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851 West Harrison Road Longview, Texas



- 29,000 ft² Warehouse/Office
- 6,860 ft² Office Building
- 20,000 ft² Warehouse
- 2,748 ft² Equipment Building
- 1,675 ft² Fuel Building
- 6 Acres
- Zoned Heavy Industrial
- Site is Fully Fenced
- 10- 20' Overhead Doors
- 2 Bridge Cranes
- 2- 25' Wide Wash Bays



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Almost 30,000 sq ft under roof – offices, warehouses, maintenance facility, training areas – on a 6-acre fenced equipment / truck yard suitable for a regional service facility or headquarters for a variety of businesses:

- Energy Service contractors
- Heavy Equipment / Construction contractors
- Heavy Haul Trucking contractors
- Equipment Rental businesses
- Trucking company operations – maintenance and logistics
- Heavy Equipment / Off Highway / Heavy Truck maintenance businesses

This facility is perfect for any business that needs a large area to store equipment, repair / fabricate equipment, and manage an employee base.

Conveniently located in West Longview with easy access to I-20 through either Loop 281 or Hwy 42.

Shop Facility – 21,303 sq ft

- 5 Bay Shop with 10-ton overhead crane
- Warehouse
- Equipment Wash Bays
- Tool / Supply Storage
- Maintenance staff offices
- Employee Training Room

Fueling Islands / Crew Facilities – 1,675 sq ft

- Two Fueling Islands – Diesel & Gasoline
- 25,000 two chamber fuel tank – diesel and gasoline
- Crew Change room with lockers
- Bathroom
- Ice machine and air compressor hook ups

Office – 6,860

- Modern office – completely updated 2023
- Two conference rooms
- 5-6 executive offices
- Breakroom
- Copy and file storage room



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Property Specifications:

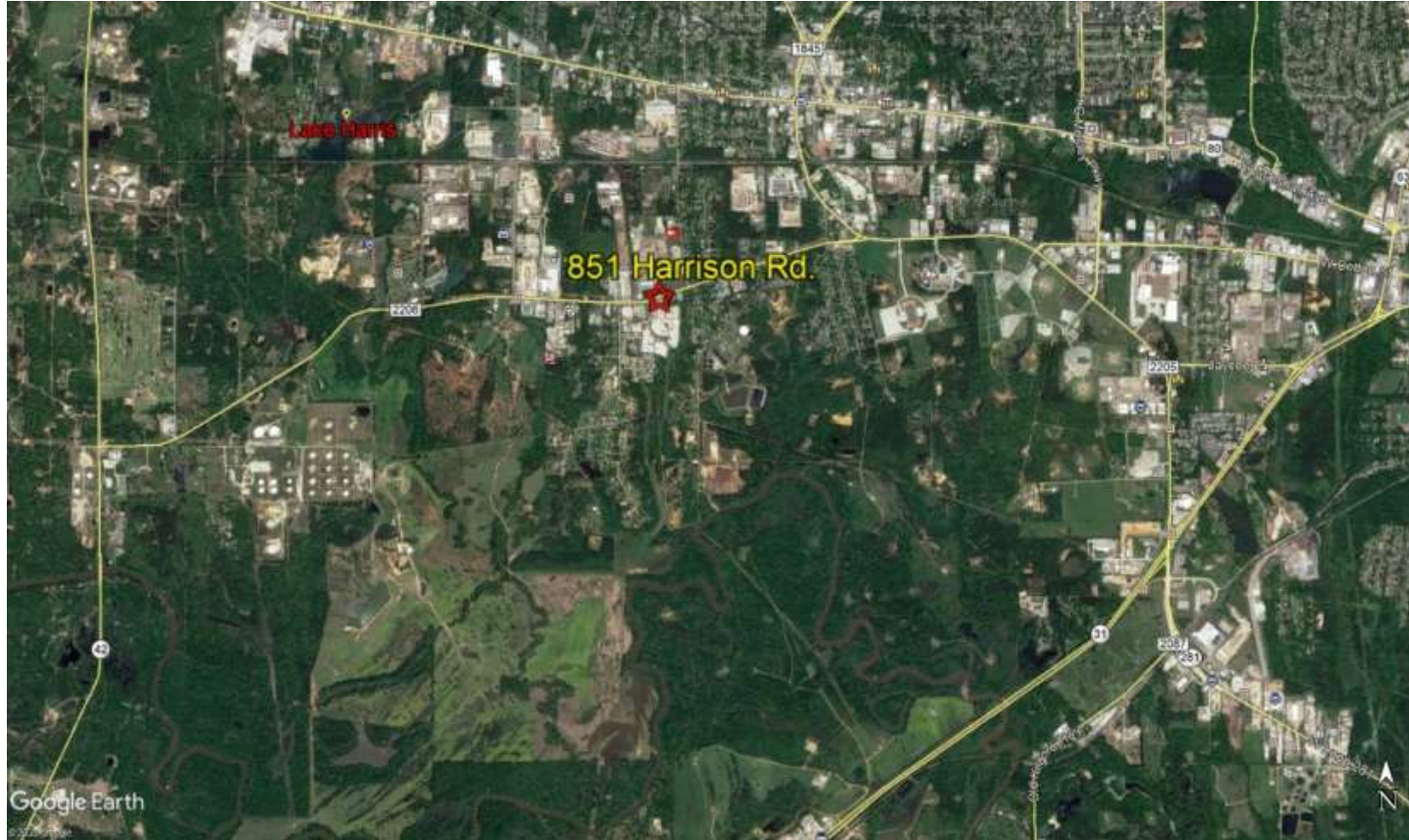
Zoning:	Heavy Industrial
Lot Size:	6 Acres
Total Ft ² :	+/- 29,000
Year Built:	2006
Year Renovated:	2020
Clear Height:	28'
Electric:	AEP Swepco
Water/Sewer:	City of Longview
Gas:	Atmos





