



FOR LEASE | **230,856 SF**
4350 WEST LOOP 281 | **LONGVIEW, TX**
KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



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INVESTORS

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PROPERTY HIGHLIGHTS



**FOREIGN TRADE
ZONE CAN BE
REACTIVATED**



**CONVENIENT ACCESS
TO I-20, I-80, AND US
HIGHWAY 259**



**FULLY FENCED WITH
GUARD SHACK**



**RENOVATED
2005 & 2017**



**INCENTIVES
AVAILABLE**



PROPERTY DETAILS

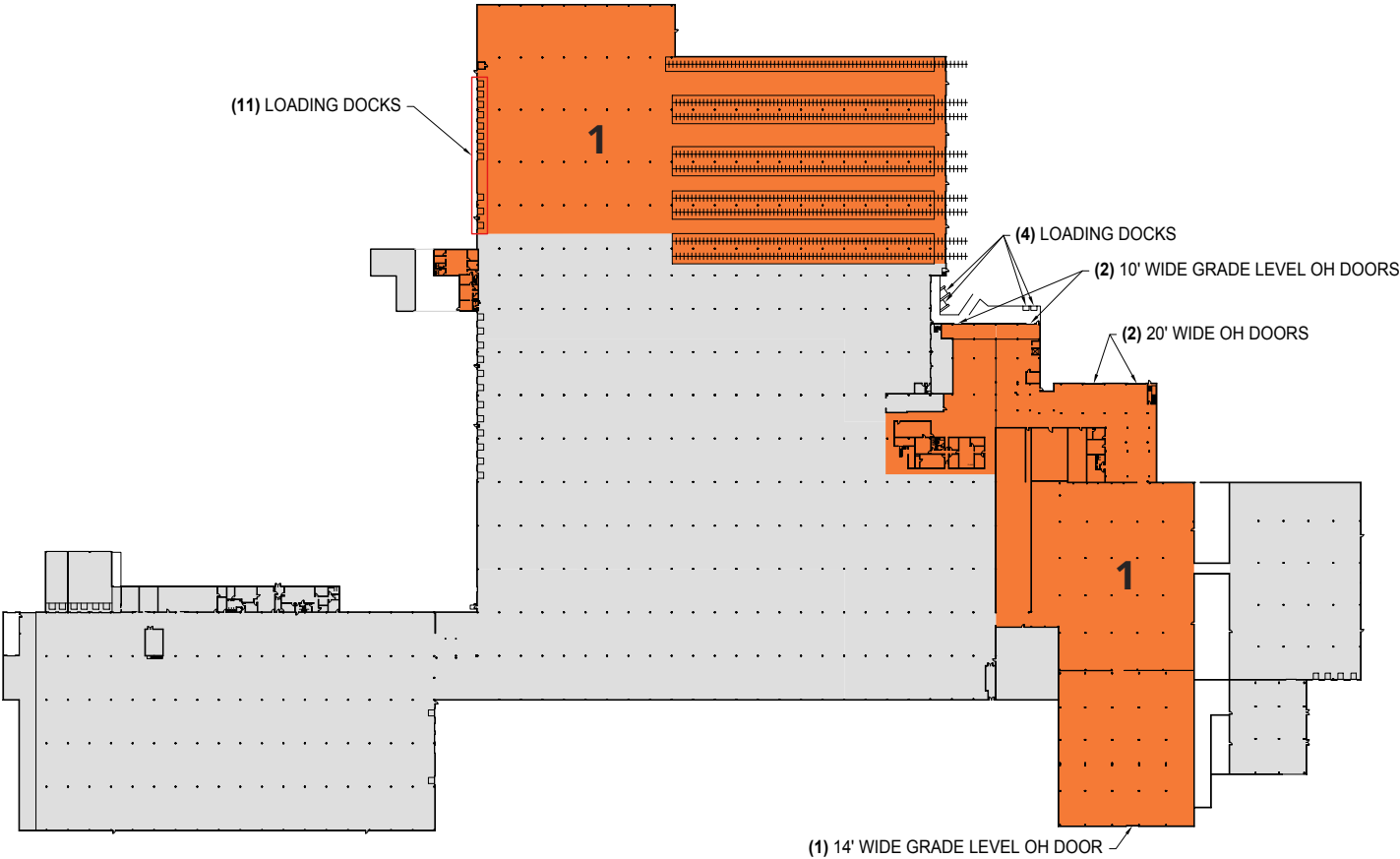
4350 WEST LOOP 281 | LONGVIEW, TX

AVAILABLE SPACE	230,856 SF
MINIMUM DIVISIBLE	50,000 SF
FLOORS	1
DOCK DOORS	15
DRIVE-IN DOORS	5
CLEAR HEIGHT	25' - 30'
COLUMN WIDTH/DEPTH	50' x 25'
ROOF	TPO, Modified Bitumen, and Flat Tar/Gravel
WALLS	Metal and Masonry
FLOORS	12" Reinforced Concrete
YEAR BUILT	1964-1975 Renovated in 2017
FIRE SUPPRESSION	100% Wet
LIGHTING	T5 and Fluorescent
POWER	277/480v, 3-Phase
PARKING	Ample Passenger and Trailer Spaces
LAND AREA	60.99 Acres
ZONING	I-2: Heavy Industrial
RAIL	Two Spurs, Switching Station, Nine Indoor Rail Bays (Union Pacific) Room to Spot 70 Cars
OPEX ESTIMATE	\$0.65/SF

