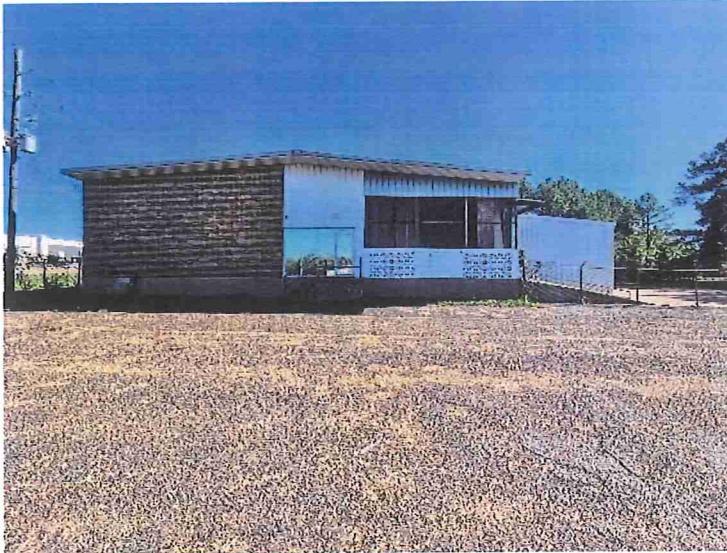


FOR LEASE

614 JORDAN VALLEY RD. OFFICE/WAREHOUSE/INDUSTRIAL



5,160 SF Office/Warehouse on 1.51 Acres conveniently located just off the brand new State Highway 2206 (Harrison Road) with immediate and excellent access to Interstate 20.



\$4,500/mo RENT

\$500/mo NNN

OFFERING SUMMARY

Available SF:	5,160 SF
Year Built:	1979/2025
Market:	North Texas
Submarket:	East Texas
Acreage:	1.51 AC

PROPERTY HIGHLIGHTS

- 990 SF Office Space
- 4,170 SF Warehouse
- 1 Ton Jib Crane
- 3 Truck Loading Docks
- NEW Roof in 2025
- IOS: 1.25 Acre NEW Stabilized Yard with Fenced Perimeter and Sliding Gate
- Asphalt Customer Parking in Front of Building

PRESENTED BY:

SCOTT ZHORNE
903.720.1043
zhornes@aol.com

FOR LEASE

OFFICE/WAREHOUSE/INDUSTRIAL IN LONGVIEW, TX

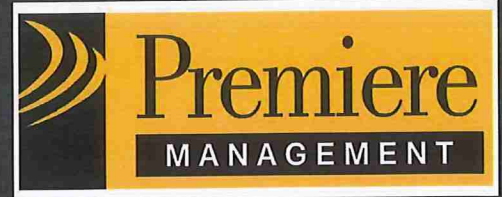


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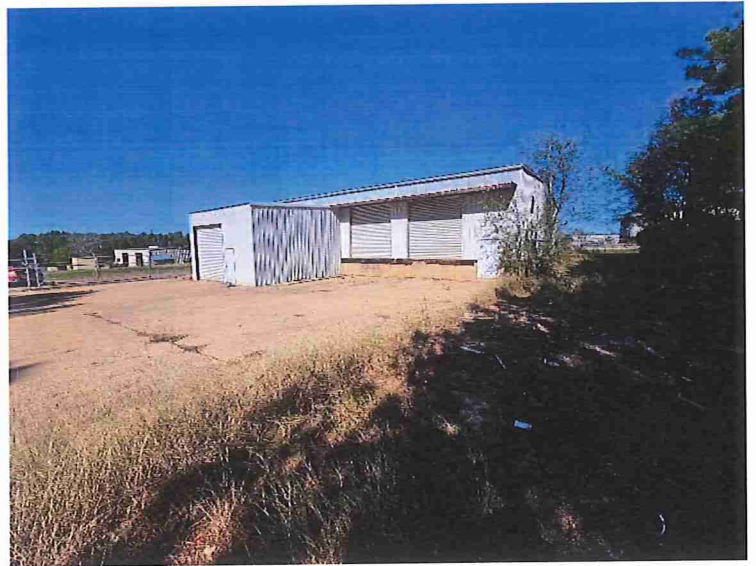