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Newly expanded Harrison Road is four lanes with a center turn lane.

The facility is just one mile west of Loop 281 in Longview and 2.6 miles east of Highway 42 with easy access to I-20.



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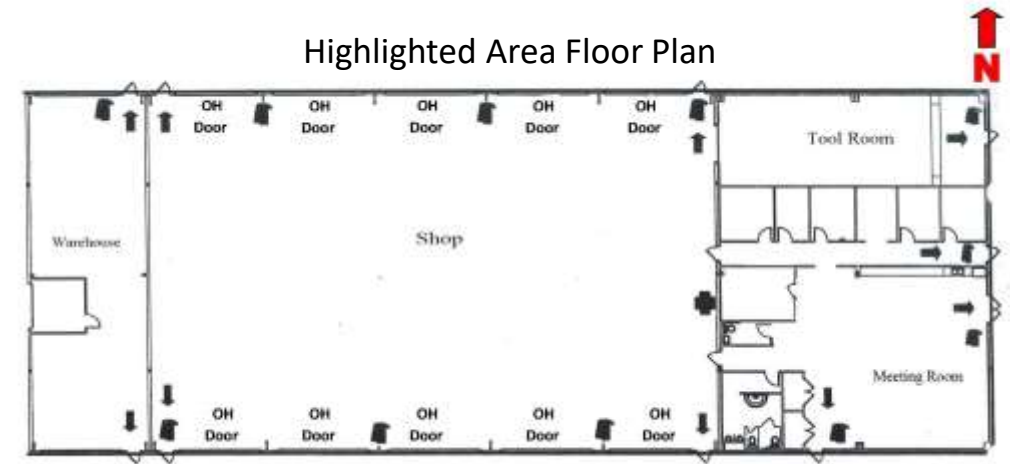
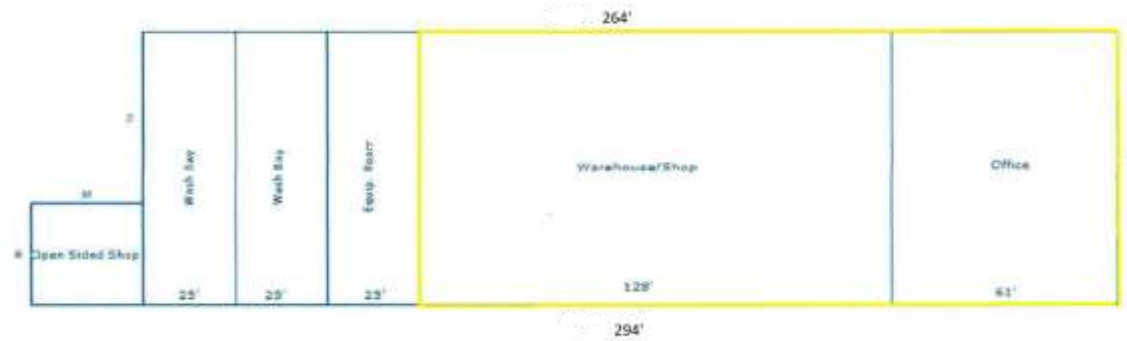
In addition to the yard space, the facility also has an employee parking lot with up to 80 parking spaces.

