

Available

5580 American Legion Road, Tyler, TX 75708



- Approximately 14,500 SF Office/Showroom/Warehouse
- Lot Size Approx. 5.153 Acres Total
- Improved Fenced Yard Area
- 25' Clear Height
- Outside City Limits
- 480 Volt, 3 Phase Power
- New LED Lighting
- One (1) 20' x 20' Grade Level OH Door
- Free Span throughout Warehouse
- Four (4) 14' x 14' Grade Level OH Doors
- One 5 Ton & 3 Ton Crane in Place
- Concrete Wash Bay
- Southern Utilities Water
- Septic System
- Asphalt Front Parking
- New Roof and Skylights
- Facade Signage Available
- Easy Access to Interstate 20
- Easy Access to Loop 323 and Hwy 271

For Lease \$8,750 /Month NNN

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Management | Consulting

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5580 American Legion Rd., Tyler, 75708, TX

Large Office, Showroom, Warehouse for Lease in Tyler, TX

Approx 14,500 SF Office, Showroom, Warehouse Approx 5.153 Ac Lot Size Improved Fenced Yard Area 25' Clear Height Outside City Limits 480 Volt, 3 Phase Power New LED Lighting One 20'x20' Grade Level OH Door Free Span Throughout Warehouse Four 14'x14' Grade Level OH Doors One 5 Ton & 3 Ton Crane in Place Concrete Wash Bay Southern Utilities Water Septic System Asphalt Front Parking New Roof and Skylights Facade Signage Available Easy Access to Interstate 20 Easy Access to Loop 323 and Hwy 271

MORE INFORMATION

Main

Availability : 2023-01-01 Deposit : 8750

CONVENIENCE: