

Offering Summary

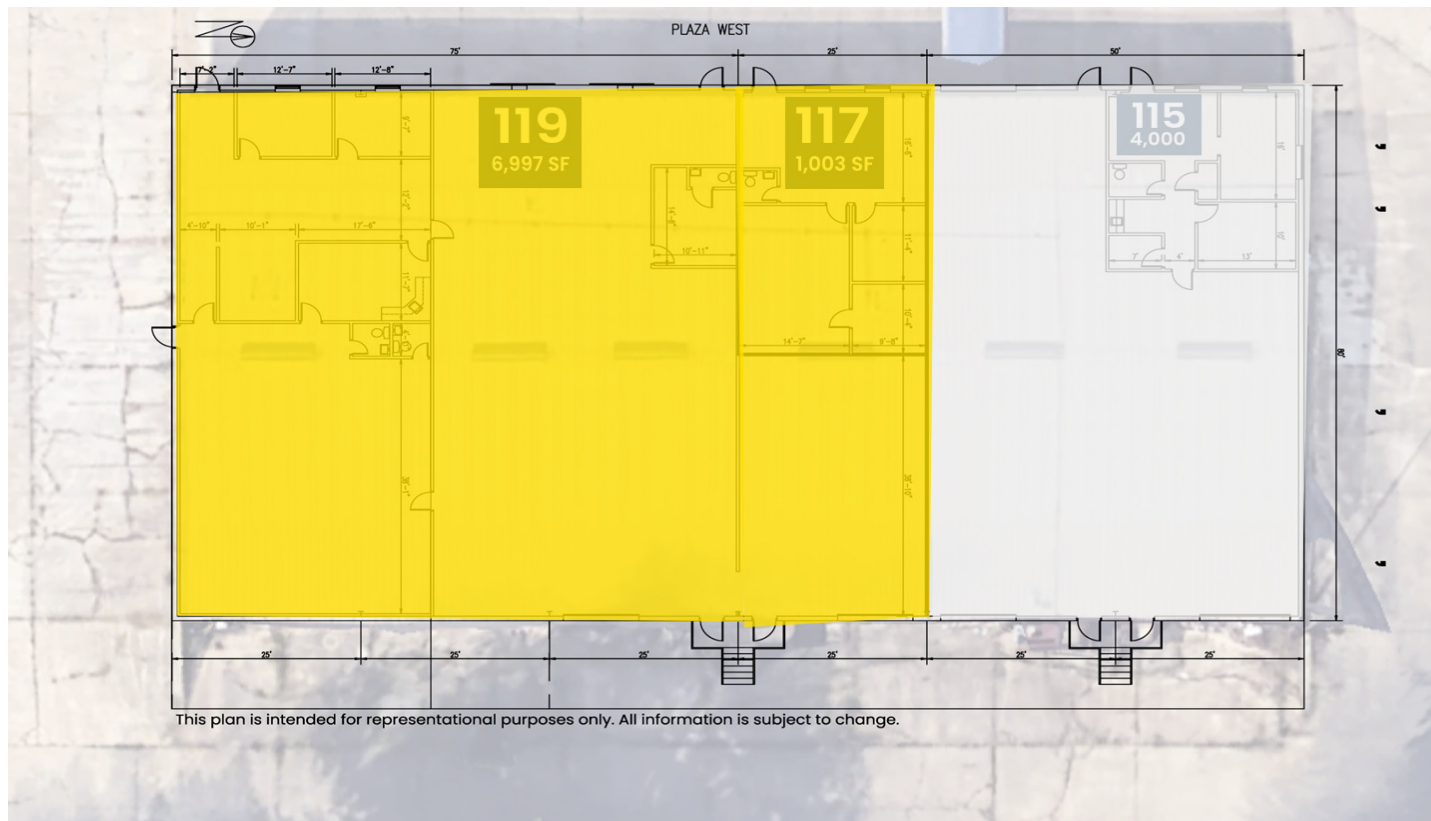
| | |
|----------------|---------------------------|
| Lease Rate: | \$6.86-\$12.00 SF/yr (MG) |
| Building Size: | 12,000 SF |
| Available SF: | 1,003 - 8,000 SF |

Property Highlights

- Total Available: Approx. 8,000 SF
- Multi-unit configuration: 115, 117, 119 Plaza W
- Grade-level and dock-high loading
- Fenced and paved yard

Property Overview

This light industrial/business commercial property offers flexible leasing options with a combination of warehouse, office, and showroom space. The building features grade-level and dock-high overhead doors, a fenced and paved yard, and is zoned Light Industrial, making it ideal for a variety of uses including distribution, service businesses, and specialty operations. Situated in Texarkana's Plaza W, this property offers excellent access to major roadways and is surrounded by a mix of commercial and industrial businesses. Nearby amenities include dining, retail, and service providers, making it convenient for employees and clients alike.



