



MANGRUM COMMERCIAL

COMMERCIAL REAL ESTATE



Building Size: 19,128+- sf

Land Size: 5.563+-

Area: Fenced Yard- Secure

Price: \$10,000 per month NNN

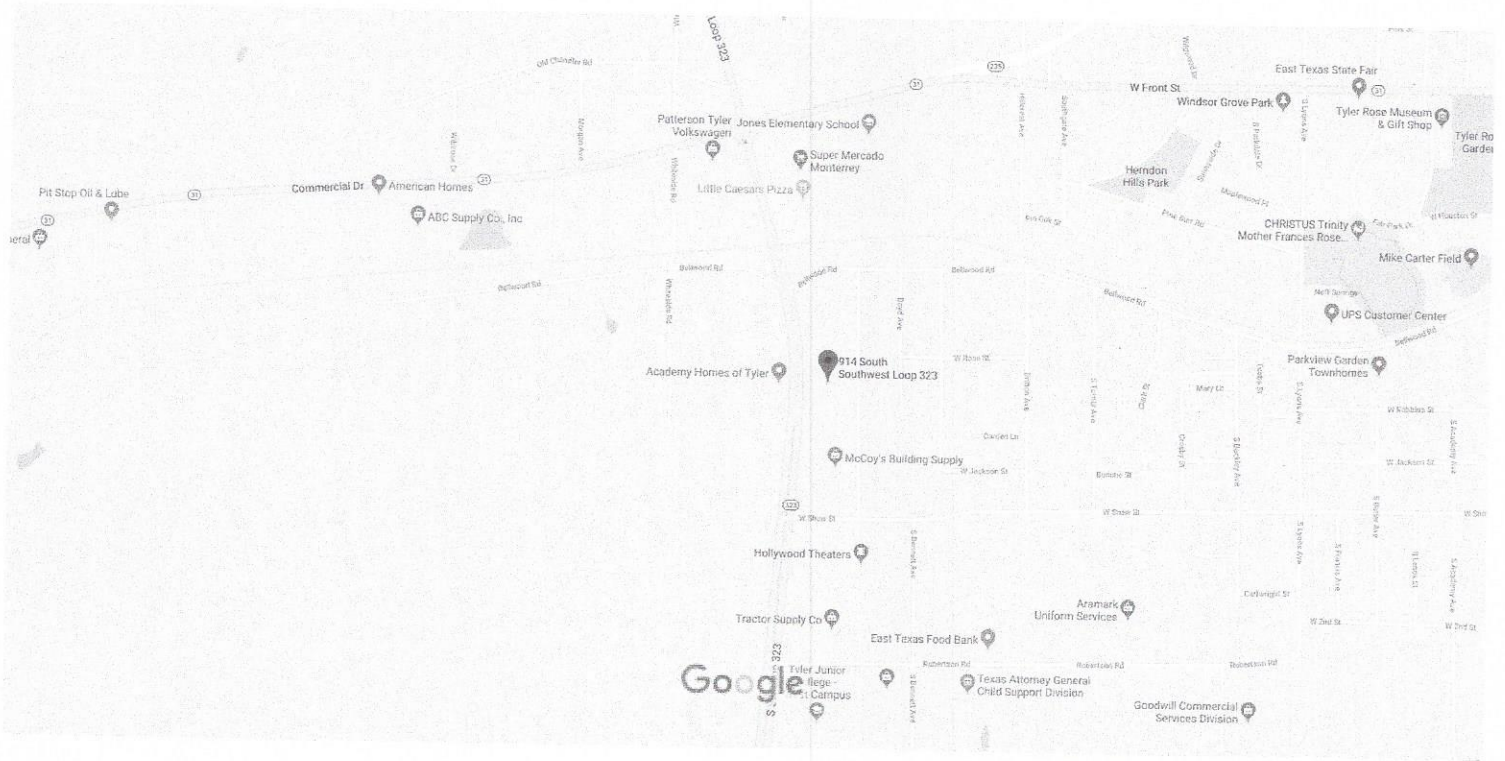
Contact: David or Collin Mangrum

David: 214-215-4899

Collin: 214-218-2552

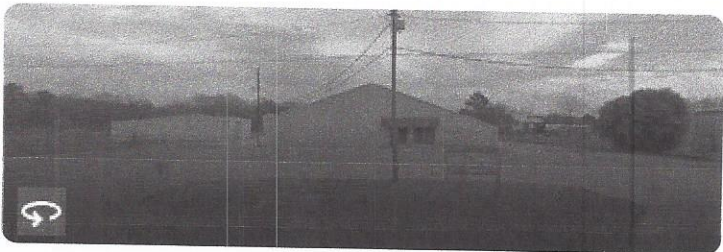
Google Maps 914 S SW Loop 323

Building size: 19,128 sq.; Land size: 5.563 acres; \$10,000 per month; NNN

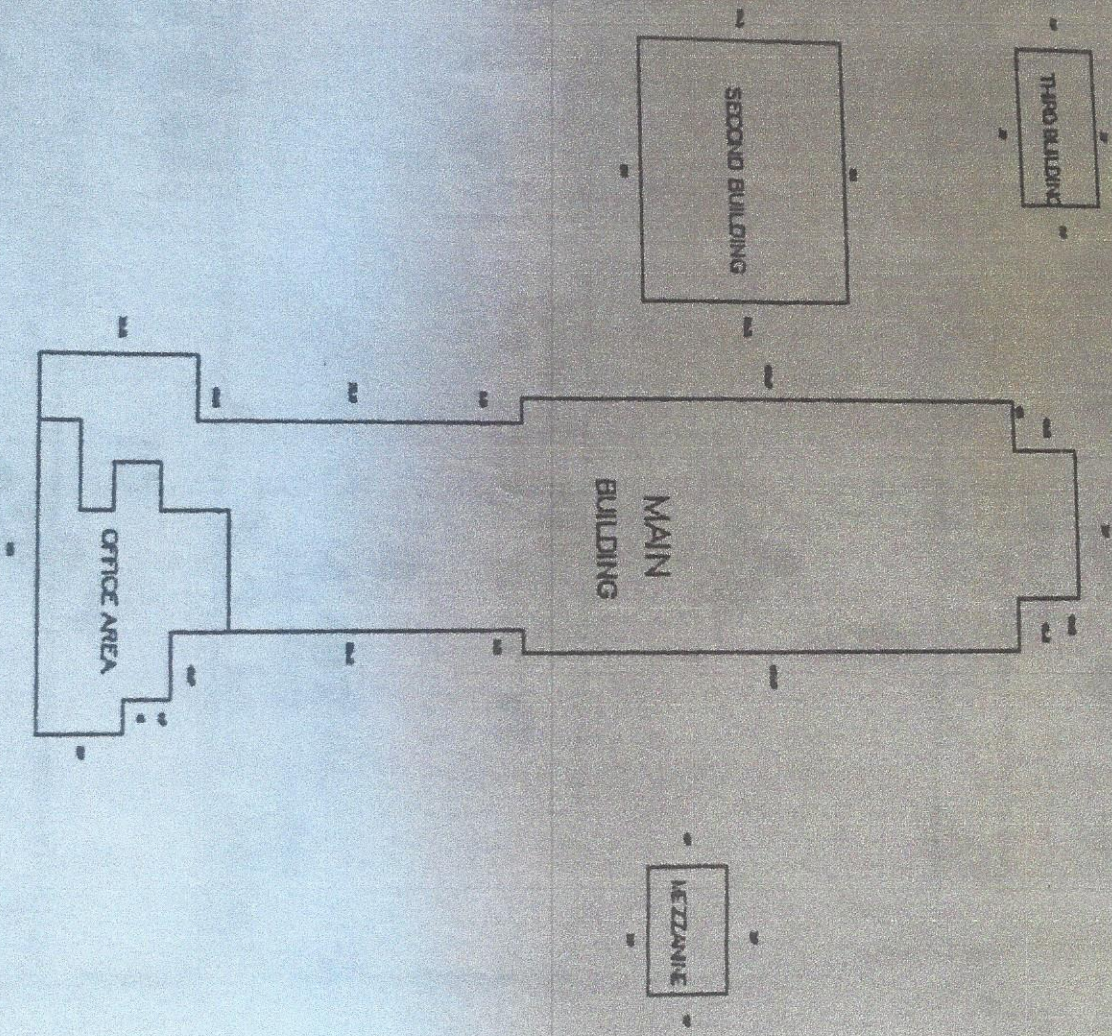


914 S SW Loop 323

Tyler, TX 75701



At this location



SCALE: 1 inch = 50 feet

SUBJECT PROPERTY

Easements

Without a current survey and title binder it is not possible to determine what type, if any, easements are on the subject site. Typical utility easements would be expected.

Deed Restrictions

To our knowledge, no deed restrictions affect or limit the use of the property; however, this should not be considered as a guaranty of warranty that no such restrictions exist. Deed restrictions are a legal matter, and normally only a title search by a title attorney discover any restrictions. Thus, it is recommended that a title search be made if any questions regarding deed restrictions arises.

SUBJECT IMPROVEMENTS

The subject improvements consists of three pre-engineered, steel buildings with a total of 19,128 square feet. Building area of the main warehouse structure is 15,058 square feet, of which 570 square feet is mezzanine space. Including the mezzanine space, there is a total of 3,040 square feet of air conditioned space. There is a second warehouse building containing 3,270 square feet , and a third building contains 800 square feet of warehouse space. Neither of these buildings are air conditioned.

The structures are metal buildings. The exterior façade of the office area is brick. The sales and office area has aluminum framed glass walls along front of the building. Interior ceilings in the showroom and offices are acoustic tile suspended in metal grids with fluorescent lighting. The office portion of this building is floored with carpet, while the service areas and break areas have linoleum. Interior walls of the office and service area are papered, painted drywall and paneling.

The warehouse areas have concrete flooring. The ceilings are insulated. There are twelve overhead doors in the main warehouse area. The subject improvements are considered average to above average in quality. The majority of the improvements were constructed in 1975. The improvements are considered to be in average condition. Site improvements include paving, signage and perimeter fencing.

CONCLUSIONS

The subject is the Future Equipment Company facility. The improvements contain approximately 19,128 SF and were built in 1975. The land to building ratio is 12.67:1. The subject has an effective age of 20 years and a remaining economic life of 25 years.

At the time of our inspection, the improvements appeared to be in average condition and well maintained. No major areas of physical deterioration were noted or reported to us.

