

Available
8141 Hwy 69 N | Tyler, Texas 75706



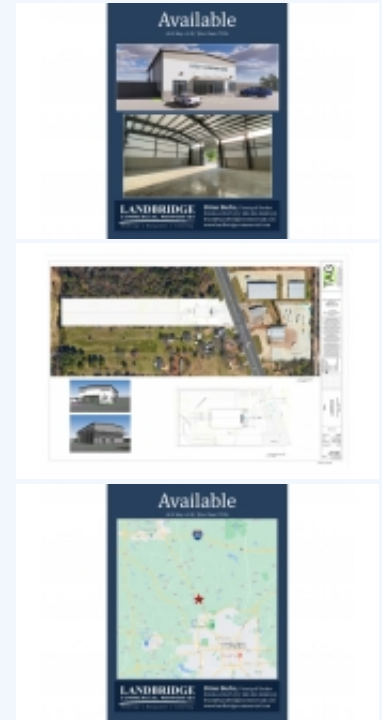
- New Office/Showroom/Warehouse
- 7,200 SF—Can be expanded
- Lot Size Up to 5 Acres
- Improved, Fenced Yard Area/Truck Court
- 26' Clear Height in Warehouse
- Modern Skylights
- LED Lighting Throughout
- City Water Utilities/Septic
- 480 V, 3 Phase Power
- New Construction, Customizable for Your Business
- Up to 8 Overhead Doors
- Dock Doors, Crane & Wash Bay Can be Added
- One Curb Cut on Hwy 69 N
- Facade & Pylon Signage
- Concrete Paved Parking & Drives
- Outside City Limits
- Approximately 5.5 Miles South of I-20
- Highly Visible

For Lease \$7,950/Month NNN

LANDBRIDGE
COMMERCIAL PROPERTIES
Brokerage | Management | Consulting

Brian Burks, Principal Broker
903.561.9527 (O) 903.352.3000 (C)
brian@LandbridgeCommercial.com
www.landbridgecommercial.com

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8141 Hwy 69 N., Tyler, 75706, TX

Highly Visible NEW Build-to-Suit Office/Warehouse Customizable for Your Business!
 Build-to-Suit Office/Warehouse Approx 7,200 Square Feet Lot size up to 5 Acres Improved, Fenced Yard Area / Truck Court 26' Clear Height in Warehouse City Water Utilities/Septic 480 V, 3 Phase Power Up to 8 Overhead Doors Dock Doors, Crane & Wash Bay Can be Added One Curb Cut on Hwy 69 N Facade & Pylon Signage Concrete Paved Parking & Drives Outside City Limits Approx 5.5 Miles South of I-20

MORE INFORMATION

Main

Availability : 2022-06-01

LAND INFORMATION:

Square feet : 7200

CONVENIENCE: