

2 WAREHOUSES FOR LEASE IN TYLER, TX – SINGLE PROPERTY

13420 HWY 155 South, Tyler, TX 75703

14,092 SF TOTAL WAREHOUSE/OFFICE/SHOWROOM

11,057 SF WAREHOUSE SPACE

Owner/Agent: Julie Philippus 985-789-6334 cell julie@dihold.com

Owner/Broker: Pat Diefenthal, Inc. 985-867-1801

North Building – 9,057 sf (3,039 sf office/showroom + 6,018 sf warehouse)

4 overhead doors – 2 inline front/back 14'w x 18'h and 2 front/side 14'w x 14'h

3-phase 480v power, 24' ceiling heights in both buildings

South Building – 5,035 sf warehouse with 2 in-line front/back overhead doors 14'w x 14'h

Large concrete parking lots in front & large fenced in lay down yard in back

3-ton overhead crane, buildings on separate electrical/gas meters, single water meter

4.29 ACRES -Excellent location on main Tyler highway for single or dual tenant

Price \$8.00/sf + \$2.00/sf/yr. NNN \$11,743/month





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