

FOR LEASE | 384,584 SF

2200 S BUSINESS 45 | CORSICANA, TX

JEFF KILBORN | 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM

ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM

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PROPERTY HIGHLIGHTS

- FLEXIBLE LAYOUT OPTIONS IDEAL FOR DISTRIBUTION & WAREHOUSING
- STRATEGICALLY LOCATED WITH IMMEDIATE ACCESS TO I-45
- AMPLE TRAILER & CAR PARKING AVAILABLE
- ENTIRE FACILITY IS FULLY FENCED & SECURED
- NEW EXTERIOR & INTERIOR PAINT (2025)



PROPERTY DETAILS

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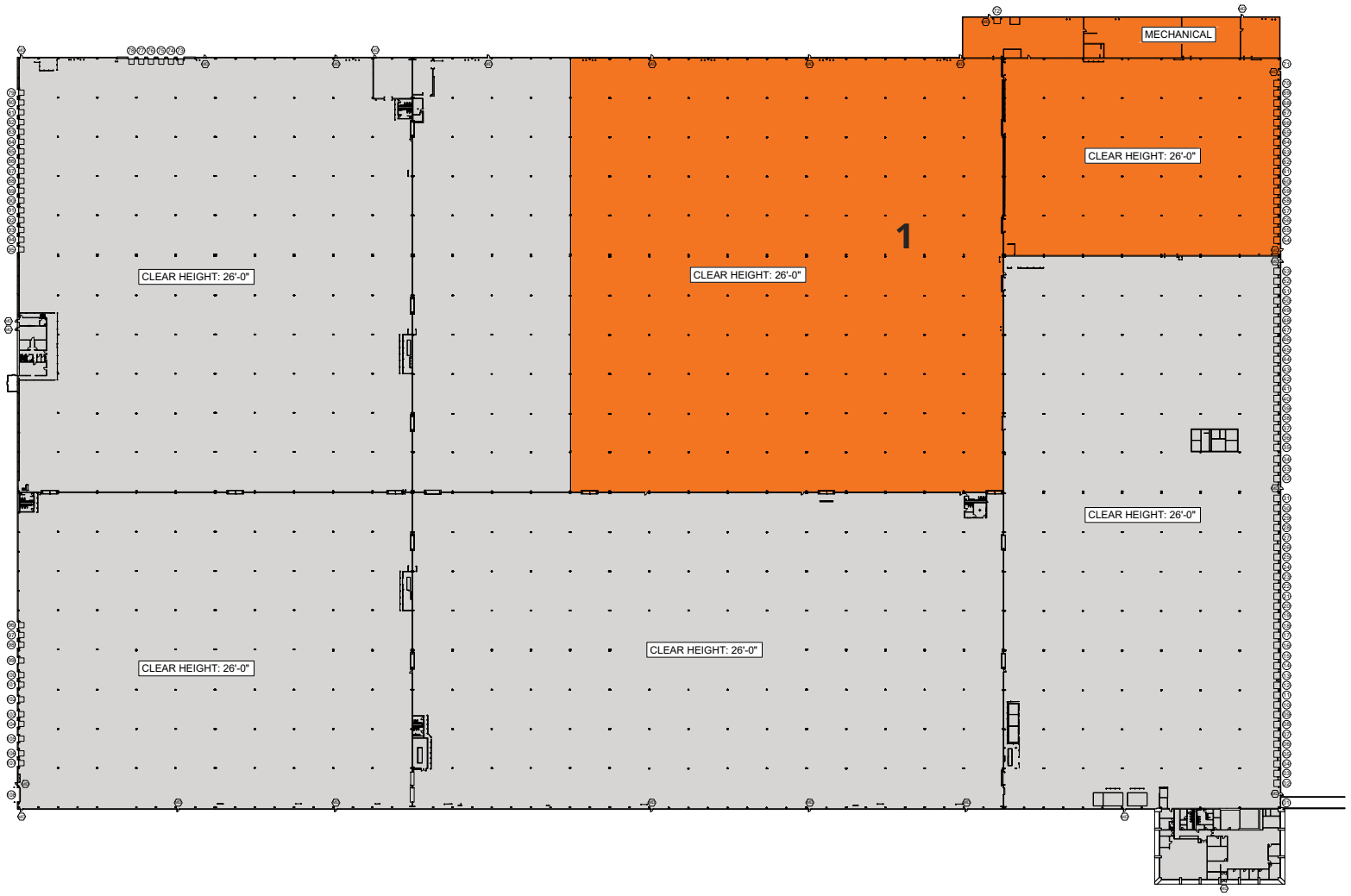
AVAILABLE SPACE	384,584 SF
DOCK DOORS	18
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	26’
COLUMN SPACING	48’ x 48’
ROOF	TPO
WALLS	Insulated Metal Panel
FLOORS	6” - 8” Reinforced Concrete
YEAR BUILT	1981
YEAR RENOVATED	2025
FIRE SUPPRESSION	100% High Density Wet System
LIGHTING	Fluorescent
POWER	Main Feed 12,470 Volts
COMPRESSED AIR	Two, 125-PSI Compressors Two, 60-HP Compressors
PARKING	867 Trailer Spaces, 329 Car Spaces
LAND AREA	138.36 Acres
ZONING	L-1: Light Industrial
PARCEL ID	10900, 26843





