

FOR LEASE- Office/Warehouse

5622 FM 2087, Longview, TX 75603



- ♦ 4 Buildings (Description on Next Page)
- ♦ 18,914 Total Sq. Ft.
- ♦ 2.69 Acres
- ♦ 6- Drive Thru Bays
- ♦ 13- 14'x14' Overhead Doors
- ♦ Rear Fenced Stabilized Yard Area with 24' Rolling Gate
- ♦ Electric- Swepeco
- ♦ Water- Well
- ♦ Sewer- Aerobic
- ♦ Gas- Butane

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COLDWELL BANKER
COMMERCIAL
LENHART
PROPERTIES INC.

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

Buildings Description

1. OFFICE BUILDING - 2,464 sq. ft. with reception area, 6+ offices, conference room, open work room, IT/file room, 2 restrooms and a break room
2. OFFICE/STORAGE AREA - 1,410 sq. ft. with 2 large storage/office areas.
3. SHOP - 12,404 sq. ft. with 16' eave height, 6 drive thru bays, 13- 14'x14' overhead doors, insulated, partial heated, sky lights, high bay and fluorescent lighting, parts area, shop office, 12'x30' overhead mezzanine storage area, a 10'x10' compressor shed, 1 restroom and a 20'x60' concrete apron.
4. STORAGE SHED - 3,000 sq. ft. with 3 sides, concrete slab with 8- 12 1/2' wide bays with a 20'x100' concrete apron.

Property has 185' of frontage on FM 2087 and is located on the southwest corner of FM 2087 and Interstate 20 intersection.

5622 FM 2087
Longview, TX 75603

For Lease

Contact Information:



Frank H. Chaney
1100 Judson Rd., Suite 400
Longview, TX 75601
frank.chaney@frankchaney.com
903-240-3366 Mobile
903-297-1444 Office



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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.

