

# WAREHOUSE/DISTRIBUTION FOR SALE & LEASE

1905 W Gentry Pkwy, Tyler, TX 75702

FOR SALE & LEASE



Sale Price

**\$1,850,000**

Lease Rate

**\$3.50 SF/YR (NNN)**

## PROPERTY OVERVIEW

Located on the northwest corner of Gentry Parkway & Wolford Avenue. Currently laid out to facilitate multiple tenants, or great opportunity for an end user.

## PROPERTY HIGHLIGHTS

- 2,816sf of office
- 43,429sf of warehouse
- Completely climate controlled
- Single phase power
- Interior wash bay
- First building constructed in 1961, additions added in 1974 and 1981
- Multiple dock high bays
- Three covered parking spaces, additional off street parking
- Fenced yard space

## OFFERING SUMMARY

Building Size:	46,245 SF
Lot Size:	1.74 Acres
Year Built:	1961
Zoning:	C-2



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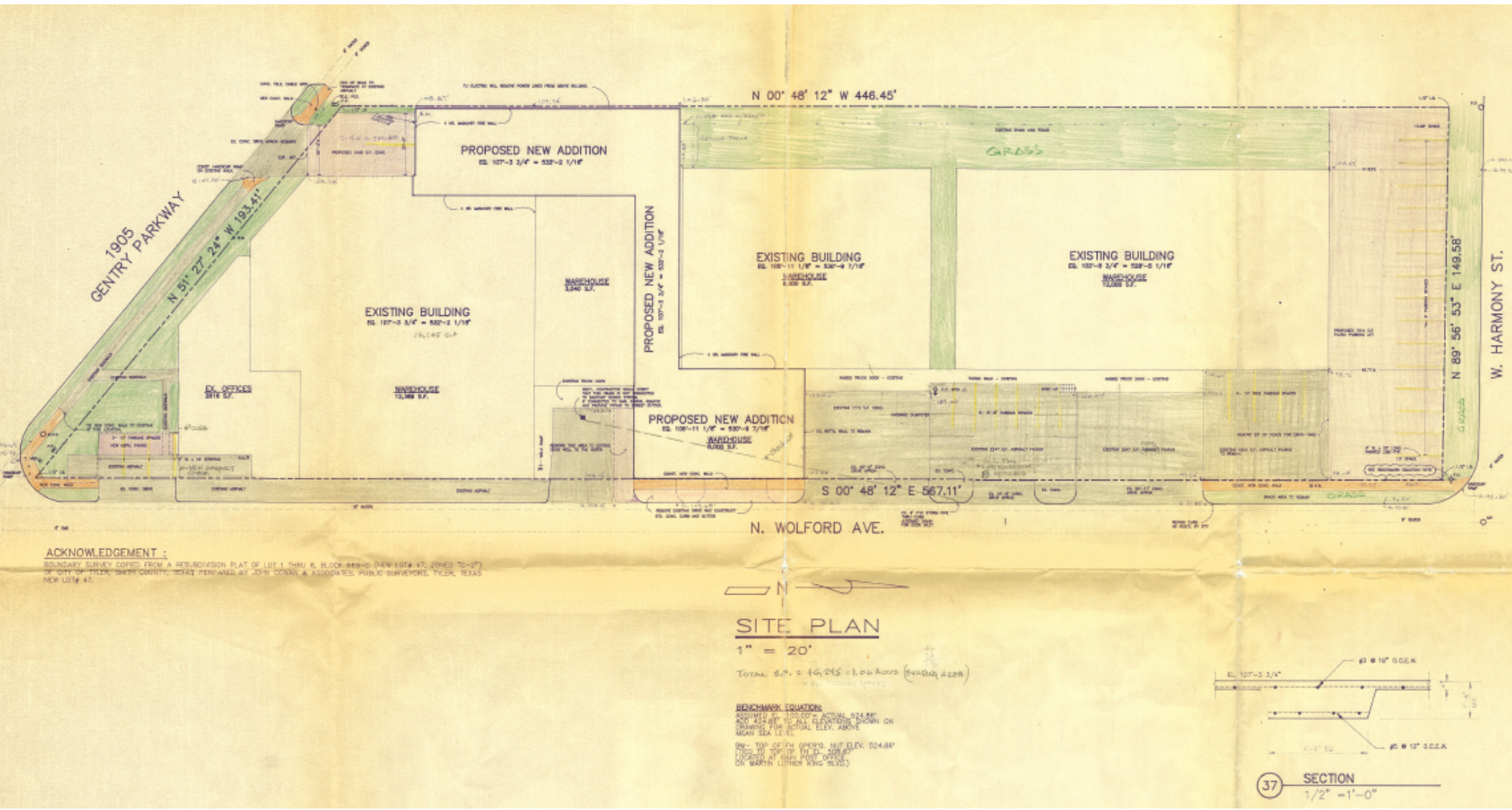
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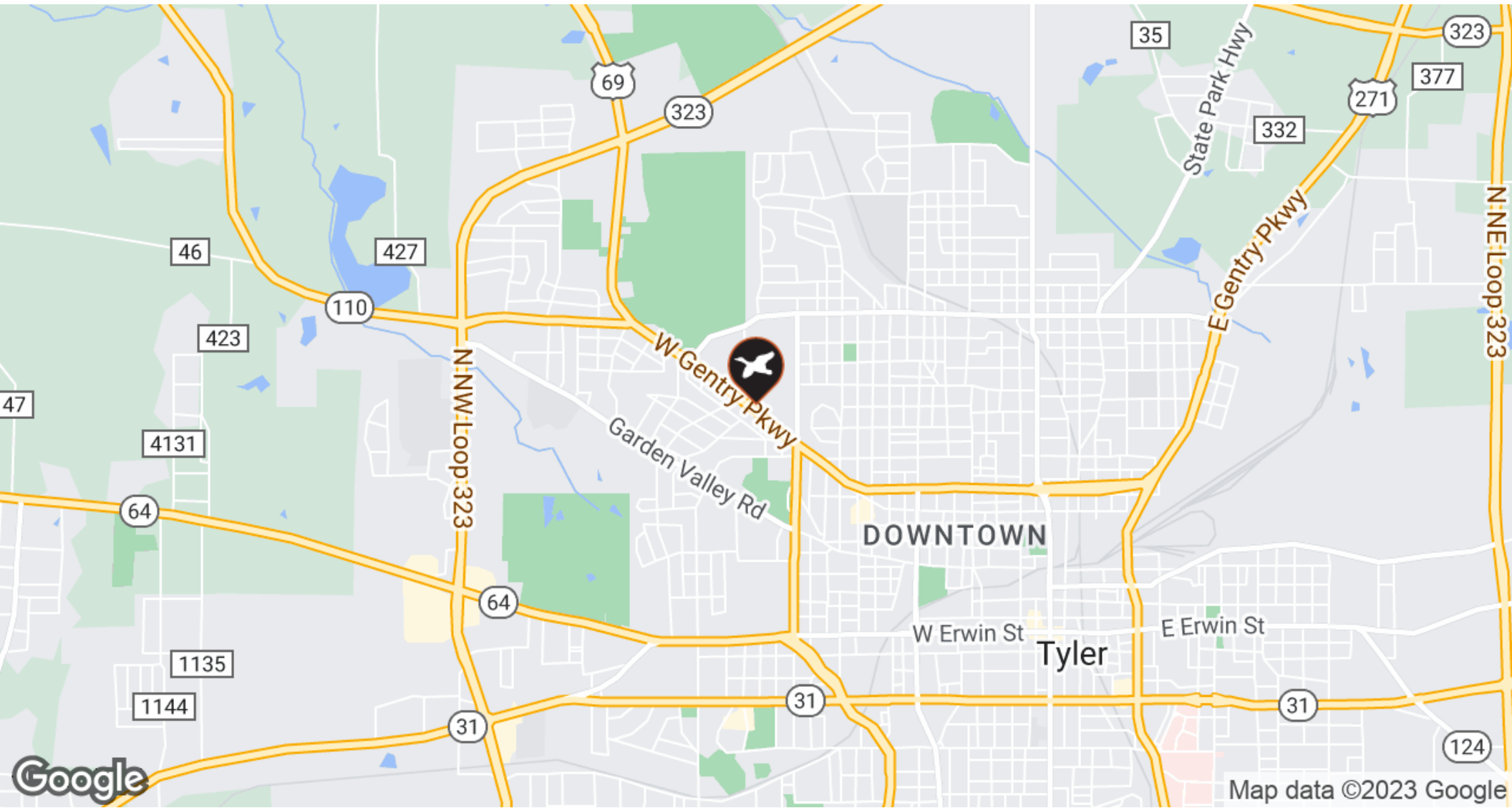
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