

**Former Celebrating Home & Garden
2938 Brown Road
Marshall, TX**

**Approximately 528,750 sf on 38.5 acres (additional 11.1
acres could be made available across the street)**



CONTACT:

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BUILDING SIZE:	Approximately 528,750 sf
GROUNDS:	Approximately 38.5 acres (additional 11.1 acres could be made available across the street)
NUMBER OF BUILDINGS:	One modern single story Industrial facility
PROPERTY CONDITION:	Excellent
CONSTRUCTION DATE:	2001
CONSTRUCTION:	Floors: 6"-8" Reinforced concrete Walls: Insulated metal panel Columns: Circular Steel Roof: Built up metal deck and standing seam
CEILING HEIGHTS:	Varies from 15' clear under joist to 35' clear under joist Building #5 – 15' at the side wall - 28' clear at the center line Building #6 – 19' at the side wall - 30' clear at the center line Building #8 – 17'7" at the side wall – 35' clear at the center line Building #9 – 19'8" at the side wall – 35' clear at the center line Building #10 – 21'8" at the side wall – 33' clear at the center line
COLUMN SPACING:	75' x 25' throughout
LIGHTING:	Some LED lighting but majority is T-8 and T-12 fluorescent throughout
POWER:	Supplied by SWEPCO / AEP; there are 3 exterior pad mounted transformers; 1- 500 KVA and 2-1500 KVA; switchgear panels throughout rated at 480/277 volt 3-phase 4 wire with 1200 and 1600 amp capacity. There are 2 – backup generators; 1 – Caterpillar 750 KW, 1 – Olympia 35 KW
WATER:	Supplied by City of Marshall
SEWER:	Supplied by City of Marshall
NATURAL GAS:	Supplied by CenterPoint Energy
HEAT:	Supplied via ceiling suspended gas fired space heaters

VENTILATION:	There are numerous fans mounted in walls throughout all areas
FIRE PROTECTION / SPRINKLER SYSTEM:	Facility is 100% sprinklered via a Wet system
TELECOMMUNICATIONS:	Fiber Optics provided by AT&T
COMPRESSED AIR:	Facility had two (2) compressors, but they have been removed; some air lines remain in place
OFFICE:	Approximately 7,000 sf of two (2) story fully air-conditioned office space (3,500 sf per floor) with dropped acoustical tile ceiling; carpet flooring; break and conference rooms, located on western wall of building #8; Various mezzanine office space located in building #10 and throughout the rest of the facilities
RESTROOMS:	Men's and women's restrooms located throughout the office and warehouse areas
TRUCK LOADING:	Total 72 dock high doors and 6 ramp level / drive in doors as follows: Building #5: 17-8'x10' dock high doors run along the south side of the building; equipped with levelers and sealers; 1 – 12'x12' ramp level entrance Building #8: 35 – 8'x10' dock high doors (31 along north side; 3 along the east side and 1 along the west side); 2-14'x14' ramp level entrances; 2- 12'x12' drive in doors along the east side Building #9: 4 – 8'x10' dock high doors along the north side Building #10: 6 – 8'x10' dock doors on the southwest side; 10 – 8'x10' dock doors on the southeast side; 1-14'x14' ramp level entrance All dock high doors are equipped with levelers and seals
TRUCK TRAILER STAGING:	There is acreage and two (2) concrete pads in place (1- west side; 1 – east side) for truck trailer parking
SECURITY:	Facility is fully secured via alarm system that is linked to fire and police departments; there are interior and exterior cameras in place as well
PARKING:	Approximately 300 paved and lighted spaces

MISCELLANEOUS:

- Guard shack
- Break room and office areas
- Facility is located in Triple Freeport Exemption area
- Labor shed within 50 miles is over 800,000 people
- Facility will have service road frontage / access from I-20 within 2 years

ZONING:

No zoning; facility is available to be utilized for light to heavy industrial uses

LOCATION DESCRIPTION:

The property is ideally located along the north side of I-20, and minutes to US Hwy 80, US Hwy 59 and Route 42. Harrison County Airport in Marshall is approximately 2.5 miles; Dallas/Fort Worth International Airport at 176 miles.