5622 FM 2087 Photos



Front Access to Shop/Warehouse Area



Front Entry to Offices



Front Entry to Office or Storage Areas



Central Work Area in Office



Typical Private Office



Adjoining Offices

5622 FM 2087 Photos



IT Work Room and Storage



Front Entry/Waiting Area



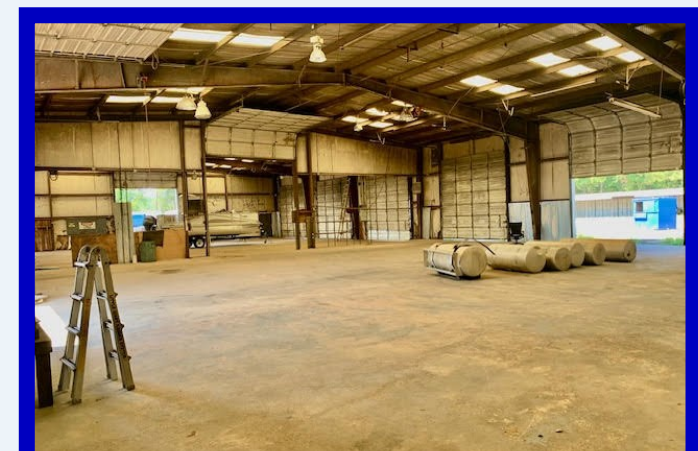
Open Workspace



Second Building Office Space or Storage Area



Adjacent Office Storage Area



Open Shop with Six Drive-Through Bays

5622 FM 2087 Photos



