



OFFERING MEMORANDUM FOR LEASE

13,800 SF INDUSTRIAL OFFICE-WAREHOUSE FACILITY FOR LEASE

2005 W Tile Factory Rd, Palestine, TX 75801

2005 Tile Factory Road in Palestine, Texas, a recently updated 13,800 SF offers a strong combination of professional office space, functional warehouse area, secured yard, truck parking, and multiple loading options, making it well suited for distribution, service, light manufacturing, construction, or regional operations. Located just off Highway 79, the property provides convenient access for businesses serving Palestine and the broader East Texas market.



PRICE

**\$5.80 PSF NNN (\$6800 per
month base + NNN)**

LAND SIZE

2.803 Acres

BUILDING SIZE

13,800 SF

STATUS

For Lease

Building Name	2005 W TILE FACTORY RD
Property Type	Industrial
Property Subtype	Manufacturing
APN	14108
Building Size	13,800 SF
Lot Size	2.803 Acres

This recently updated 13,800 SF property in Palestine, Texas, offers a strong combination of professional office space, functional warehouse area, controlled gated yard, truck parking, and multiple loading options, making it well-suited for distribution, service, light manufacturing, construction, or regional operations.

The building includes 6,300 SF of office space and 7,500 SF of warehouse space. The office features 12+ private offices, a large conference room, training room, bullpen/work area, break room, laundry area, and 2 restrooms. The warehouse offers 2 dock-high doors (10'w x 12'h) and 3 grade-level doors (14'w x 16'h) for efficient shipping and receiving, along with roof vents and 2 exhaust fans for ventilation. Ceiling height is 14' to the bottom of the trusses and 20' to the center of the trusses, and the warehouse also includes 2 additional offices and 2 restrooms. Situated on 2.8 acres, the site provides substantial paved parking and circulation, with room for 20 semi-trucks and 32+ vehicles. The property is fully fenced with controlled gate access, offering ample room for truck maneuvering and outdoor operations, and is centrally located for East Texas distribution, directly across from LS Tractor Manufacturing.

Ownership invested approximately \$249,000 in improvements during 2022 and 2023, including extensive paving and sealcoating, custom fencing and gates, HVAC, electrical, and plumbing work, concrete and site improvements, landscaping, parking lot striping, and substantial office renovations, providing an incoming user with a facility that has already received significant capital investment.



- 13,800 SF office/warehouse facility on approximately 2.8 acres
- 6,300 SF office and 7,500 SF warehouse
- Two dock-high doors and three grade-level doors
- \$249,000 in ownership improvements completed during 2022 and 2023
- Major improvements include paving and sealcoating, custom fencing and gates, HVAC/electrical/plumbing work, concrete improvements, and office renovations
- Fully fenced and gated site with substantial paved yard and truck maneuvering area
- Parking capacity for approximately 20 semi-trucks plus more than 32 vehicles
- Strategic East Texas location just off Highway 79, across from LS Tractor Manufacturing, with convenient regional distribution access