There is also room for yard expansion if needed.



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Office Building



Facility includes a 5600 ft² office building with 8 offices and two conference rooms.

There is also a large flex space that could be used for filing cabinets, meeting space, or 4 large cubicles.





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Executive Offices and Conference Rooms





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Reception Area



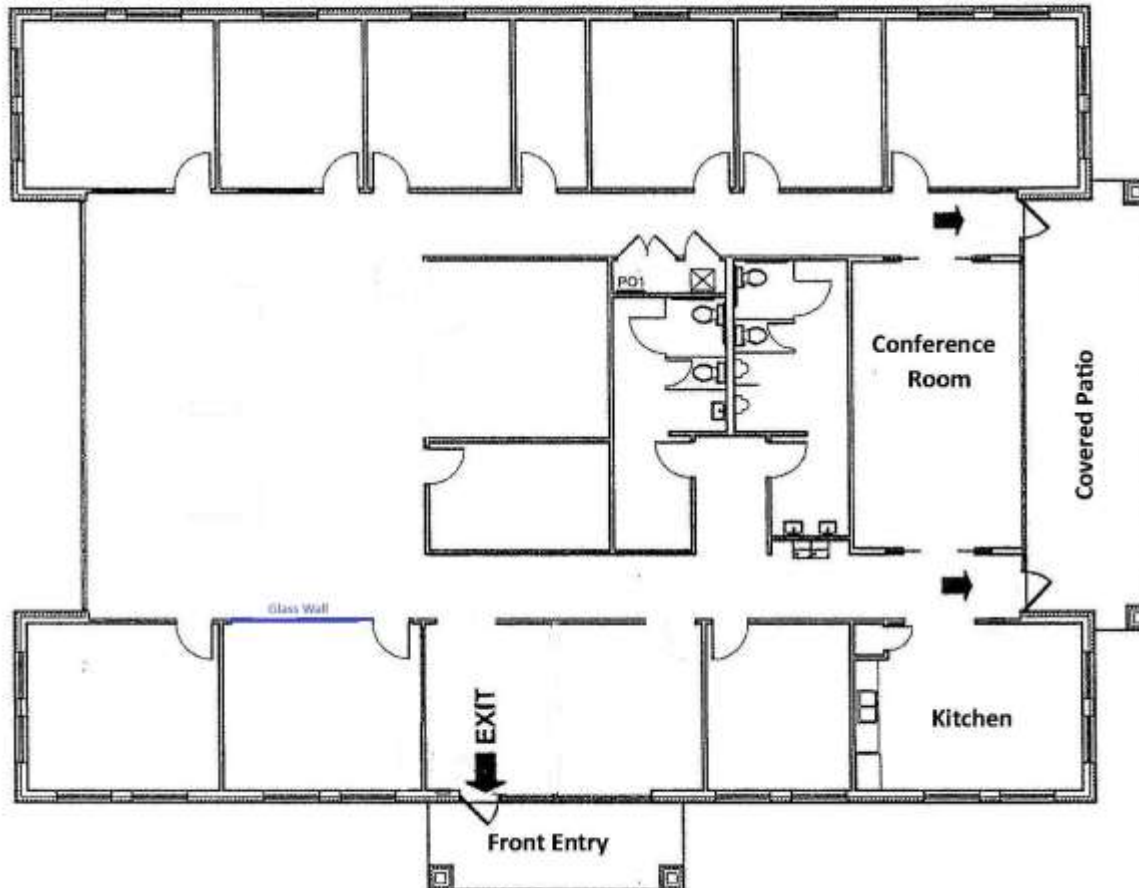


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851 Harrison Rd. Floor Plan



The office building was renovated in 2020 and includes new built-ins, a glass-walled conference room, and magnetic glass dry-erased boards.