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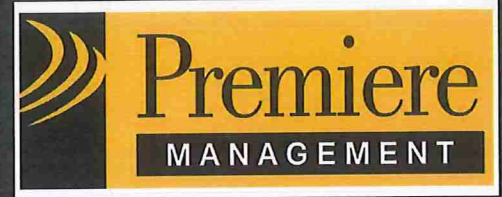


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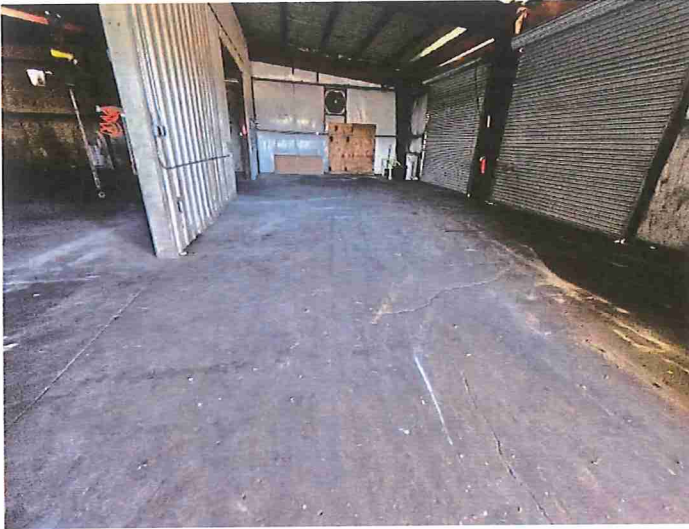


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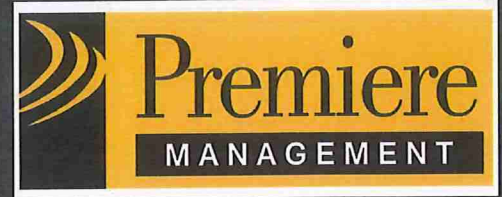