SAMUEL SCARBOROUGH, CCIM

903.570.7366

sam@scarboroughcre.com

SCARBOROUGH COMMERCIAL REAL ESTATE

410 West Erwin Street, Tyler, TX 75702

903.707.8560

scarboroughcre.com



WAREHOUSE PHOTOS



SAMUEL SCARBOROUGH, CCIM
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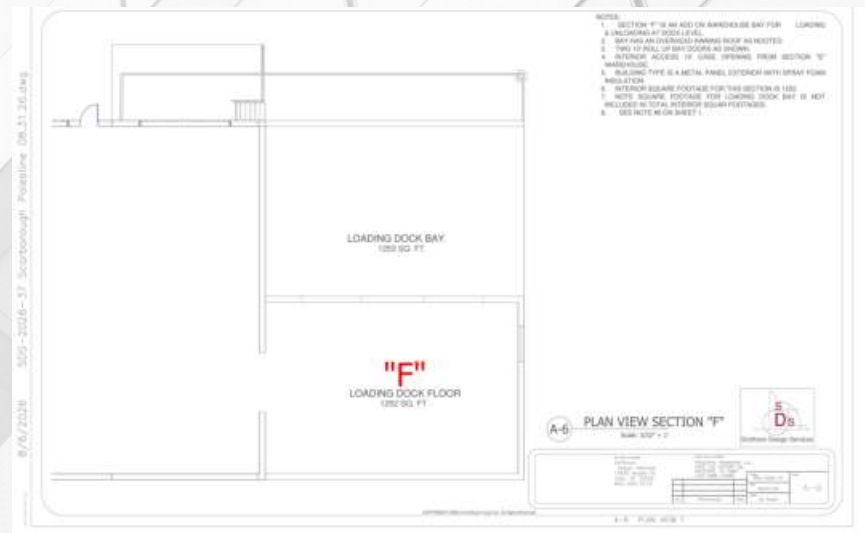
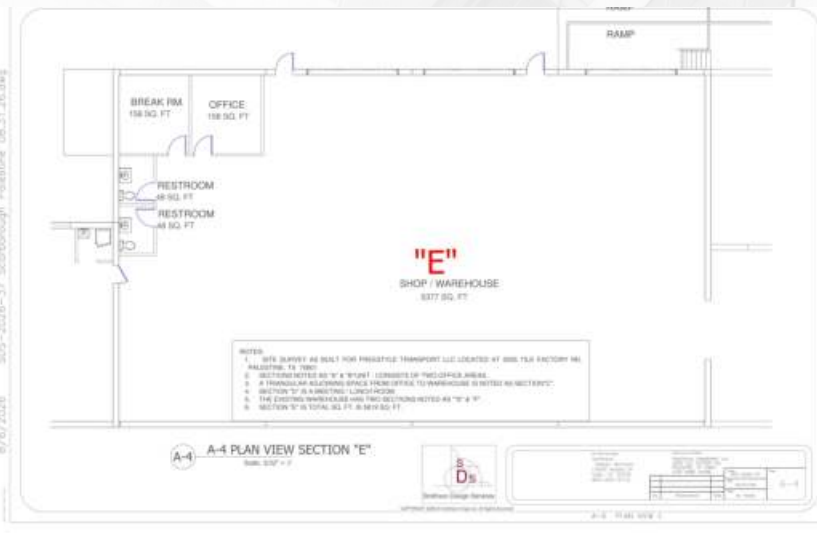
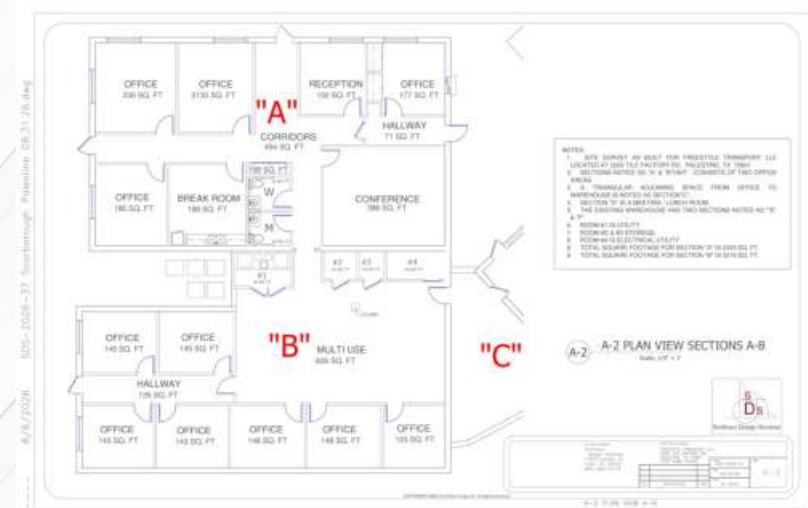


