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**COLDWELL BANKER
COMMERCIAL**
LENHART
PROPERTIES INC.

1100 Judson Rd., Suite 400
Longview, TX 75601
Office 903-297-1444

1207 Champion Way, Longview, TX 75604



FOR LEASE

- ◆ 6,000 Total Sq. Ft. Office/Warehouse
- ◆ Consists of 1,600 Sq. Ft. Office and 4,400 Sq. Ft. Warehouse
- ◆ Located in the Champion Way Industrial Park
- ◆ Zoned Commercial
- ◆ 2-14' Grade Level Doors and 16' Clear Height
- ◆ Site is Fenced with a Small Yard in the Back

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.





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Aerial View





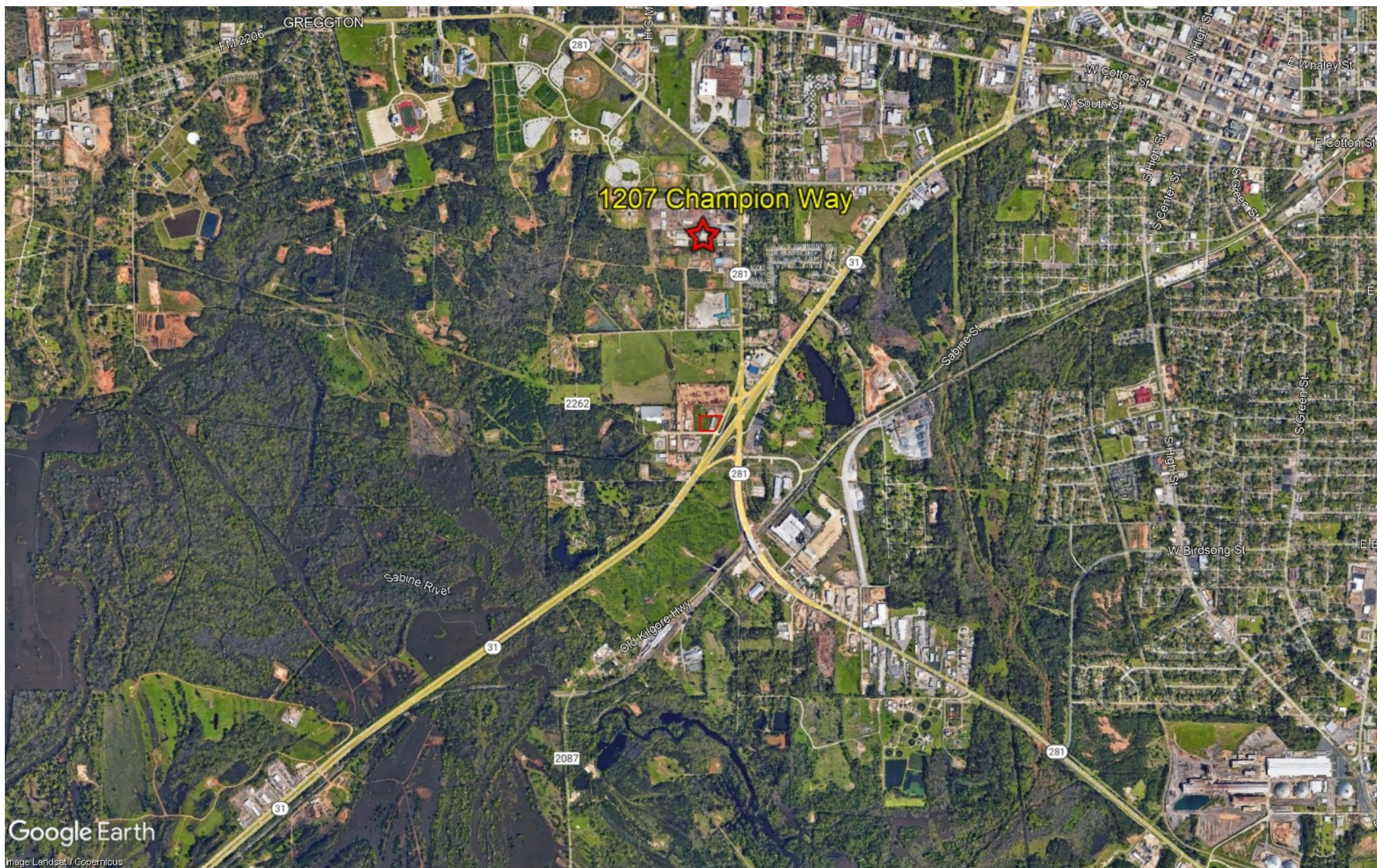
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Location Map





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Photos





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Floor Plan

1207 Champion Way Floor Plan

