



**FOR LEASE**

**2200 S BUSINESS 45**

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**608,308 SF**

**CORSICANA, TX**



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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## **PROPERTY HIGHLIGHTS**



**FLEXIBLE LAYOUT  
OPTIONS IDEAL FOR  
DISTRIBUTION &  
WAREHOUSING**



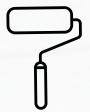
**STRATEGICALLY  
LOCATED WITH  
IMMEDIATE ACCESS  
TO I-45**



**AMPLE TRAILER  
& CAR PARKING  
AVAILABLE**



**ENTIRE FACILITY  
IS FULLY FENCED  
& SECURED**



**NEW EXTERIOR  
& INTERIOR  
PAINT (2025)**



# PROPERTY DETAILS

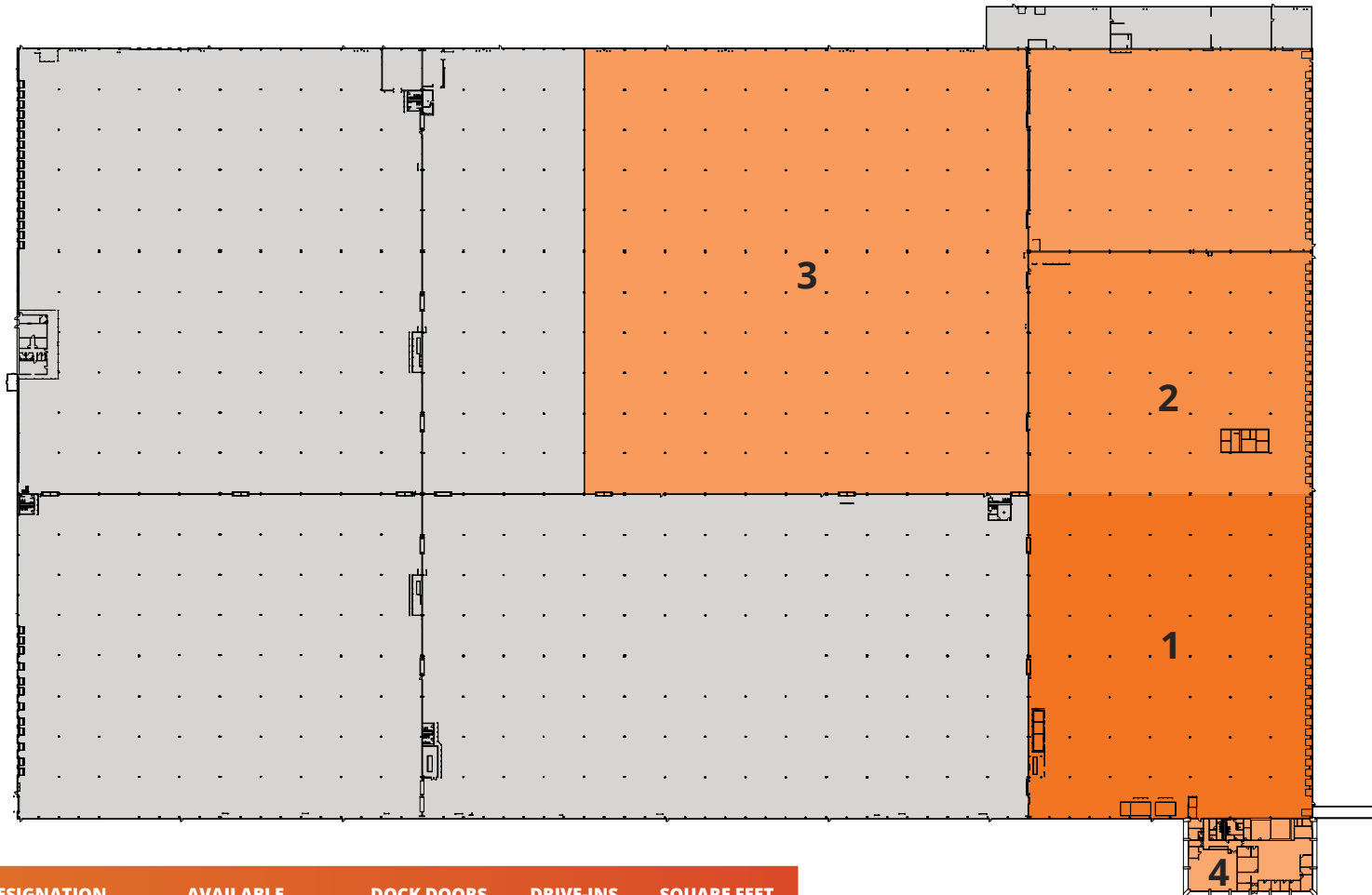
2200 S BUSINESS 45 | CORSICANA, TX

AVAILABLE SPACE	230,283 SF Available Immediately
WAREHOUSE SPACE	230,283 Available Immediately 365,095 Available 1/1/2027
OFFICE SPACE	12,930 SF
MINIMUM DIVISIBLE	98,081 SF
DOCK DOORS	69
GRADE-LEVEL DRIVE-IN DOORS	2
CLEAR HEIGHT	26' - 28'
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

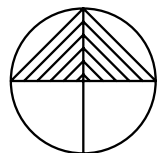


# FLOOR PLAN

2200 S BUSINESS 45 | CORSICANA, TX



NUMBER	SPACE DESIGNATION	AVAILABLE	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	IMMEDIATELY	30	1	132,202 SF
2	WAREHOUSE	IMMEDIATELY	22	N/A	98,081 SF
3	WAREHOUSE	1/1/2027	17	1	365,095 SF
4	OFFICE	IMMEDIATELY	N/A	N/A	12,930 SF
<b>TOTAL</b>					<b>608,308 SF</b>



# LOCATION MAP

2200 S BUSINESS 45 | CORSICANA, TX

<b>I-45</b>	1.5 MILES
<b>DALLAS, TX</b>	58 MILES
<b>FORT WORTH, TX</b>	80 MILES
<b>AUSTIN, TX</b>	159 MILES

