

MANUFACTURING & DISTRIBUTION FACILITY FOR SALE

SALE PRICE: \$17,800,000



Kent Outdoors Manufacturing, Warehouse, And Distribution

3220 W Gentry Pkwy, Tyler, TX 75702

- 260,000 SF total: 10,000 SF office / 30,000 SF manufacturing / 220,000 SF warehouse
- 16.2-acre industrial site inside Loop 323
- 5 year NNN Lease w/ 60 months remaining.
- Direct access to Loop 323 NNW and Gentry Parkway
- Ceiling heights: 26'-35'
- Built in 1970 with 175,000 SF added in 1994 & 2015
- 25 loading docks / drive-in doors
- 3-phase power capacity
- Ideal for manufacturing, distribution, storage, or logistics operations

Blair Swaim

Agent

903.245.0238

bswaim@bcptx.com



PROPERTY DESCRIPTION

Positioned inside the loop with direct access to both Loop 323 NNW and Gentry Parkway, this expansive 16.2-acre industrial site offers exceptional functionality and reach within Tyler's core. The property totals 260,000 SF, including 10,000 SF of office, 30,000 SF of manufacturing, and 220,000 SF of warehouse space. Originally built in 1970 with 175,000 SF of additions completed in 1994 and 2015, the facility blends long-term stability with updated capacity. Featuring 26'-35' ceiling heights, 25 loading docks/drive-in doors, and 3-phase power, the property is designed to support large-scale manufacturing, distribution, or logistics operations. Its size, infrastructure, and strategic location make it one of the region's premier industrial opportunities.

ADDITIONAL PROPERTY INFORMATION

- Renewal Term: Five-year lease renewal commencing January 1, 2026
- Renewal Option: One (1) additional five-year renewal option following the current term
- Building Features: Fully sprinklered
- Current Annual Base Rent: \$1,247,496 (\$4.80/SF)
- Rent Escalations: 3% annual increase in base rent
- Lease Structure: NNN

OFFERING SUMMARY

Sale Price:	\$17,800,000
Building Size:	260,000 SF
Cap Rate:	7%
Building PSF:	\$68/SF
NOI:	\$1,247,496.00
Cap Rate:	7.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	423	1,545
Total Population	322	1,206	4,522
Average HH Income	\$75,064	\$71,336	\$68,378

Blair Swaim

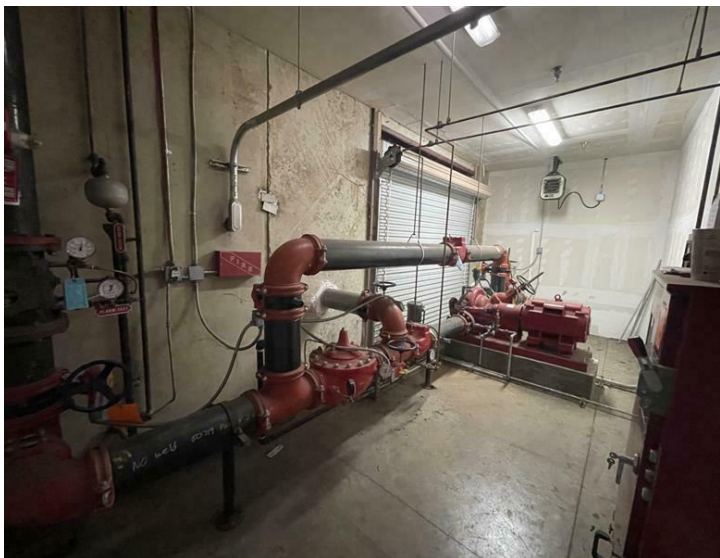
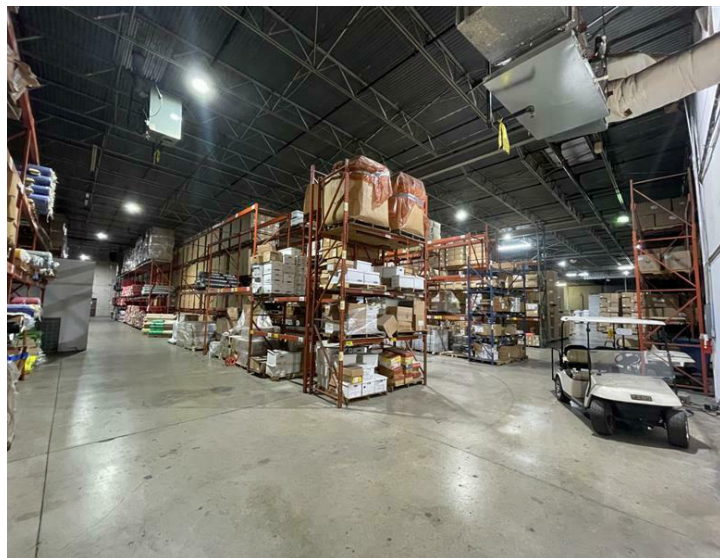
Agent