Lease Information

| | | | |
|--------------|------------------|-------------|--------------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 1,003 - 8,000 SF | Lease Rate: | \$6.86-12.00 SF/yr |

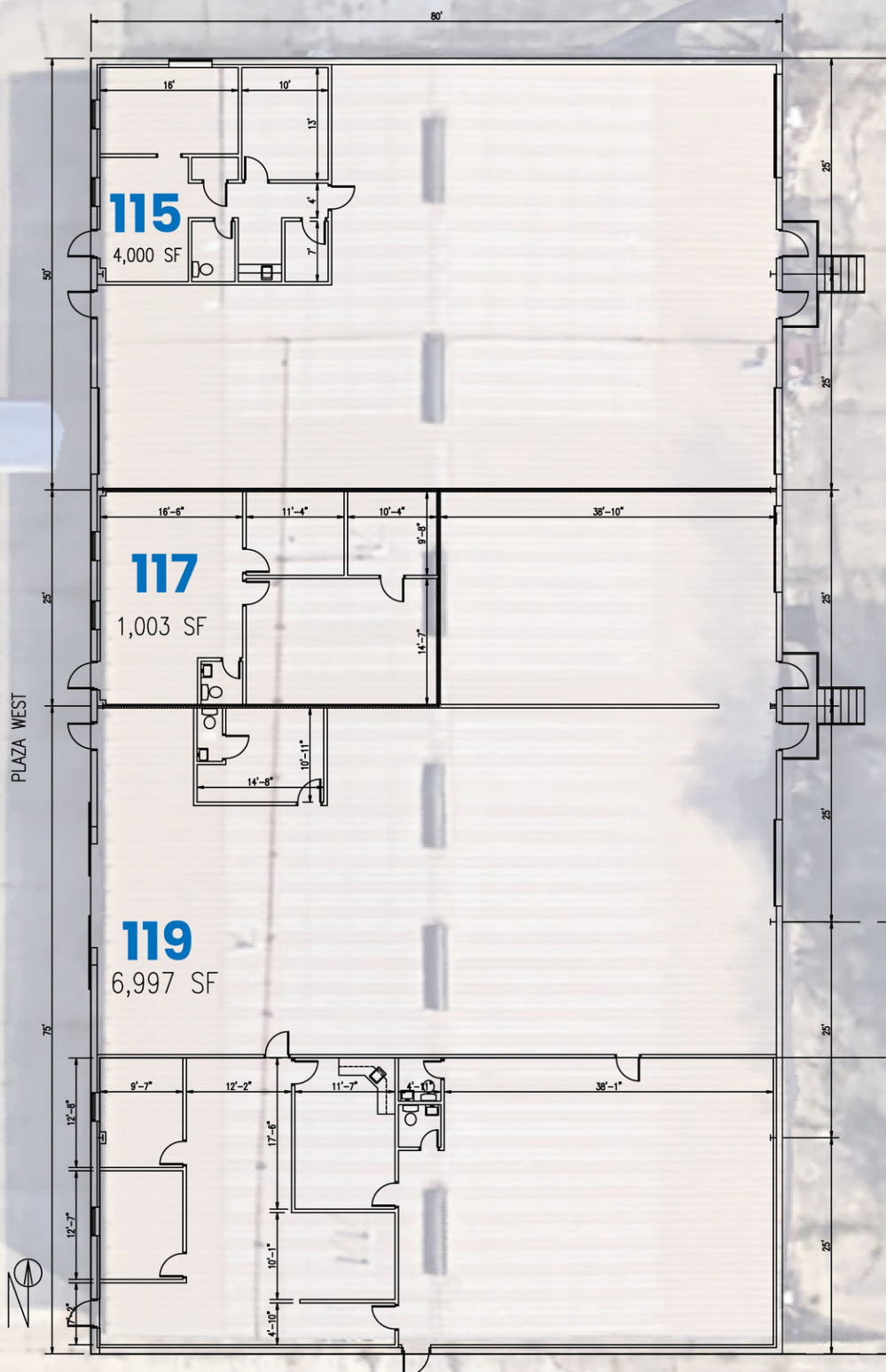
Available Spaces

| Suite | Size | Type | Rate | Description |
|-------|------------------|----------------|--------------------|---|
| ■ 117 | 1,003 SF | Modified Gross | \$12.00 SF/yr | Suite 117 offers two private offices, a large executive suite or conference room, a reception area, and a private restroom. It's an excellent fit for a hair salon, beauty or esthetician services, or a small professional office, with convenient access and strong visibility. |
| ■ 119 | 6,997 - 8,000 SF | Modified Gross | \$6.86-10.00/SF/YR | Suite 119 features a flexible office/shop/showroom layout with three private offices, a common work area or breakroom, and three restrooms. The space also includes a warehouse area with dock-high overhead doors and a shop area with a drop ceiling suitable for light manufacturing or assembly. It's ideal for a service business, showroom operations, or light industrial use. |



117 Plaza W
Texarkana, TX 75501

Industrial Property For Lease



This plan is intended for representational purposes only. All information is subject to change.