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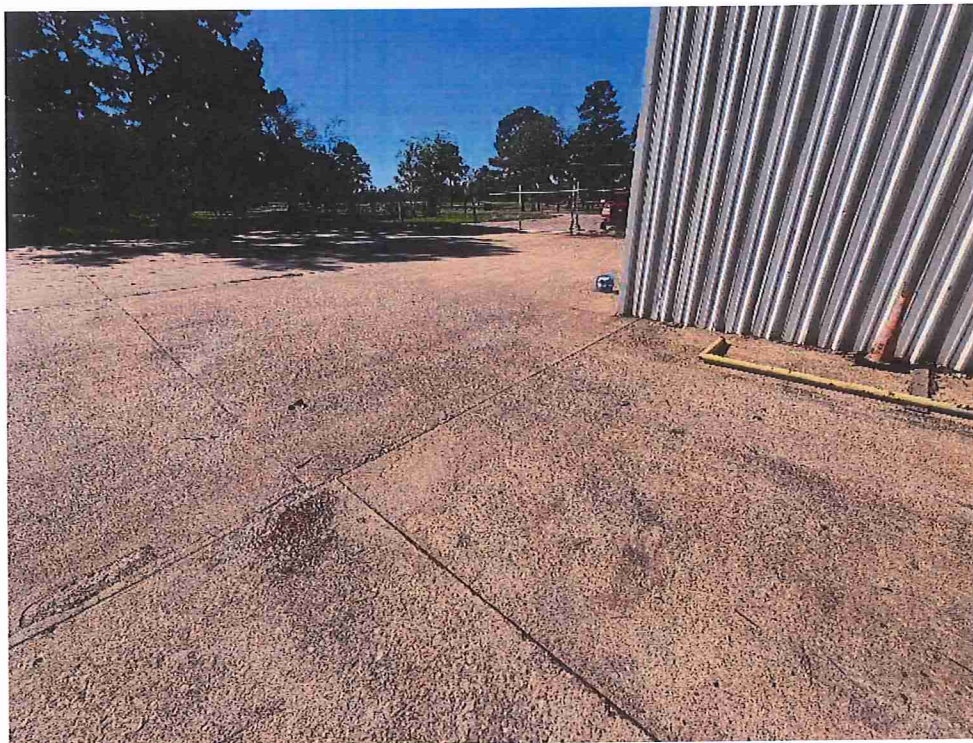
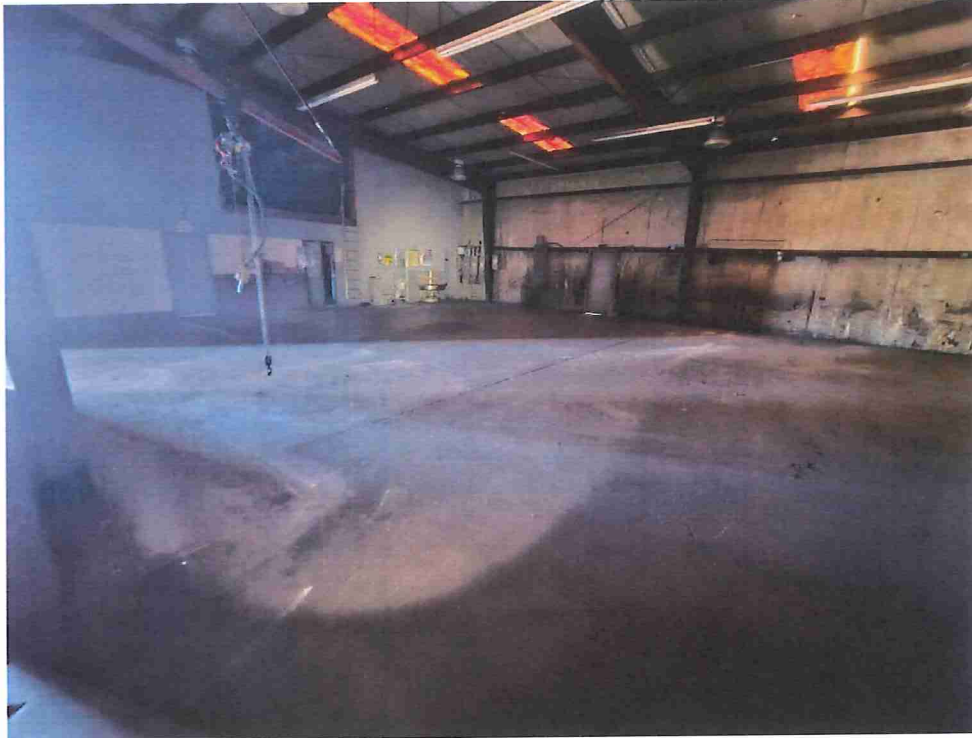


