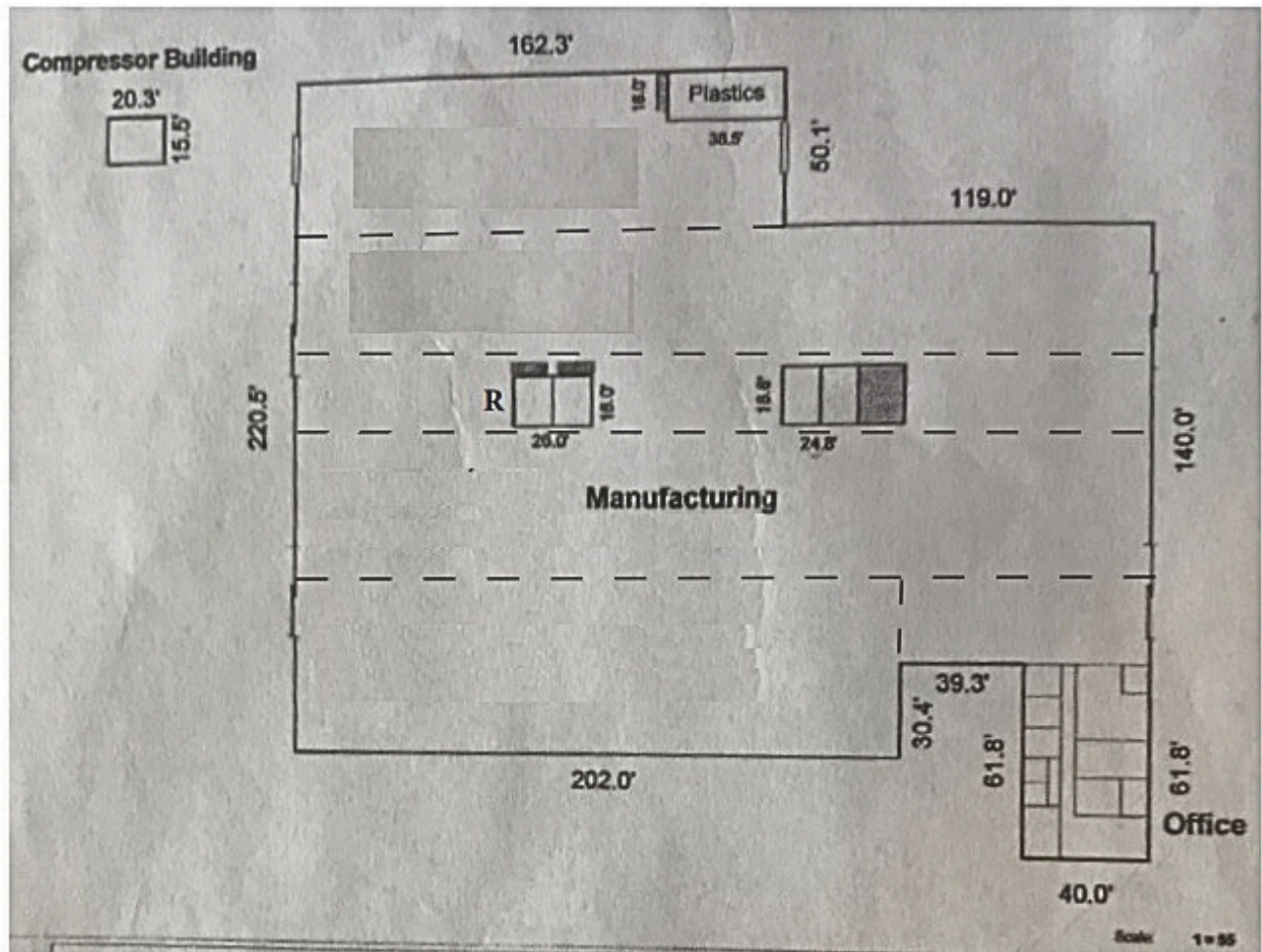


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## FLOOR PLAN





## 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.

<b>Team and Vasseur Commercial Real Estate</b>	<b>9015393</b>	<b>info@tvcre.com</b>	<b>(817)335-7575</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Charles "C.B." Team</b>	<b>563820</b>	<b>cteam@tvcre.com</b>	<b>(817)335-7575</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)