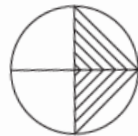


FLOOR PLAN

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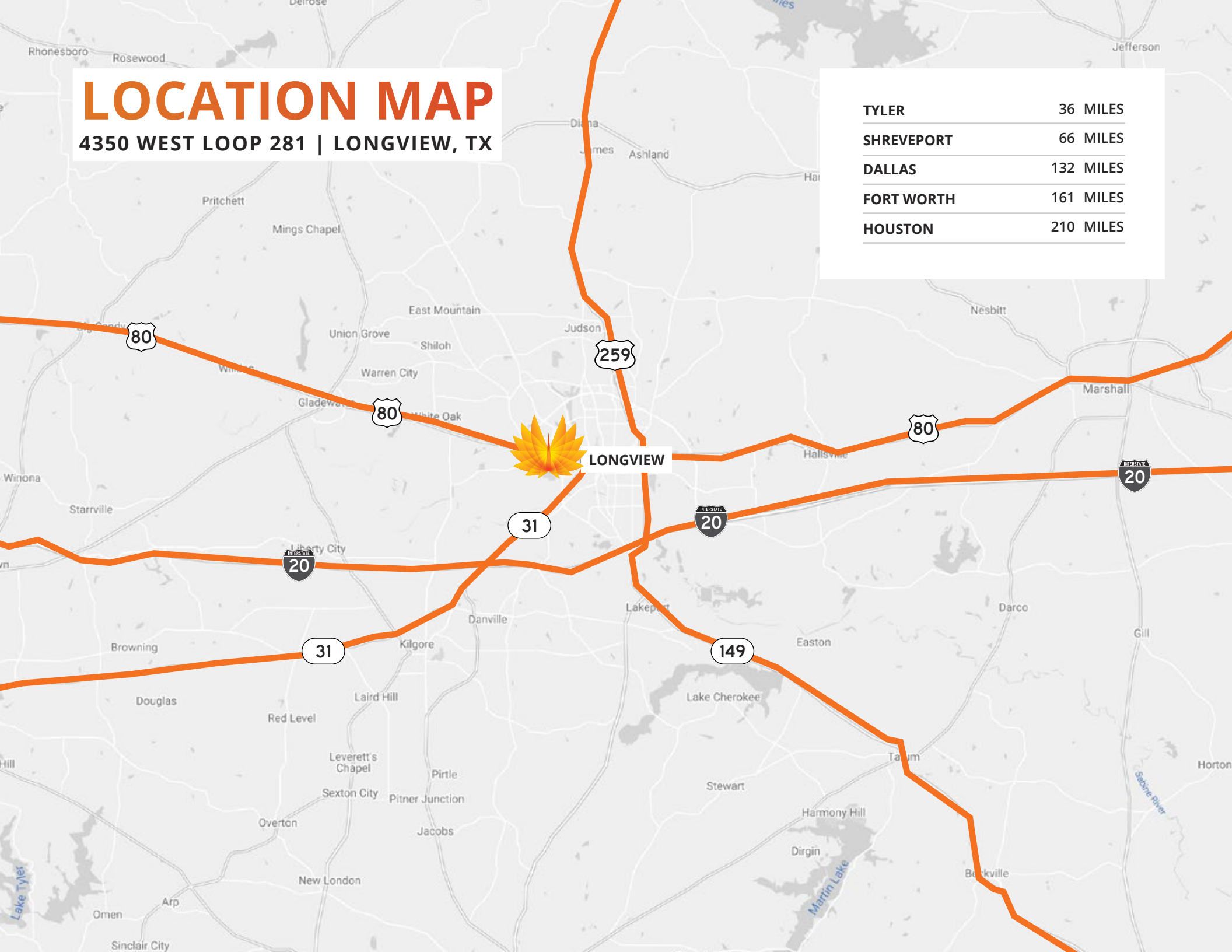
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	OH DOORS	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	VARIES	25' x 30'	5	15	230,856 SF
TOTAL						230,856 SF



LOCATION MAP

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TYLER	36 MILES
SHREVEPORT	66 MILES
DALLAS	132 MILES
FORT WORTH	161 MILES
HOUSTON	210 MILES





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