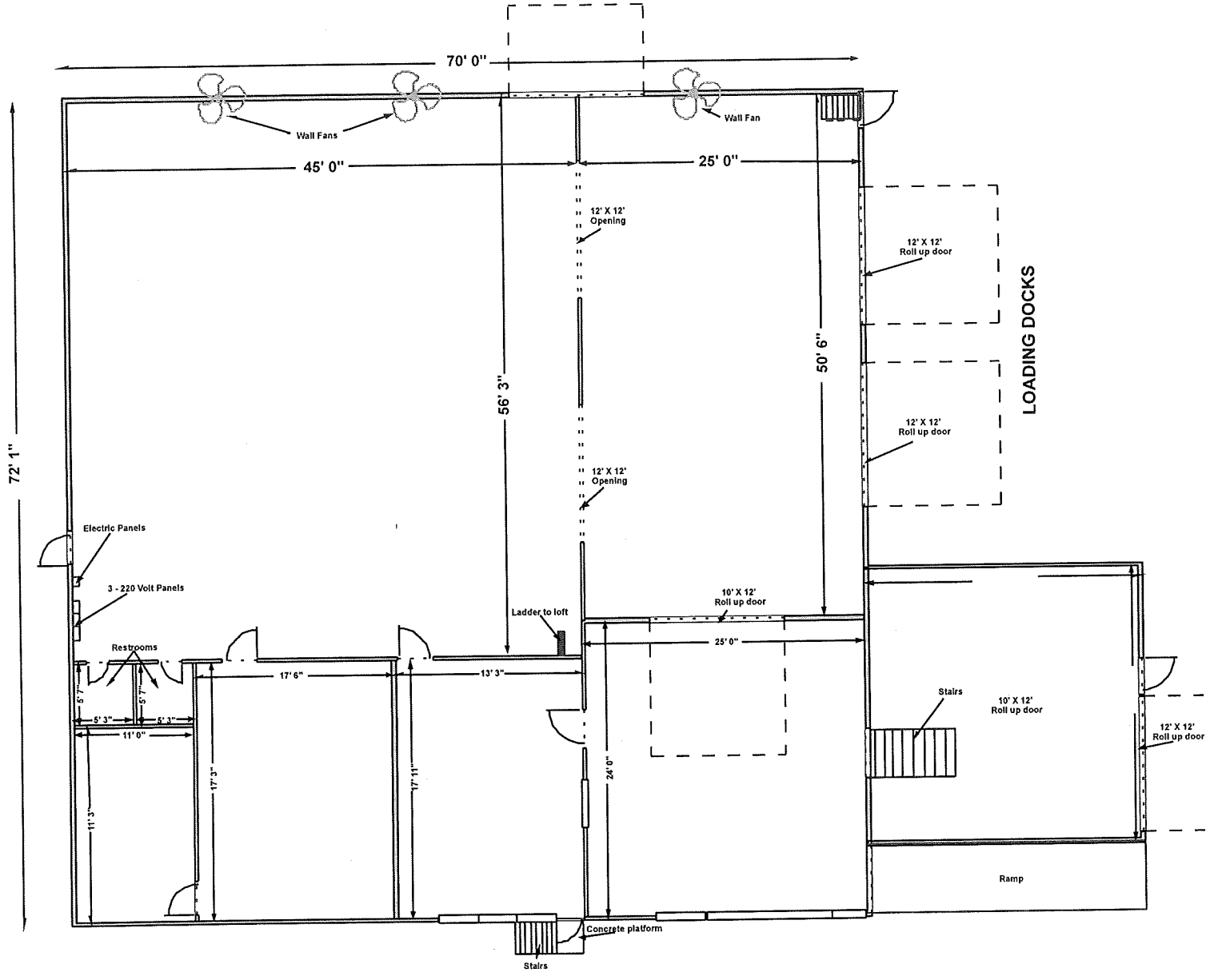
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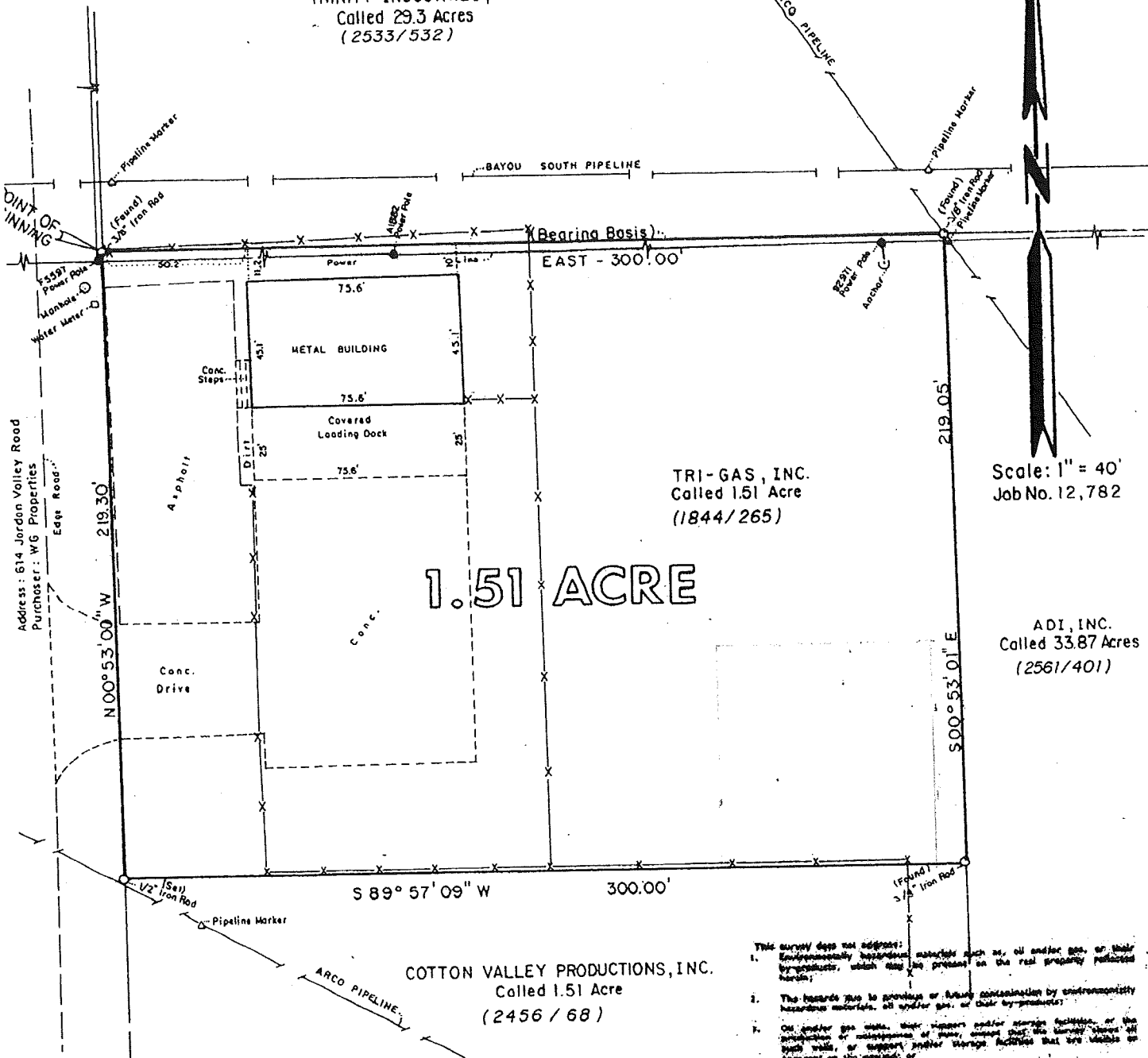