**Shop Office/Small Parts Room/Overhead
Mezzanine Storage Area**



Open Shop View



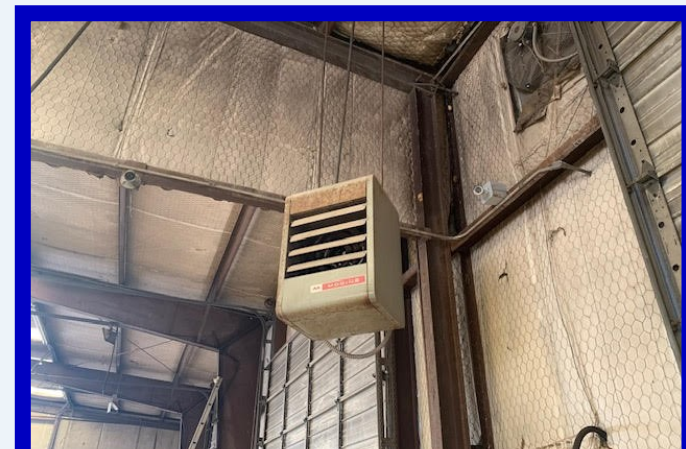
Shop Office/Mezzanine Area



Small Parts Area



**Rear Stabilized Yard/Fenced with
24' Wide Rolling Gate**



Heater for Shop and Exhaust Fan

5622 FM 2087 Photos



Typical Drive-Through Bay



Rear Storage Area Enclosed on 3 Sides



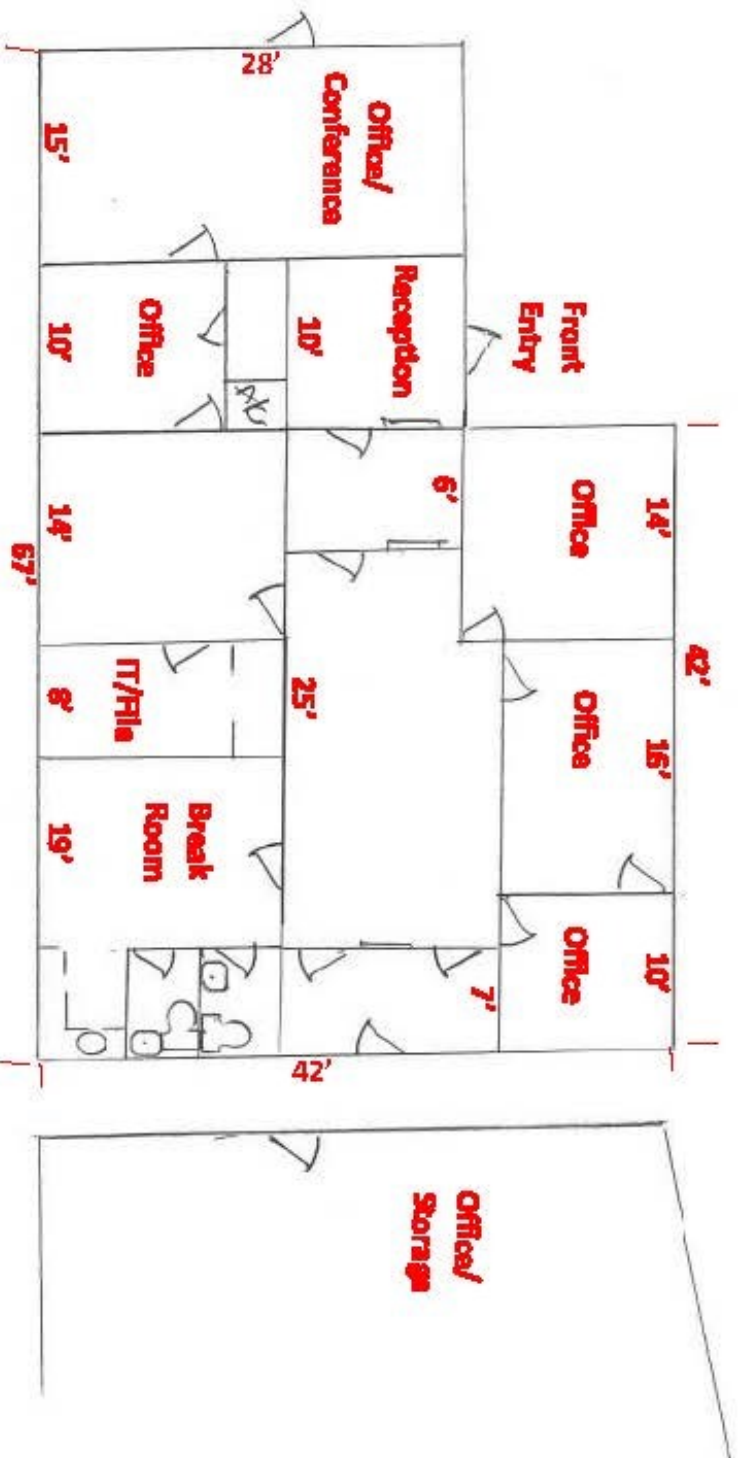
Rear Profile of Building



Rear Stabilized Yard Area

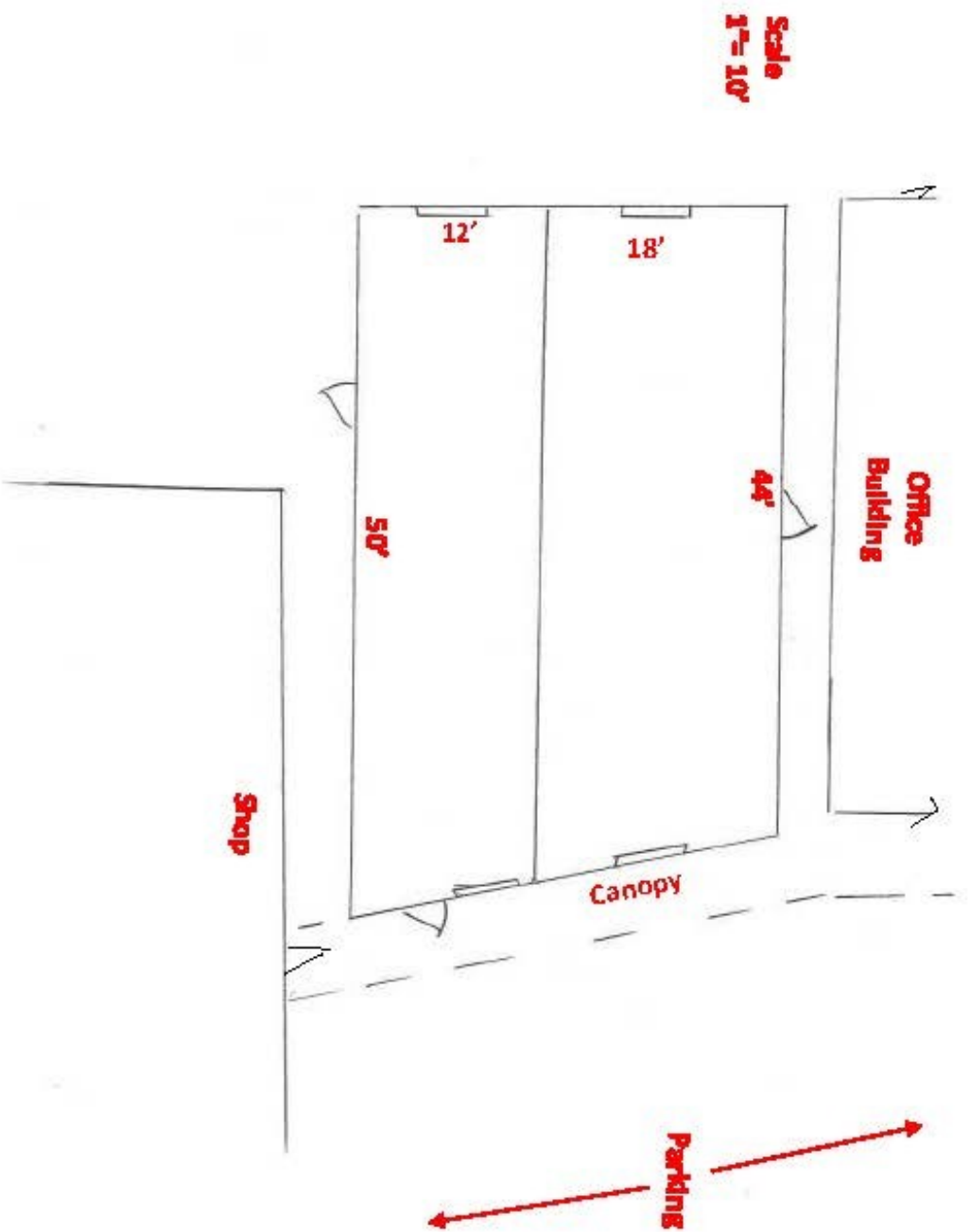
Offices Floor Plan (1)