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

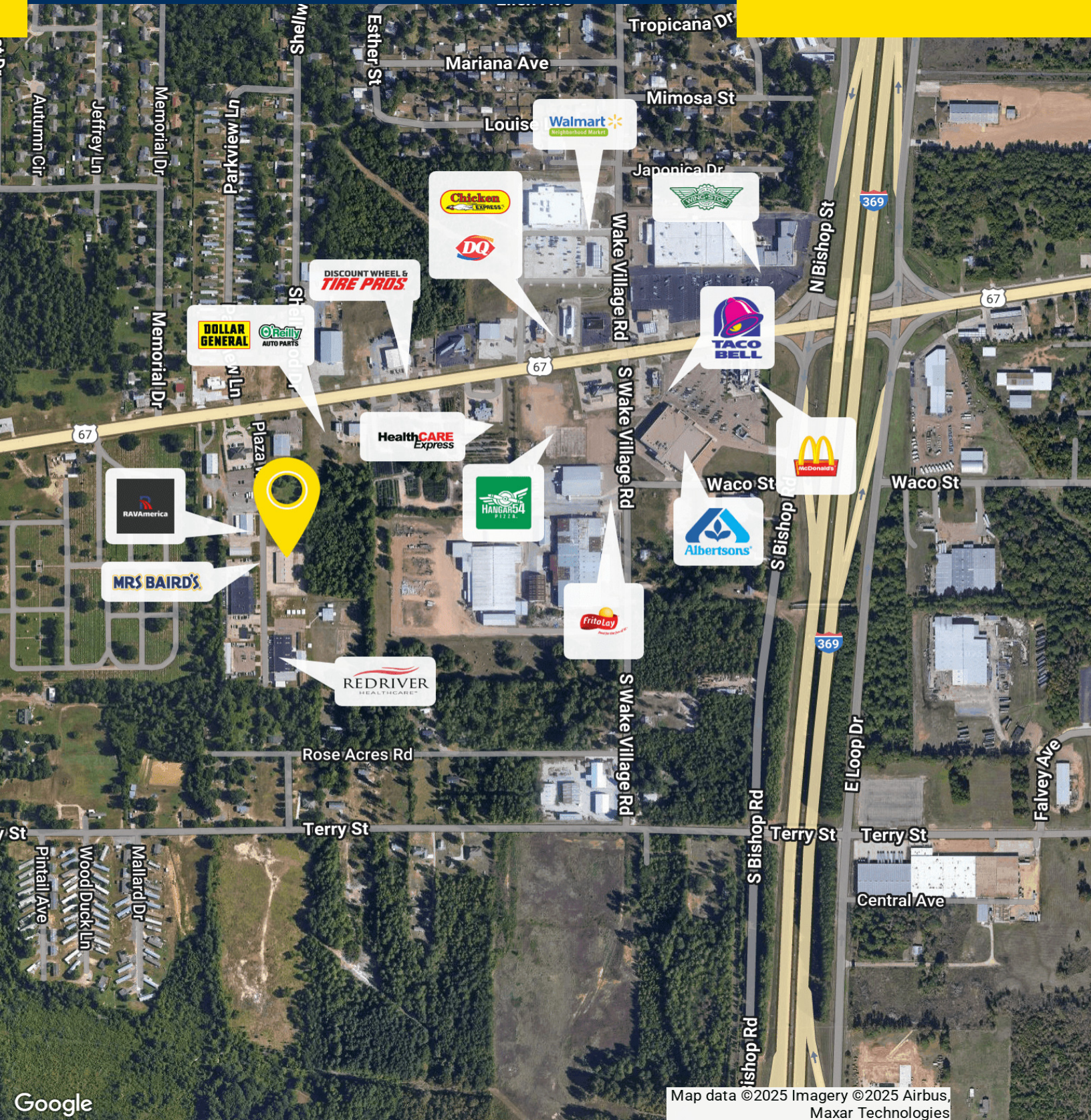




**SEALY &
COMPANY**

**117 Plaza W
Texarkana, TX 75501**

**Industrial
Property
For Lease**



Google

Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
Grants@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.