



13624 Hwy 31, Tyler, 75709, TX

New Office/Warehouse in prime location near Loop 323, Spur 364 and Loop 49 Toll Road
New Office/Warehouse Approximately 9,200 SF Total 3,200 SF Office 6,000 SF Insulated Metal Warehouse
Lot Size Approximately 2.446 Acres Stucco & Stone Insulated Front Office Improved, Fenced Yard
Area/Truck Court 26' Clear Height in Warehouse Modern Skylights & Electric Air Flow System LED
Lighting Throughout City Water/Sewer Utilities New Construction, Customizable for Your Business Up to 8
Overhead Doors Dock Doors, Crane & Wash Bay Can be Added Two Curb Cuts on Hwy 31 Facade &
Monument Signage Asphalt Paved Parking & Drives Outside City Limits Prime Location Near Loop 323,
Spur 364 and Loop 49 Toll Road Approximately 12 Miles South of I-20 Highly Visible with Excellent
ingress/egress

MORE INFORMATION

Main

Availability : 2021-04-07

LAND INFORMATION:

Total acres : 2.45

Square feet : 9200

CONVENIENCE: