

OFFICE / WAREHOUSE WITH YARD — FOR LEASE

3698 East Marshall Avenue, Longview, TX 75602

FOR LEASE



Lease Rate	\$8.50 SF/YR + NNN
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OFFERING SUMMARY

Building Size:	7,500 SF
Office Size:	1,450 SF
Warehouse Size:	6,050 SF
Lot Size:	0.827 Acres
Zoning:	I-2; heavy industrial

PROPERTY OVERVIEW

This well-equipped property offers a functional blend of office and industrial space, fully secured with a fenced and gated yard for privacy and controlled access. Its flexible layout and prominent signage along a major thoroughfare make it ideal for service companies, distribution, fabrication, or trades requiring office, warehouse, and yard space.

PROPERTY HIGHLIGHTS

- Paved and stabilized yard approx. 0.5 acres
- Security fence and gate
- Pylon signage on Hwy 80
- New LED lighting and electrical
- Climate controlled workshop
- 7 overhead doors: (3) 10'x12'; (2) 20'x12'; (2) 10'x14'
- Full office restroom w/ shower, and shop restroom w/ shower



Drake Real Estate & Investments
11621 CR 166, Tyler, TX 75703
903.581.3737

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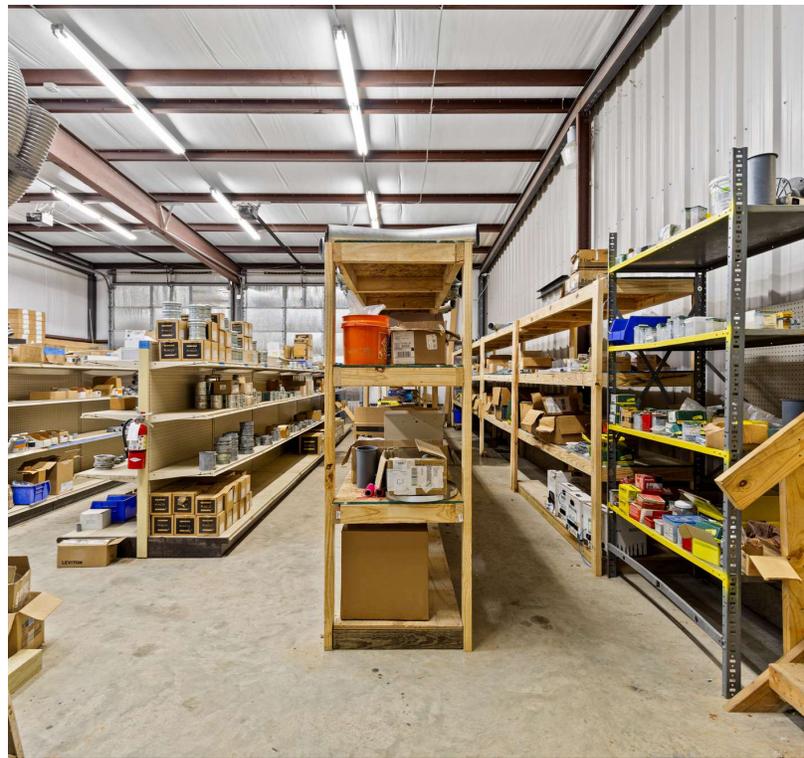
Hagan Baker
Senior Vice President,
Office, Medical, Industrial
903.405.1954
hagan@draketexas.com

Mitchell NeJame
Associate, Office, Medical,
Industrial
903.780.9029
mitchell@draketexas.com

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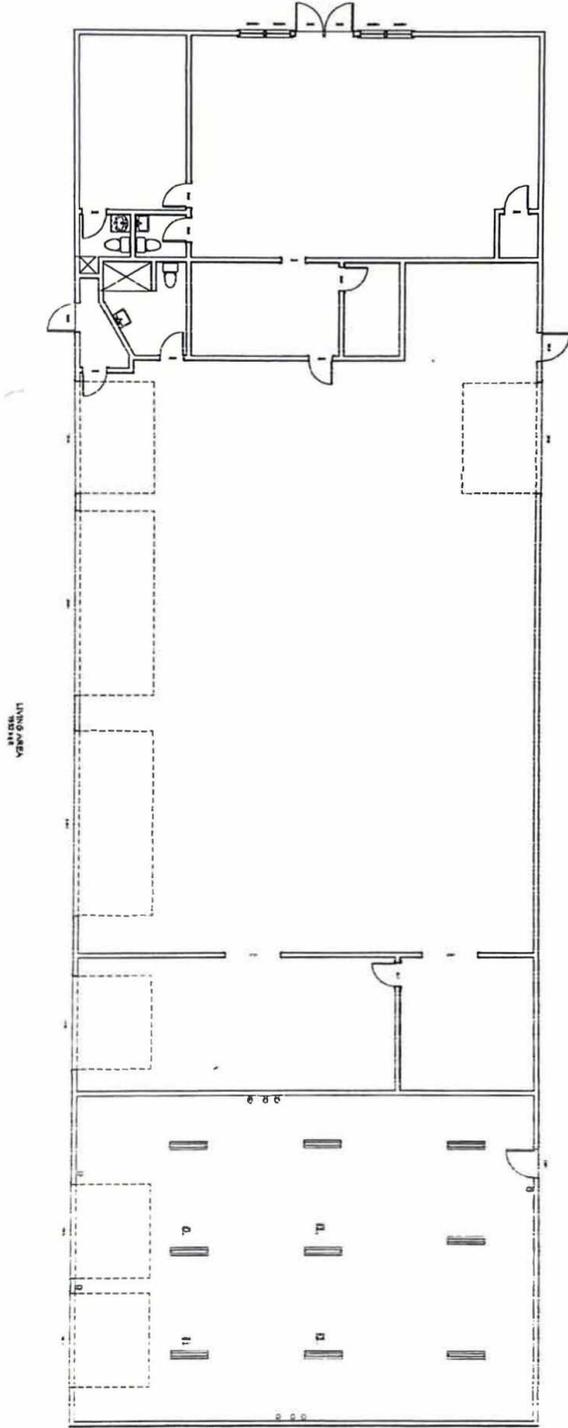
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7,500 Sq. Ft.- Total
1,450 Sq. Ft.- Office
6,050 Sq. Ft.- Shop



