



INDUSTRIAL PROPERTY FOR SALE | \$699,000 (\$58.25/SF)

100% OCCUPIED VALUE-ADD INDUSTRIAL INVESTMENT

3816 Timms St, Tyler, TX 75701

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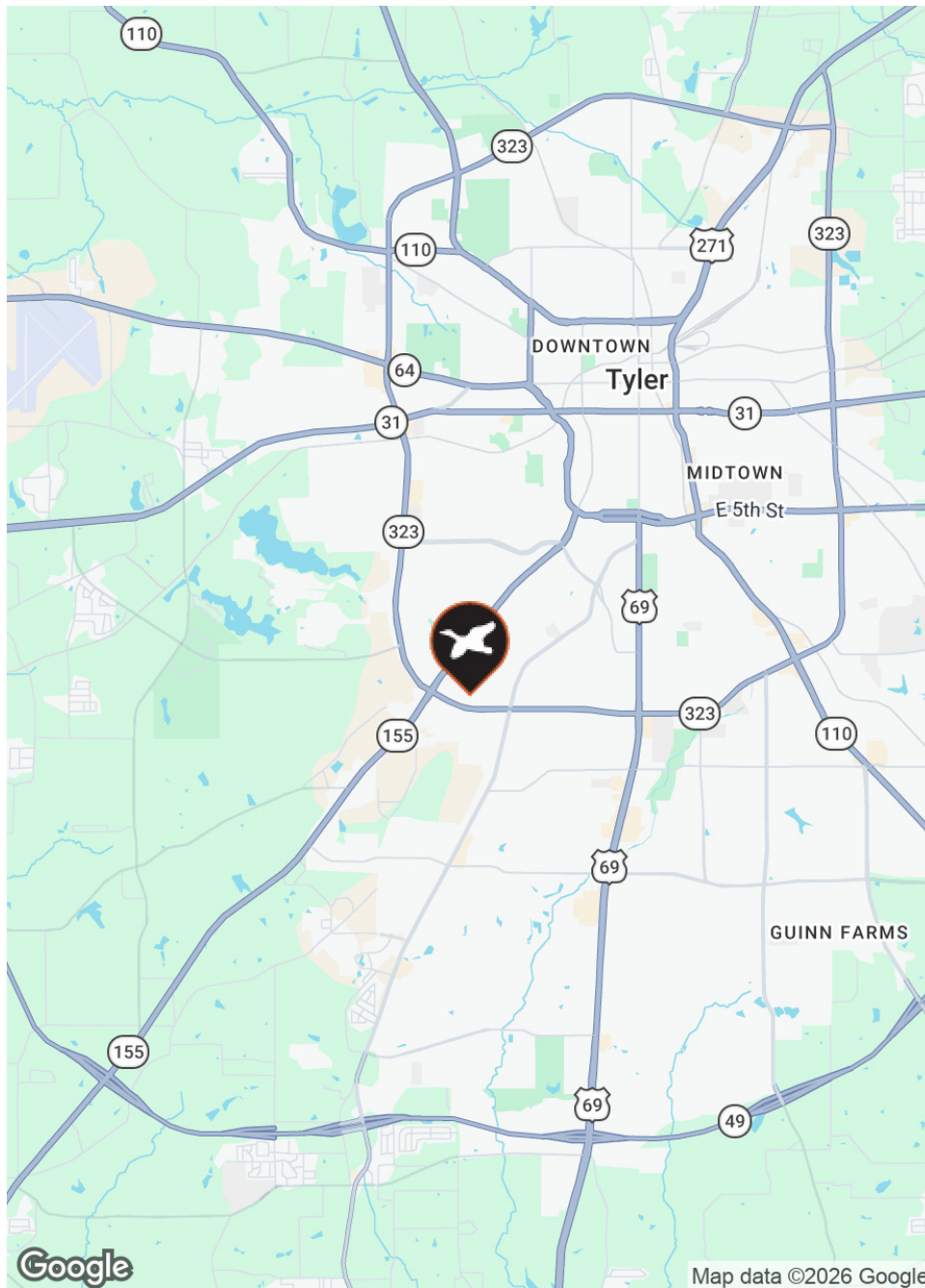
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Drake Real Estate & Investments

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SALE PRICE

\$699,000 (\$58.25/SF)

LOCATION

3816 Timms St, Tyler, TX 75701

SIZE

12,000 SF

LOT SIZE

0.86 Acres

ZONING

M-1

PROPERTY DESCRIPTION

3816 Timms St presents an opportunity to acquire a 100% occupied, 12,000 SF industrial investment in Tyler. Short-term leases and below-market rents create a clear value-add opportunity through future rent growth. Located just off SSW Loop 323, the property offers convenient access within the Tyler market.

PROPERTY HIGHLIGHTS

- Occupancy: 100%
- NOI: \$31,864.40
- Value-Add Opportunity: Short-Term Leases & Below-Market Rents
- Prime location just off the SSW Loop 323







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