← Rock →



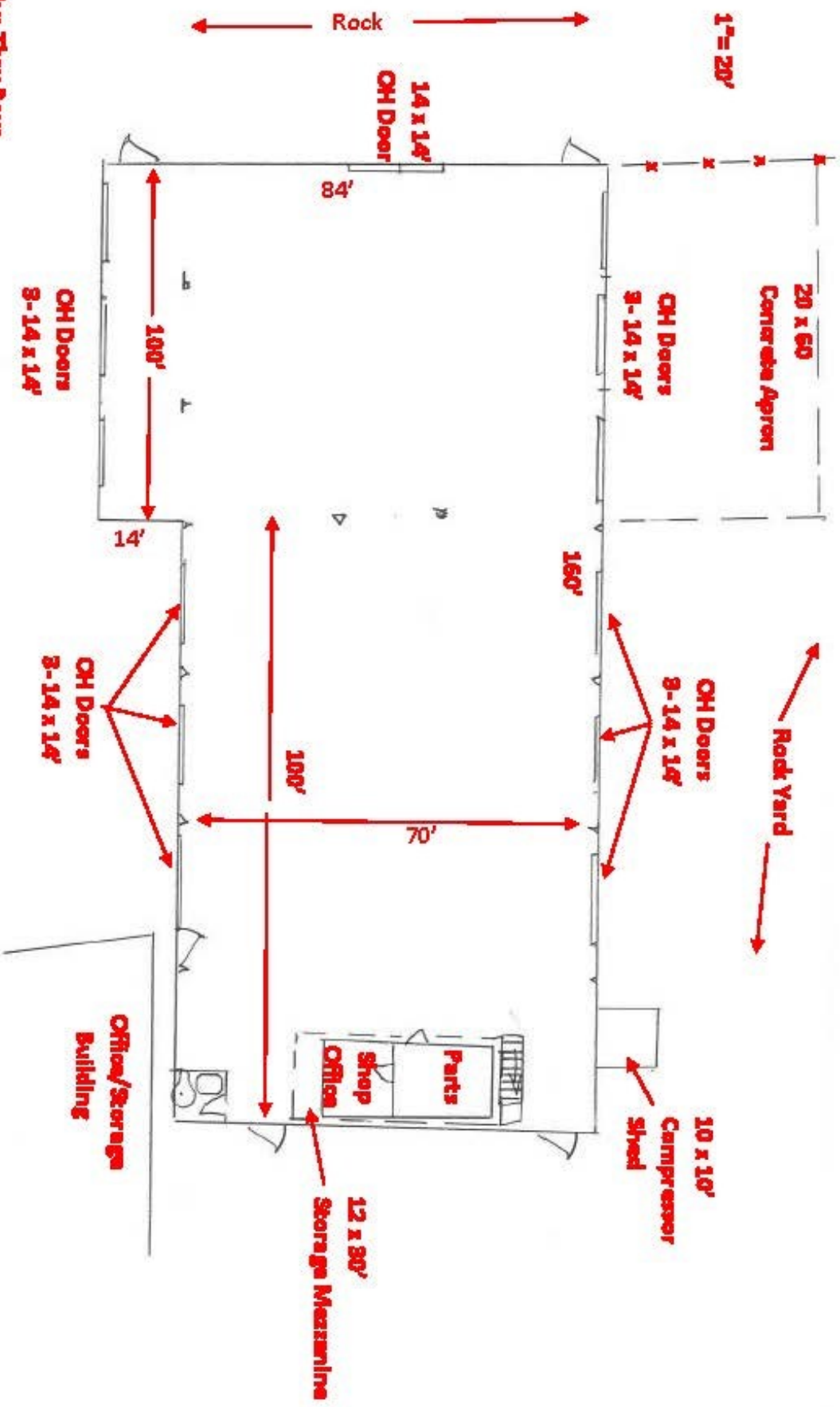
Dimensions are approximate and not to scale.