OFFICE PHOTOS



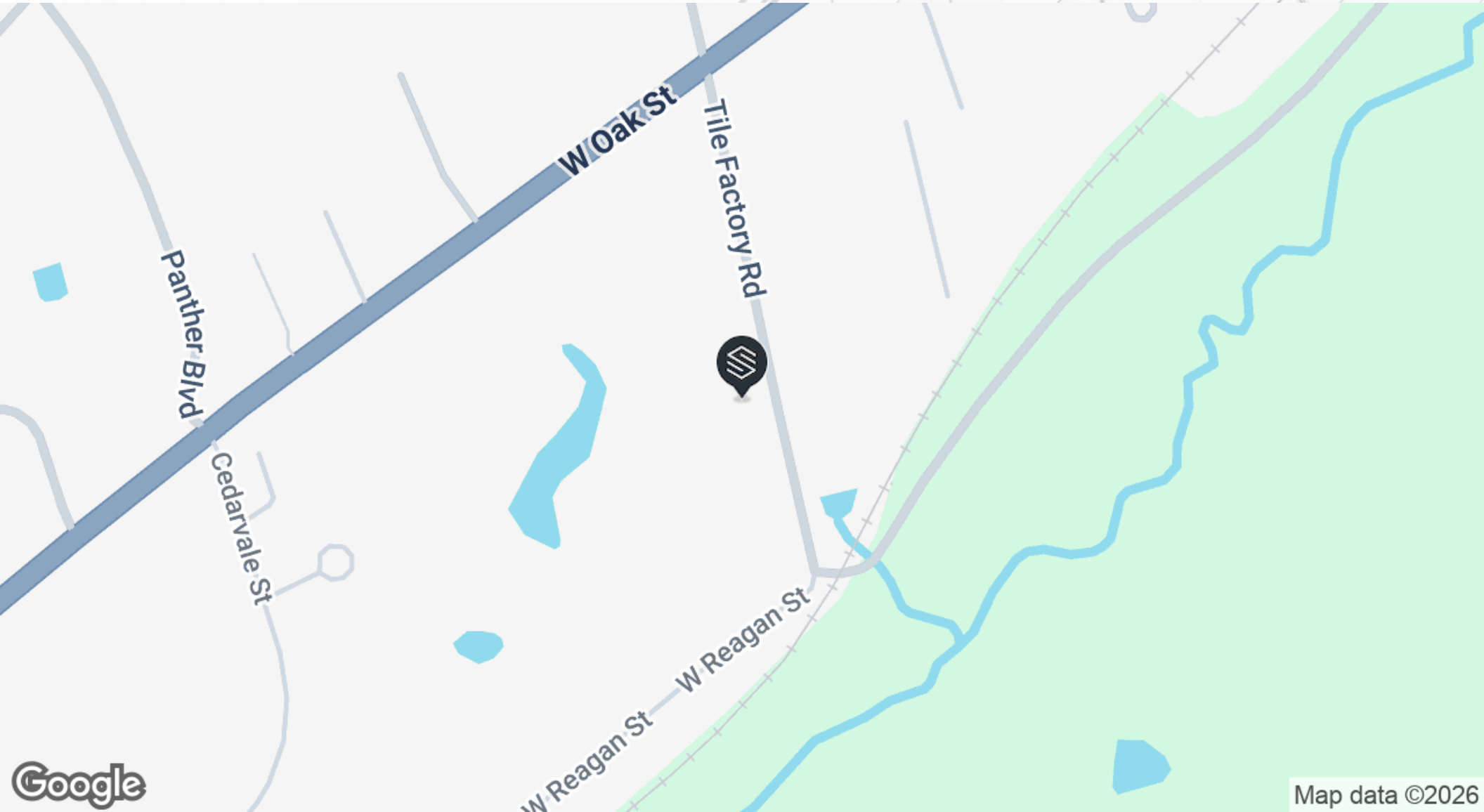
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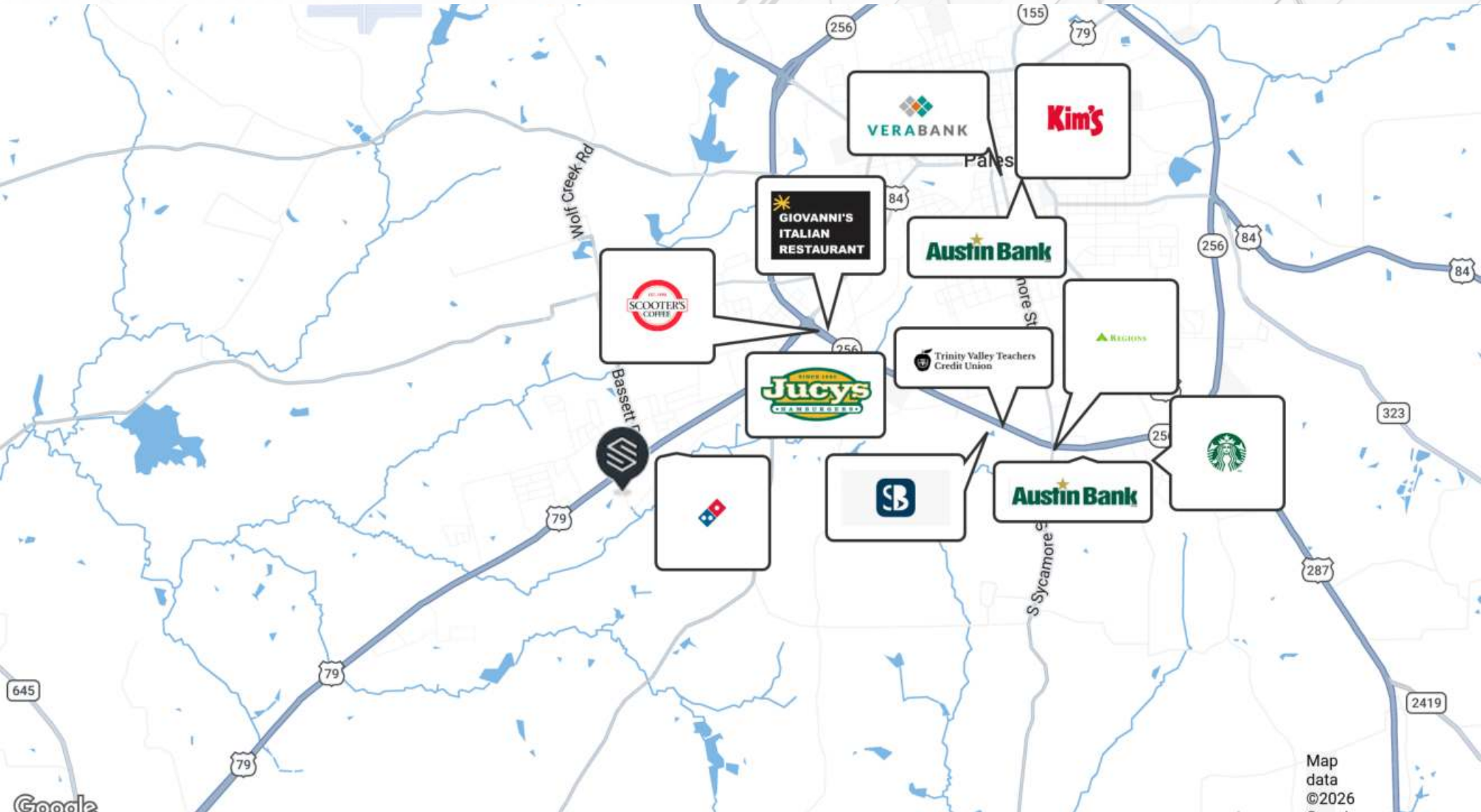


LOCATION MAP



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Direct: **903.570.7366**

TX #687976

PROFESSIONAL BACKGROUND

Samuel Scarborough is the founder of Scarborough Commercial Real Estate and an experienced commercial real estate broker based in Tyler, Texas. With extensive knowledge of the East Texas market, Samuel provides strategic guidance to investors, property owners, businesses, and developers throughout the commercial real estate process.

Throughout his career, Samuel has successfully represented clients across a broad range of property types, including office, retail, industrial, land, and multifamily properties. His in-depth market knowledge, analytical approach, and ability to identify opportunities others may overlook have made him a trusted advisor to his clients.

Samuel takes a hands-on, client-focused approach to every assignment. He believes successful real estate decisions begin with understanding each client's objectives and providing clear communication, thoughtful analysis, and practical strategies designed to achieve both immediate and long-term goals.

A graduate of the University of Texas at Arlington, Samuel earned a Bachelor of Business Administration in Management and holds the prestigious CCIM (Certified Commercial Investment Member) designation, recognized throughout the commercial real estate industry for advanced expertise in financial, market, and investment analysis.

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