FLOOR PLAN

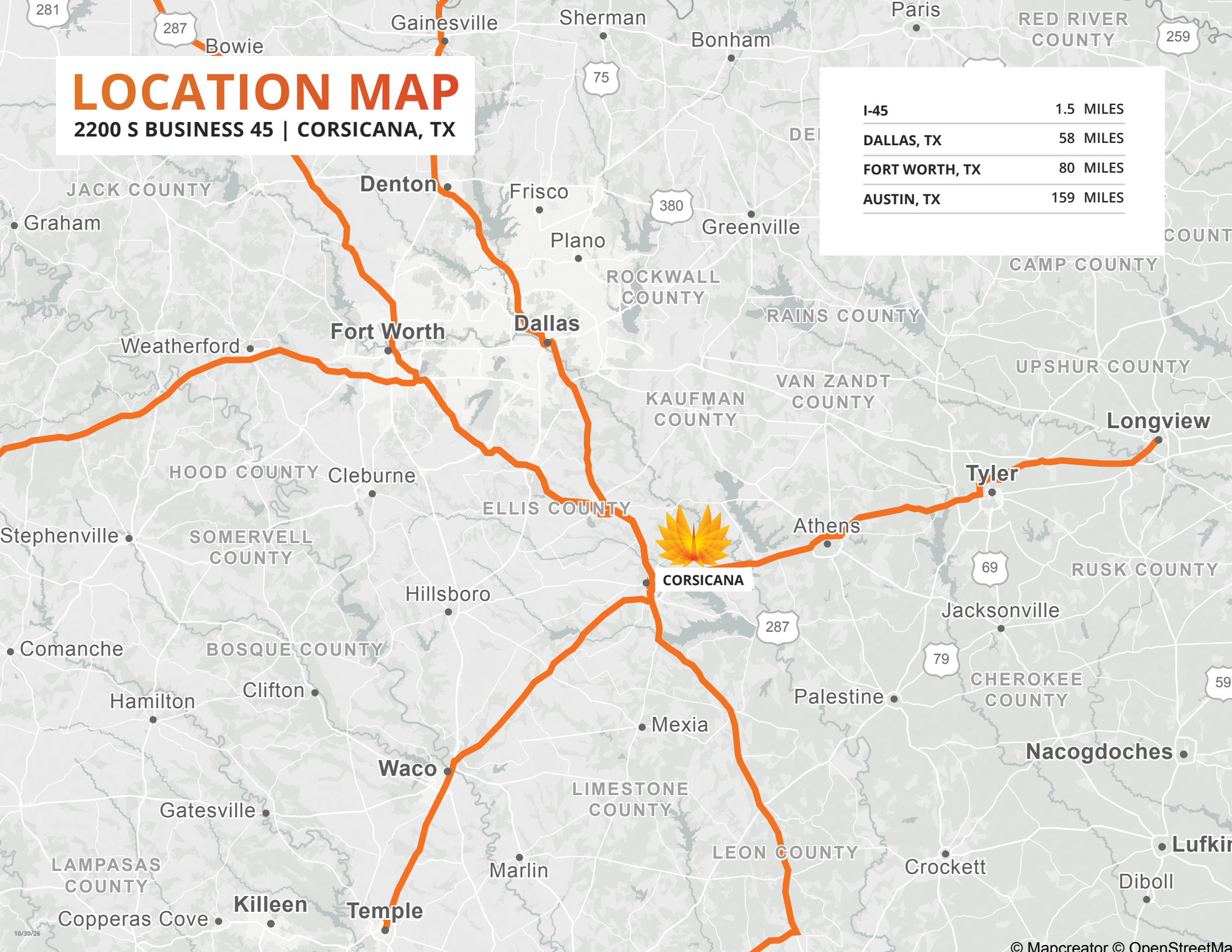
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NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	18	1	384,584 SF
TOTAL				**384,584 SF**

LOCATION MAP

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I-45	1.5 MILES
DALLAS, TX	58 MILES
FORT WORTH, TX	80 MILES
AUSTIN, TX	159 MILES