Office/Storage Area Floor Plan (2)



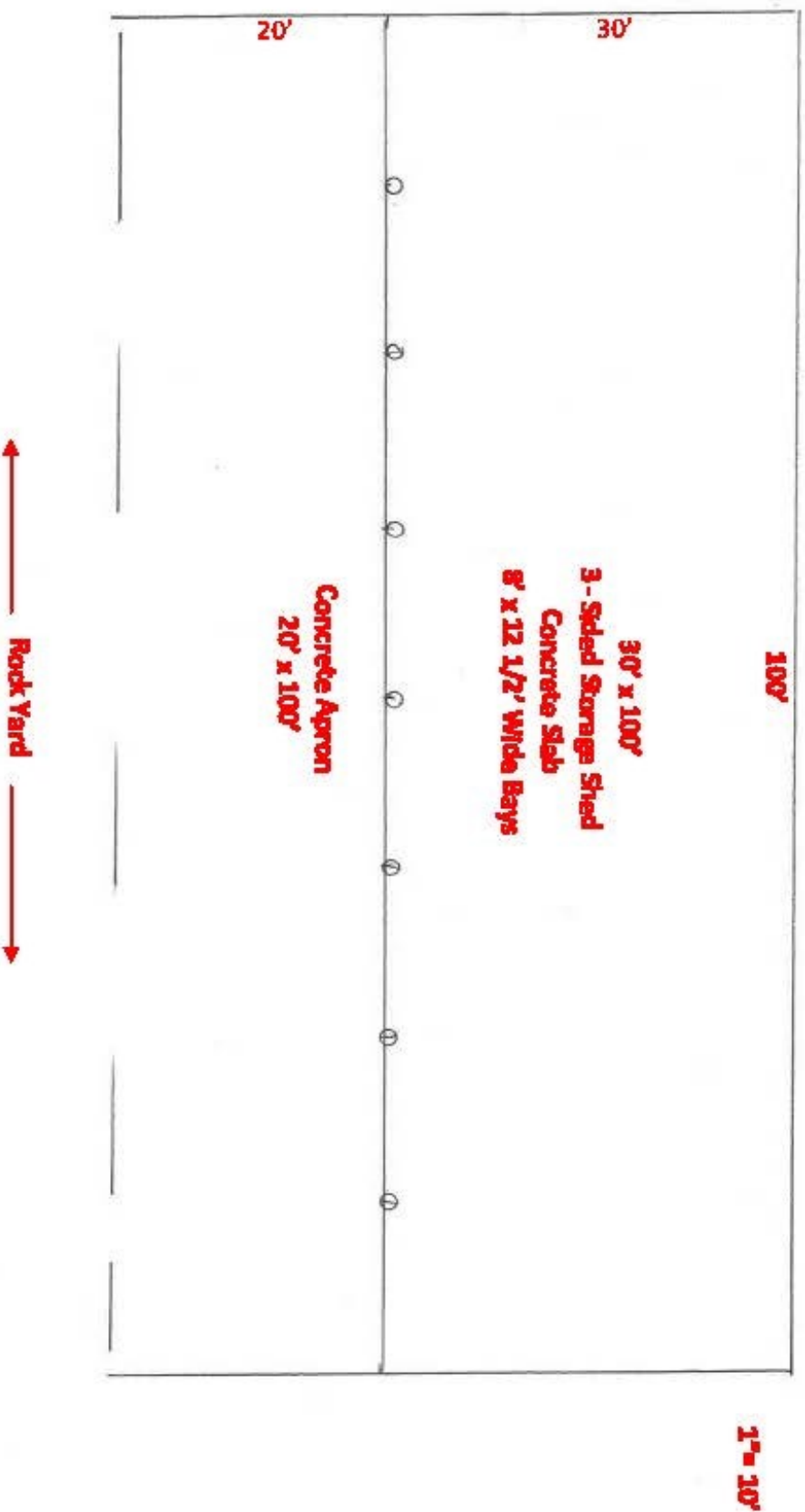
Dimensions are approximate and not to scale

Shop Floor Plan (3)



