



# COMMERCIAL OPPORTUNITY

## 3804 SOUTH STREET NACOGDOCHES, TX

### General Business Opportunity on HWY 59 South

#### Exclusive Features

- 22,000+ sq.ft. Total
- 3,500 sq.ft. Retail Space (CHA)
- 7,200 sq.ft. Office Space (CHA)
- 12,000 sq.ft. Warehouse
- 275' US HWY 59 South Road Frontage
- 600 amp, 3 Phase Electrical Service

#### Warehouse Features

- 20 ft Eave Height, 1:12 Roof Pitch
- (3) Dock Loading 12 ft H x 10 ft W
- (4) Ground Level Doors 14 ft H x 12 ft W
- 15 ft Awning Height
- 6,280 sq.ft. Fenced Concrete
- 3,200 s.qft. Canopied Concrete



<https://view.360mediaofeasttexas.com/3804-South-St/idx>