



FOR LEASE
4350 WEST LOOP 281

293,121 SF
LONGVIEW, TX



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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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

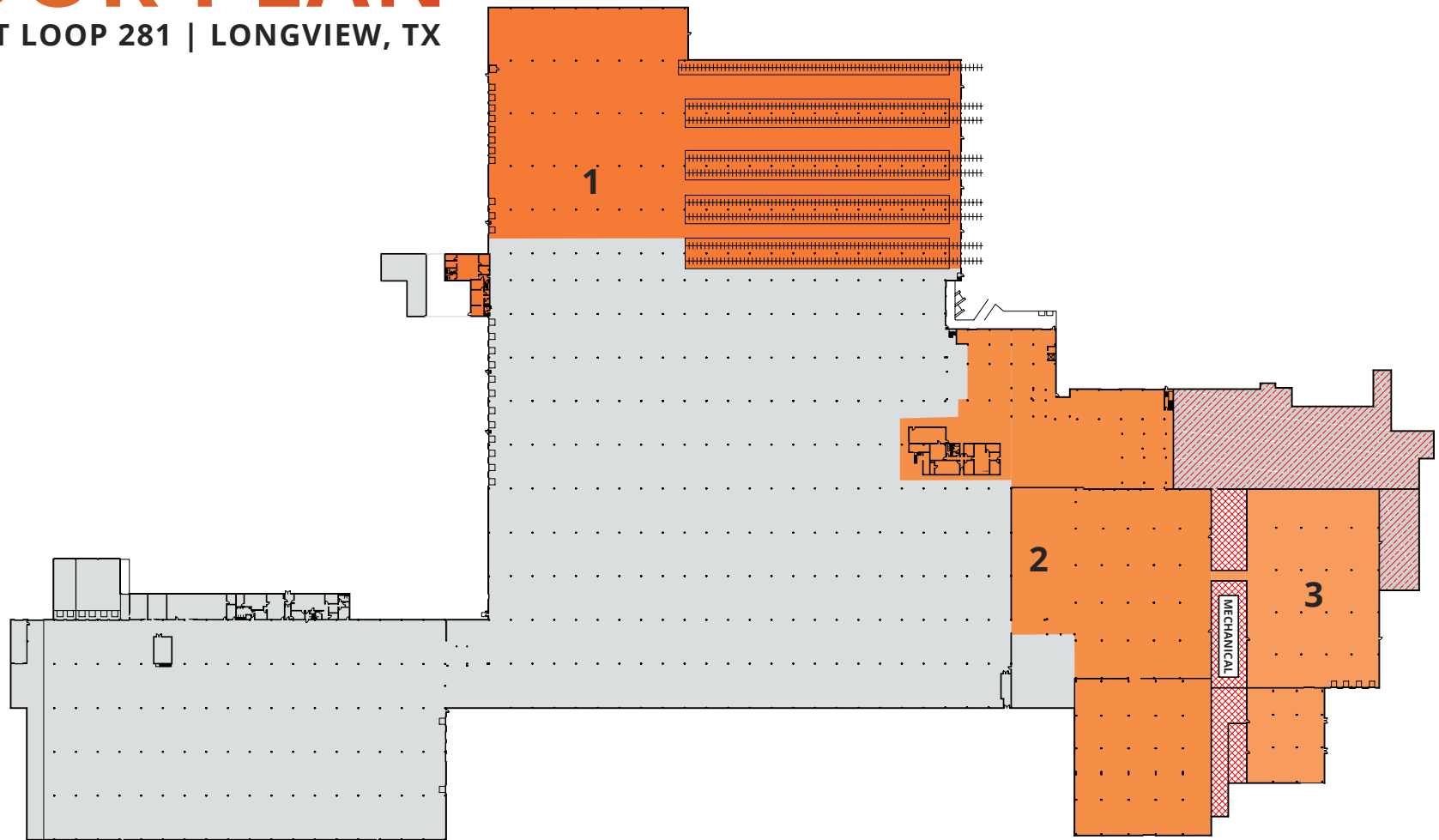
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AVAILABLE SPACE	293,121 SF
MINIMUM DIVISIBLE	44,573 SF
FLOORS	1
DOCK DOORS	19
DRIVE-IN DOORS	5
CLEAR HEIGHT	25' - 30'
COLUMN WIDTH/DEPTH	Varies
ROOF	TPO, Modified Bitumen, & Flat Tar/Gravel
WALLS	Metal & Masonry
FLOORS	12" Reinforced Concrete
YEAR BUILT	1964 - 1975
YEAR RENOVATED	2017
FIRE SUPPRESSION	100% Wet
LIGHTING	T5 & Fluorescent
POWER	277/480v, 3-Phase
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

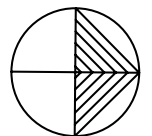


FLOOR PLAN

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NUMBER	COLUMN SPACING	CLEAR HEIGHT	OH DOORS	DOCKS	SQUARE FEET
1	25' x 30', 50', 60'	25' - 28'	1	11	136,341 SF
2	VARIABLES	25' - 30'	4	4	112,207 SF
3	24' x 48'	25' - 30'	N/A	4	44,573 SF
TOTAL					293,121 SF



LOCATION MAP

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