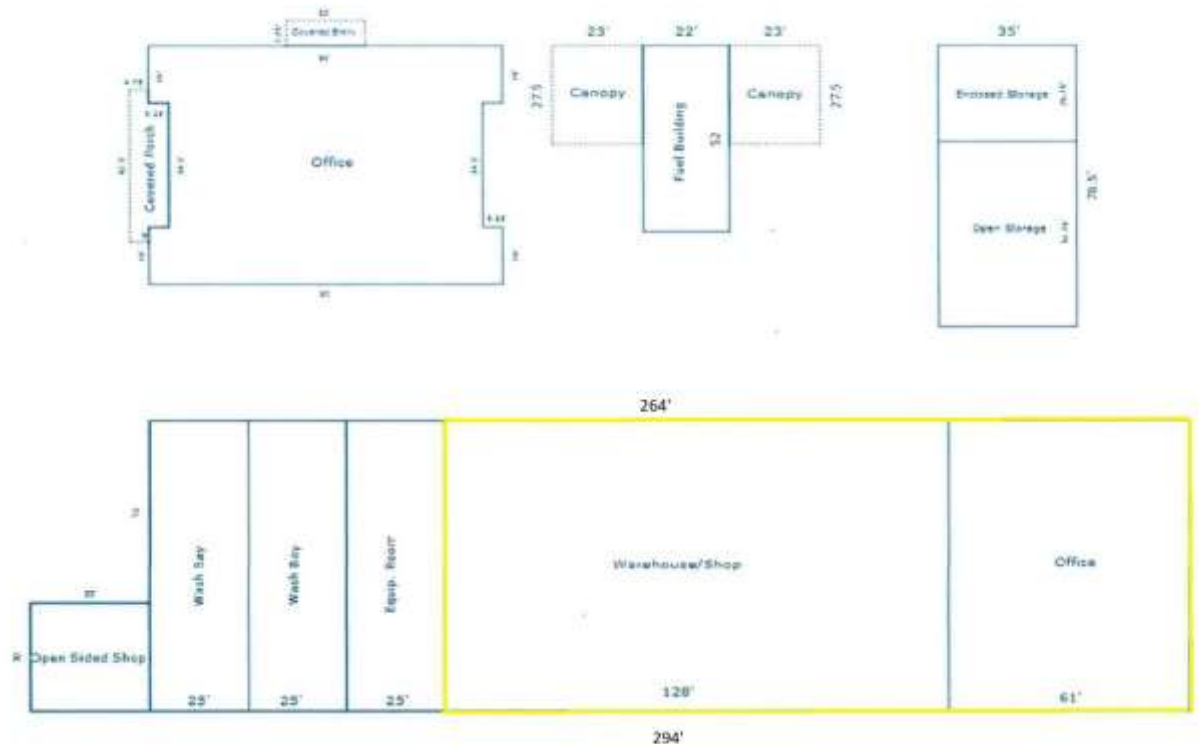


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The facility includes four buildings. The main shop/warehouse, the office, a storage facility, and a fuel island. The fuel island also has bathrooms, air, water, and hookups for ice machines. Fuel canopies on either side of fuel island have two fuel stations and there is a 16,000 gal. diesel tank and 9,000 gal. gasoline tank.



Storage Building



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Current tenant's lease runs through March 31, 2026.

FOR LEASE:

- 5-10 Year Term
- \$26,500 / Month NNN
- CPI Escalation annually beginning on second anniversary
- Estimated Property Taxes \$44,000

FOR SALE:

\$5,500,000

The landlord would consider leasing or selling the shop and office building separately.