Distance to other major cities and ports include:

- Shreveport at approximately 37 miles
- Oklahoma City, OK approximately 343 miles
- Port of Houston approximately 219 miles

MAJOR COMPANIES NEARBY:

Eastman Chemical, General Cable (now Prysmian Group), Trinity Industries, Legacy National Cabinet (Republic National Cabinet Group), and Wesco Valve & Manufacturing

FORMER USE:

Distribution and light manufacturing for retail goods including picture frames

TAXES:

2023 property taxes are approximately \$59,005 (\$.11/sf)

- School \$42,107
- County \$12,508
- ESD \$ 4,390

PLAN:

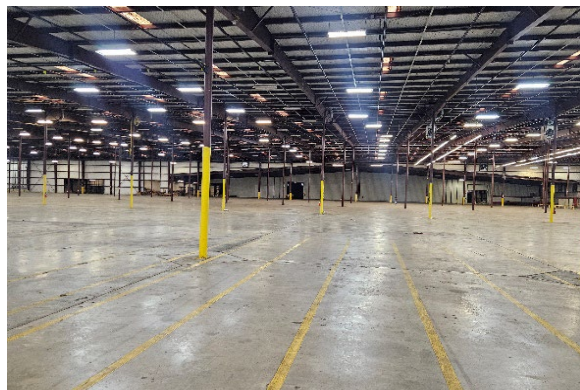
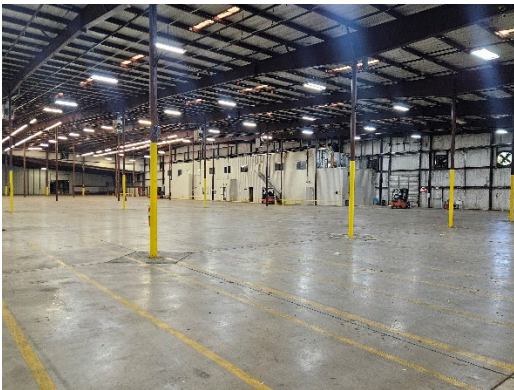


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PHOTOS:



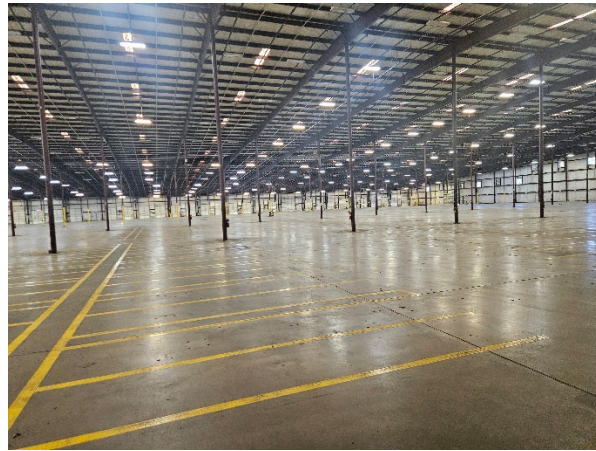
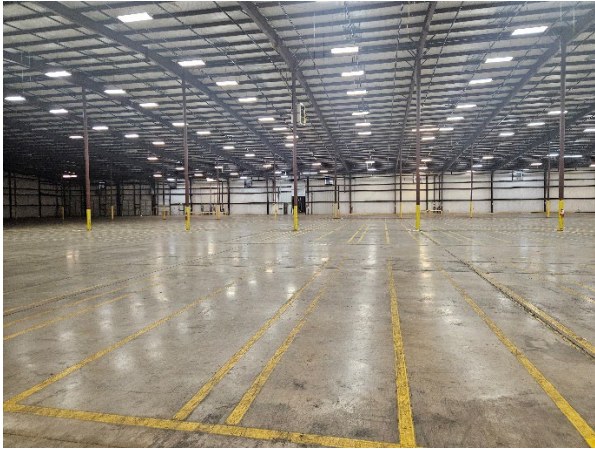
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