

APACHE INDUSTRIAL PARK - FOR LEASE

13306 Texas 110, Tyler, TX 75707

FOR LEASE



Lease Rate	\$5.50 SF/YR + NNN
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OFFERING SUMMARY

Available SF: 1,259 - 9,009 SF

PROPERTY OVERVIEW

This versatile property offers suites that can be leased individually or combined, providing flexible options to accommodate a range of business needs—ideal for those seeking a blend of office functionality and industrial capability.

PROPERTY HIGHLIGHTS

- Suites available separately or combined
- Outside of City Limits; no zoning requirement
- 10' overhead door per suite
- Showroom area, multiple offices, restroom in each suite, and ample warehouse space



Drake Real Estate & Investments
11621 CR 166, Tyler, TX 75703
903.581.3737

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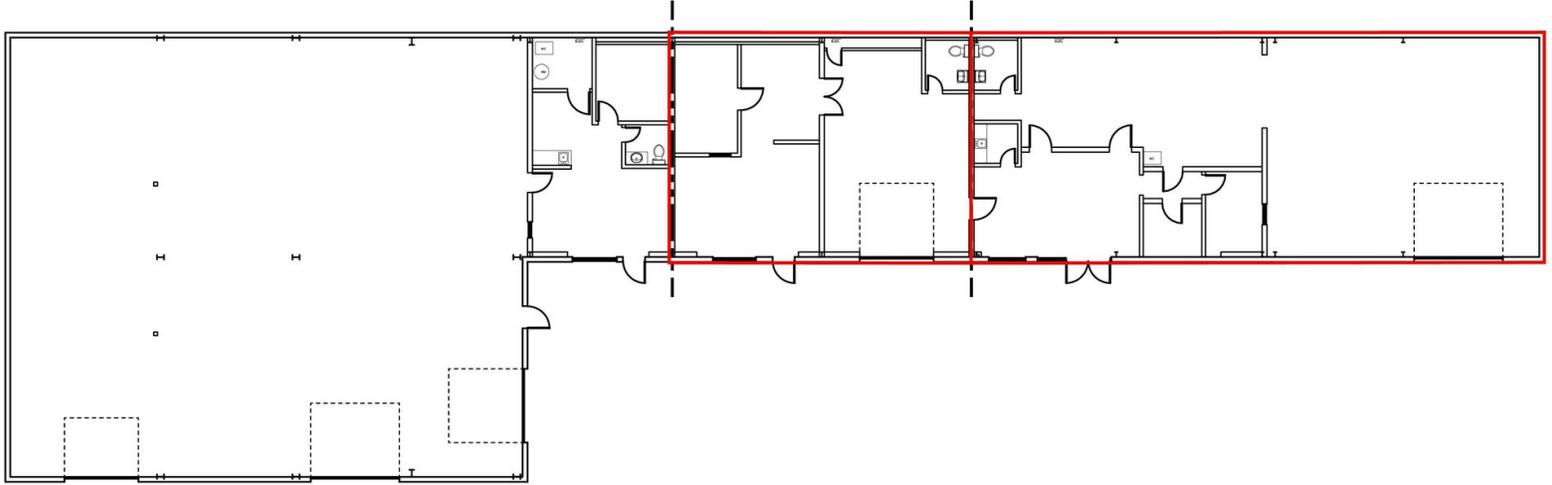
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**SUITE
300**
4913 SF.