903.245.0238

bswaim@bcptx.com



**BURNS
COMMERCIAL
PROPERTIES**

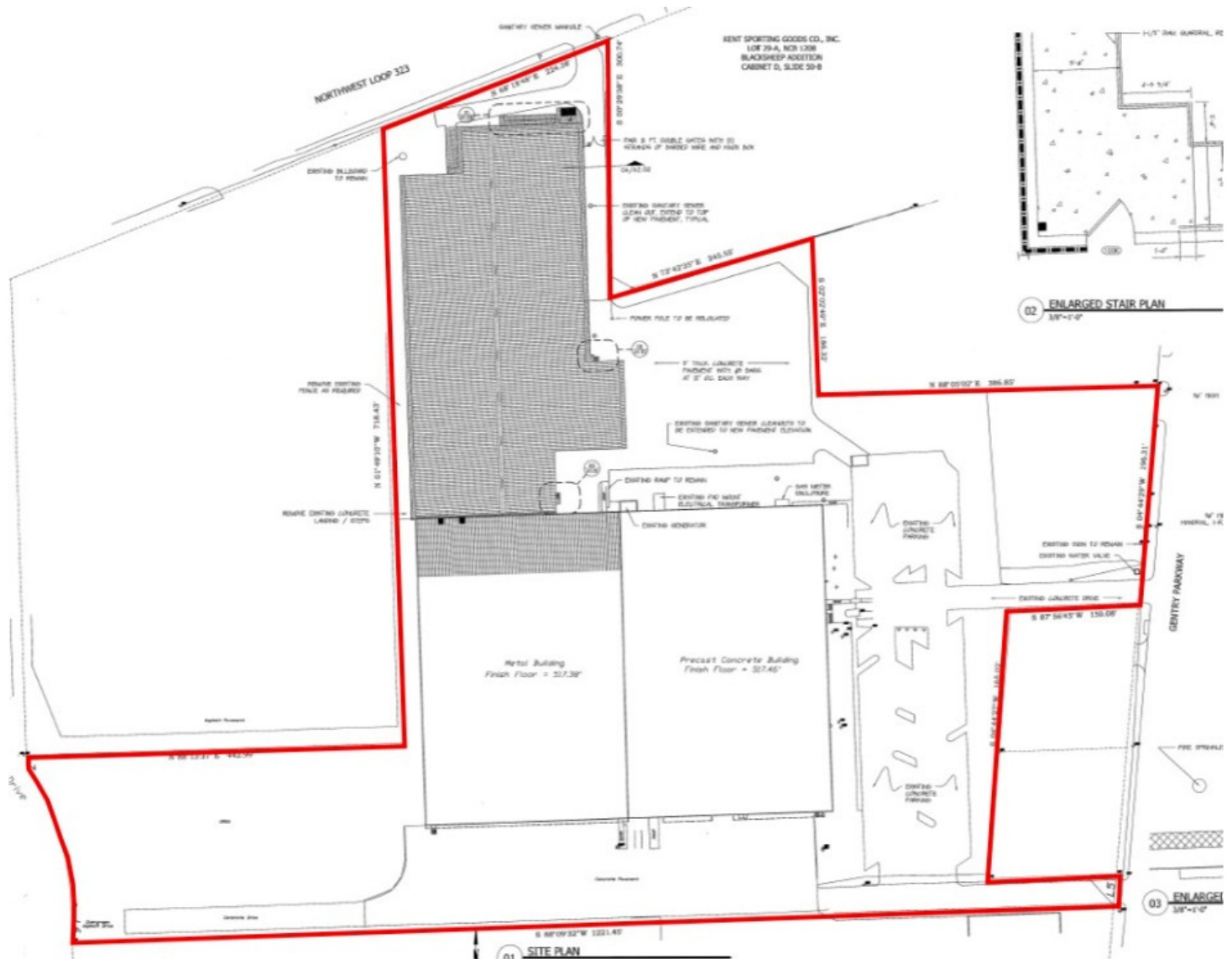


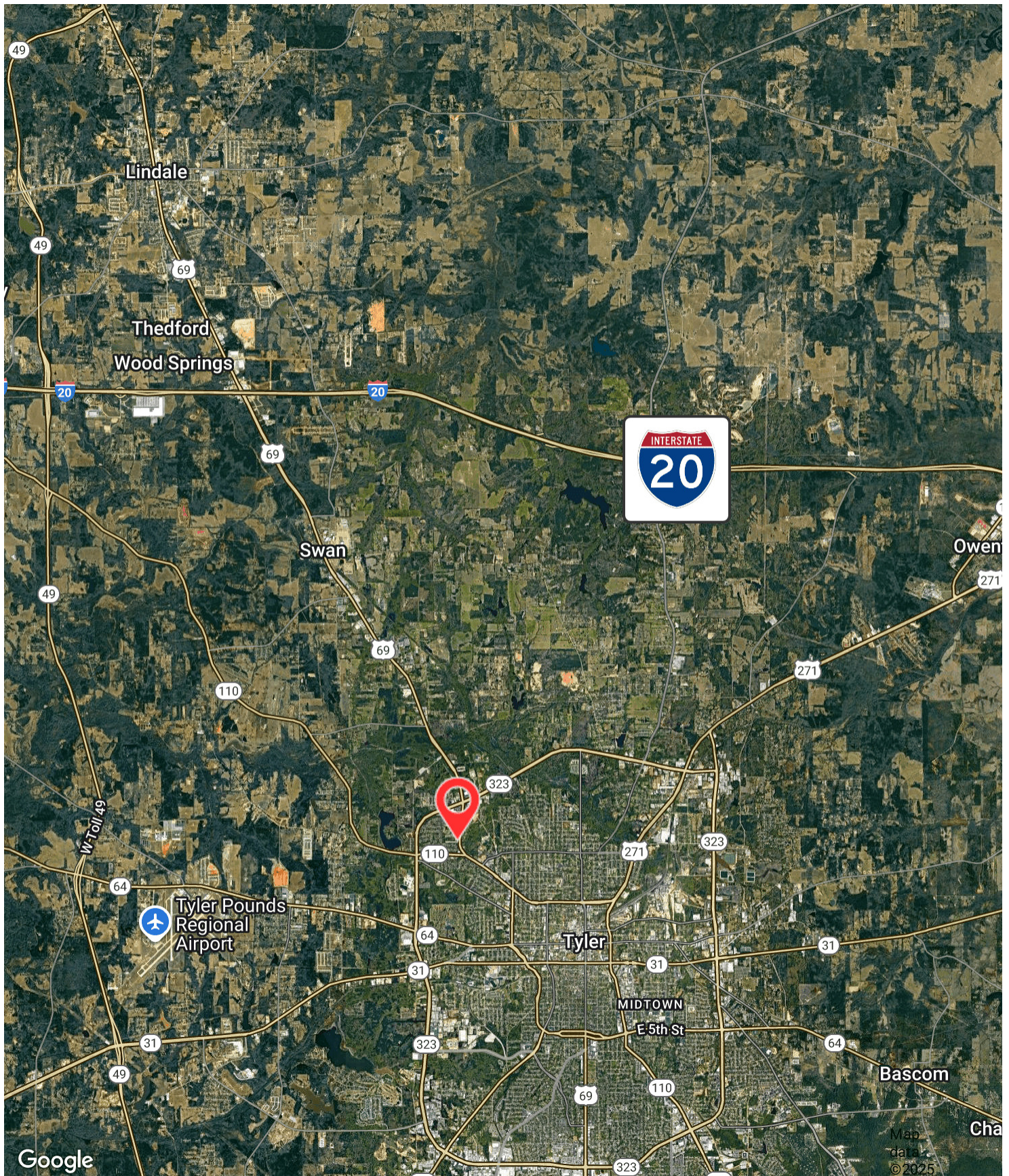
Blair Swaim

Agent

903.245.0238

bswaim@bcptx.com



**Blair Swaim**

Agent

903.245.0238

bswaim@bcptx.com

**BURNS
COMMERCIAL
PROPERTIES**



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Burns Commercial Properties, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Whatley	423898	mwhatley@bcptx.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Blair Swaim	585458	bswaim@bcptx.com	(903) 245-0238
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Blair Swaim

Agent

903.245.0238

bswaim@bcptx.com



**BURNS
COMMERCIAL
PROPERTIES**