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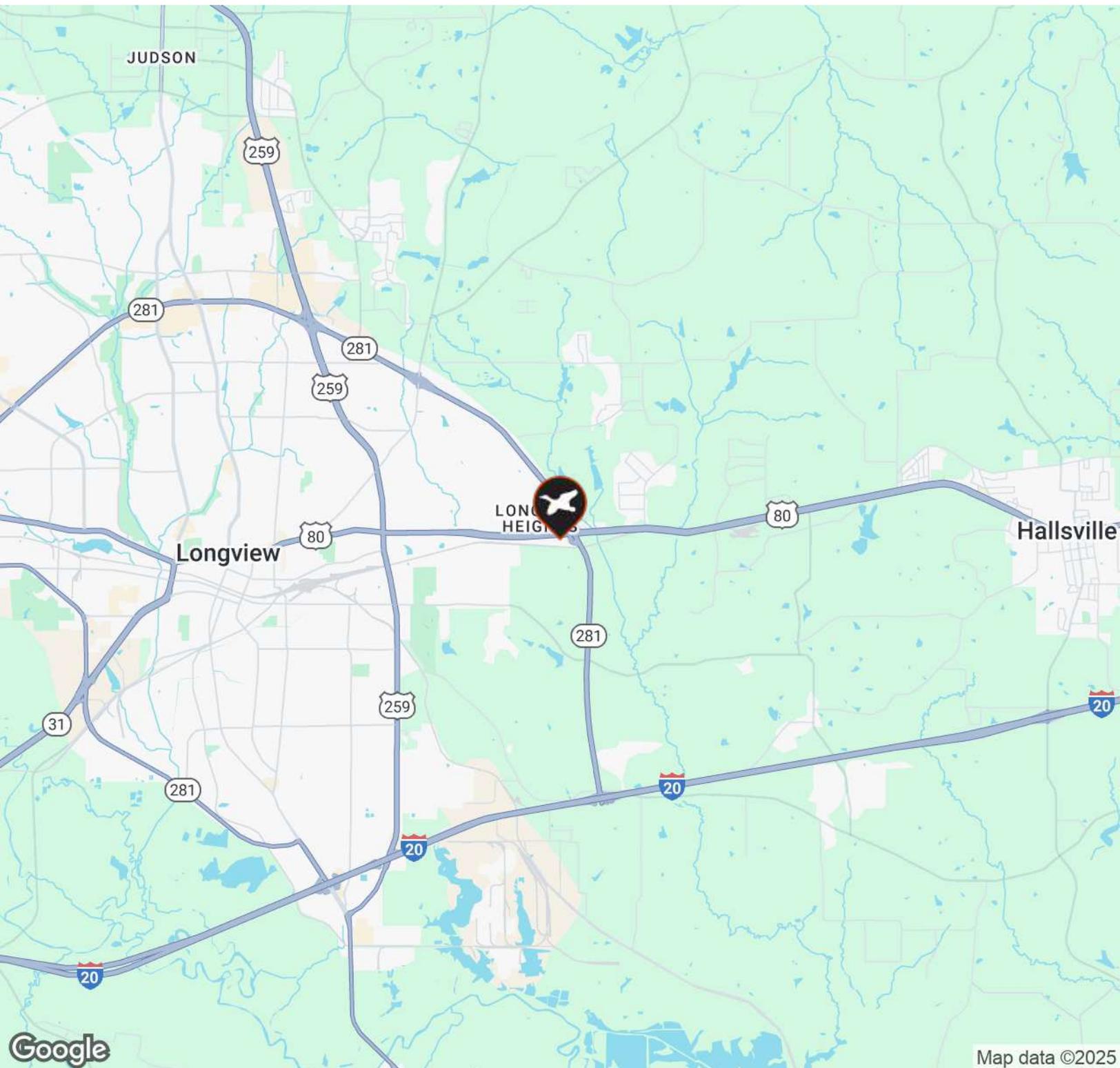
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