**614 Jordan Valley Rd.
 Longview, TX. 75604
 +/- 5160 sf**

JACOB LAGRONE SURVEY A-124

TRINITY INDUSTRIES, INC.
 Called 29.3 Acres
 (2533/532)



Address: 614 Jordan Valley Road
 Purchaser: WG Properties

1.51 ACRE

TRI-GAS, INC.
 Called 1.51 Acre
 (1844/265)

Scale: 1" = 40'
 Job No. 12,782

ADI, INC.
 Called 33.87 Acres
 (2561/401)

COTTON VALLEY PRODUCTIONS, INC.
 Called 1.51 Acre
 (2456/68)

This survey does not address:

1. Environmentally hazardous materials such as, oil and/or gas, or their by-products, which may be present on the real property reflected herein;
2. The hazards due to previous or future contamination by environmentally hazardous materials, oil and/or gas, or their by-products;
3. Oil and/or gas wells, their support and/or storage facilities, or the production or transportation of same, except that the survey shows all such wells, or support and/or storage facilities that are visible or discernible on the ground; or
4. The subsurface boundaries by glancing on or under the surface, or in the vicinity of, a subsurface tract of land, except that the survey shows all situations that are visible or apparent on the ground.

The undersigned, and the Non represented, hereby disclaim any and all responsibility for charges, better known as: which result from use or purchase, health or property damage caused by the existence of any such environmentally hazardous materials, oil and/or gas, or their by-products, which