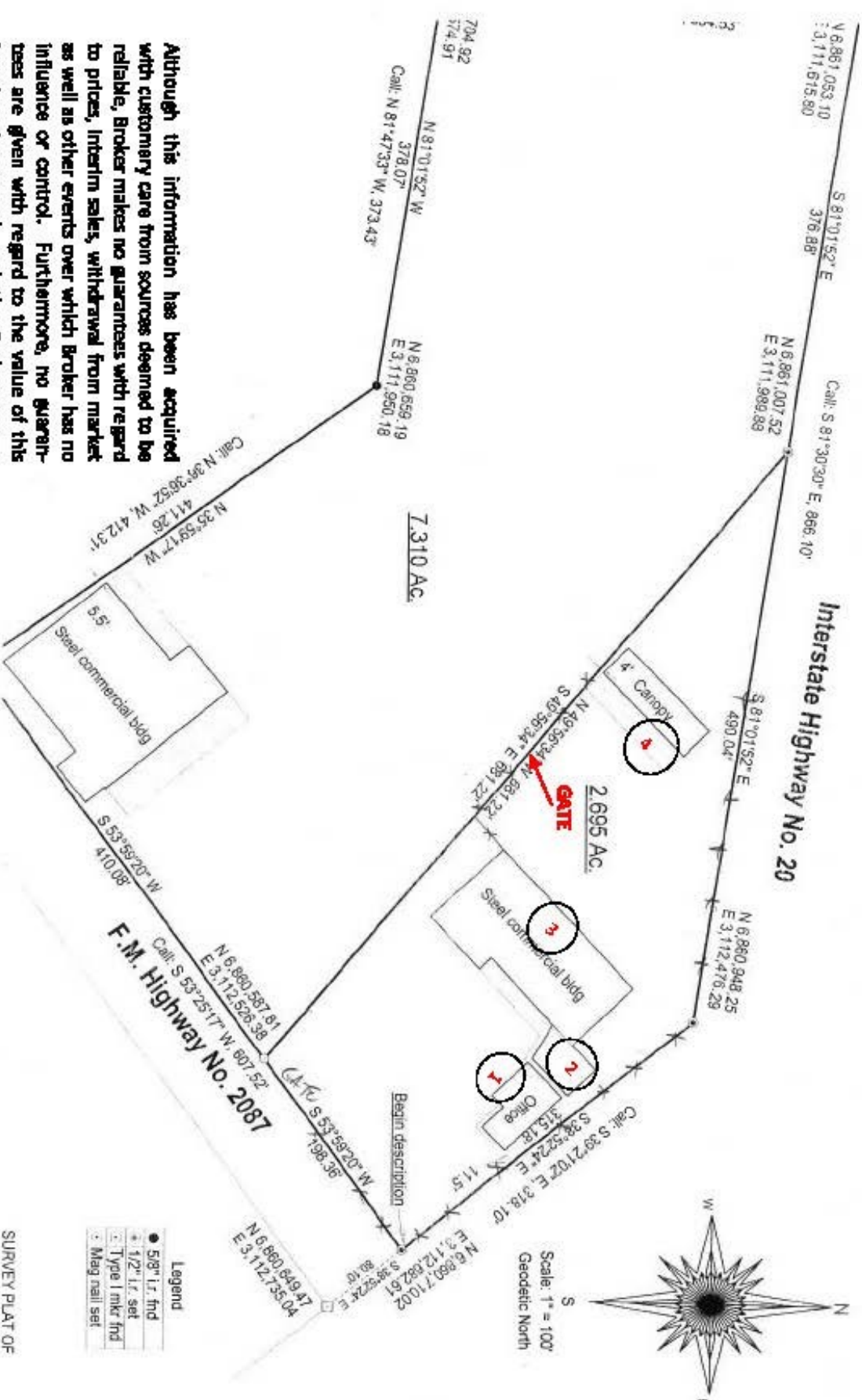
Dimensions are approximate and not to scale.

Storage Shed Floor Plan (4)



Dimensions are approximate and not to scale.

5622 FM 2087 Survey



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SURVEY PLAT OF



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Commercial Lenhart	425302	jlenhart@redsix.net	(903)297-1444
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Jack Lenhart	441875	jlenhart@sixty-six.net	(903)297-1444
Designated Broker of Firm	License No.	Email	Phone
Jack Lenhart	441875	jlenhart@sixty-six.net	(903)297-1444
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Frank H. Chaney	342931	frank.chaney@frankchaney.com	(903)240-3366
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date

Coldwell Banker Comm Lenhart, 1100 Judson Rd., Ste. 400 Longview TX 75601
Frank Chaney

Phone: (903)297-1444

Fax: (903)297-1331

IABS Form

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