**SUITE
200**
1259 SF.

**SUITE
100**
2409 SF.

LEASE INFORMATION

Lease Type: NNN
Total Space: 1,259 - 9,009 SF

Lease Term: Negotiable
Lease Rate: \$5.50 - \$6.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
13306 Hwy 110 S. Ste 100	2,409 SF	NNN	\$5.50 SF/yr
13306 Hwy 110 S. Ste 200	1,259 SF	NNN	\$5.50 SF/yr
13306 Hwy 110 S. Ste 100 & 200	3,668 SF	NNN	\$5.50 SF/yr
13306 Hwy 110 S. Bldg 1	9,009 SF	NNN	\$6.50 SF/yr



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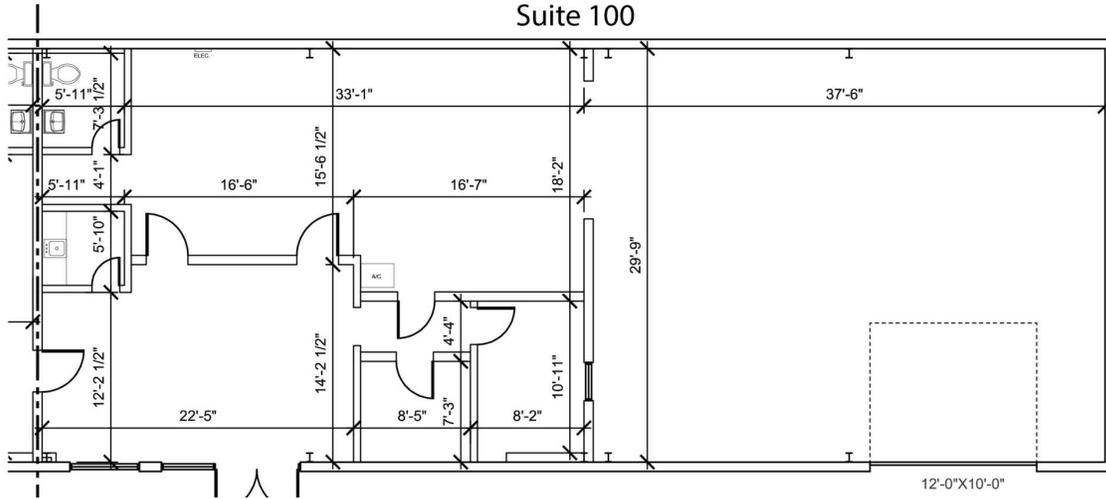
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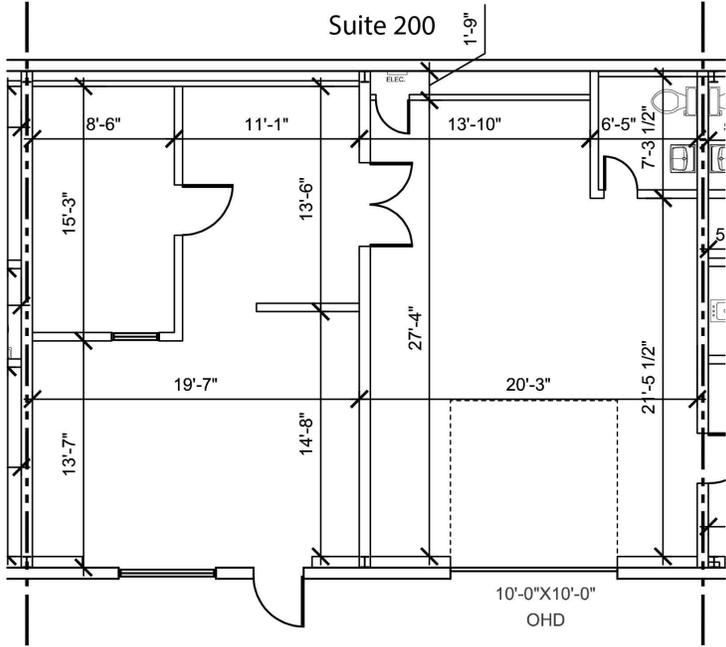
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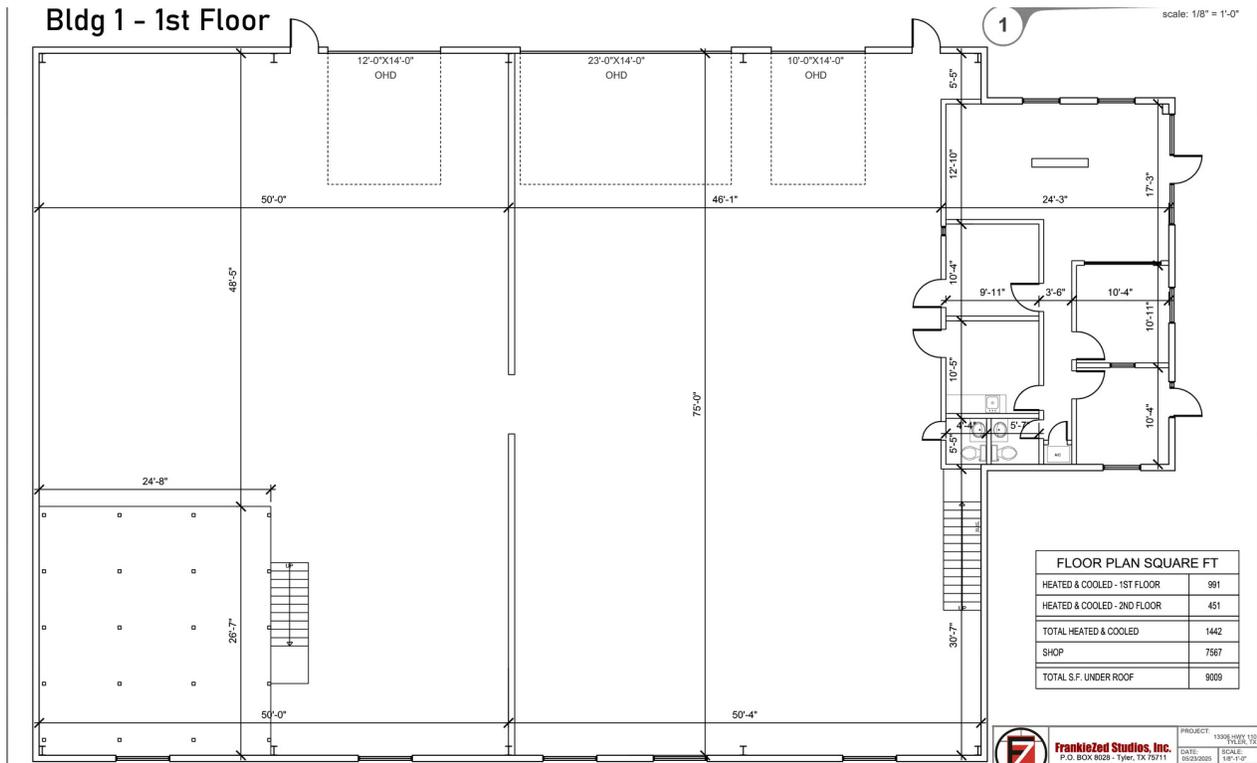
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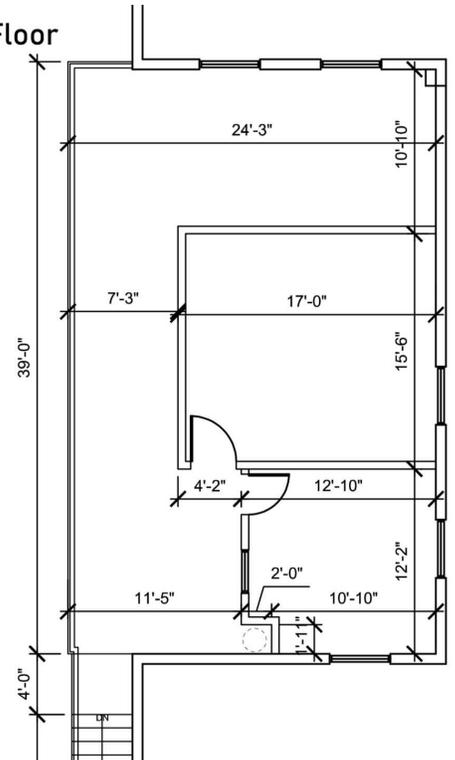
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Bldg 1 - 2nd Floor



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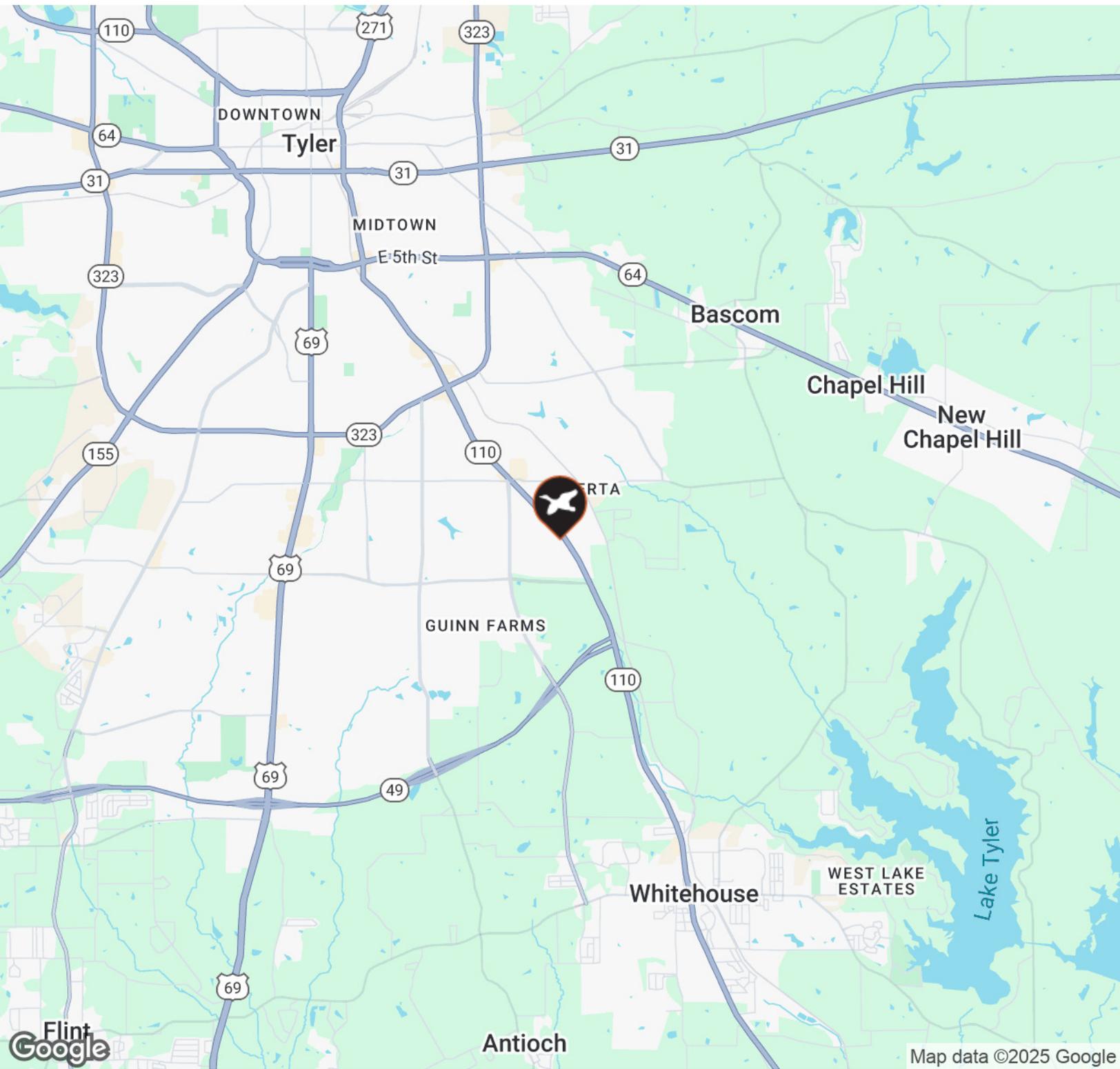
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