

Texas Office Leasing

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Industrial Property For Lease

# 519 W South Street

519 W South Street, Longview, TX 75601



Total Space Available:	26,157 SF
Rental Rate:	\$0.30 - \$0.98 /SF/Month
Min. Divisible:	3,250 SF
Max. Contiguous:	13,652 SF
Property Type:	Industrial
Property Sub-type:	Office Showroom
Additional Sub-types:	Warehouse
Building Size:	26,157 SF
Lot Size:	4.20 AC
Listing ID	19647147
Last Updated	today

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4 Spaces Available

Display Rental Rate as Entered

**Building 1**

Space Available:	<b>5,355 SF</b>
Rental Rate:	<b>\$0.98 /SF/Month</b>
Space Type:	Office Showroom
Additional Space Types:	Office Building
Lease Type:	NNN
Date Available:	Feb 2016
Lease Term:	36 Months
Clear Ceiling Height:	12 ft.
Features:	Cooling is available - Y Heating is available - Y Lighting is Available - Y

5,355 sq ft office/showroom with 6 individual offices, 2 restrooms, a break room, and a training room. Showroom has 12 foot ceiling heights with large glass windows.

**Building 2**

Space Available:	<b>13,652 SF</b>
Rental Rate:	<b>\$0.30 /SF/Month</b>
Space Type:	Office Showroom
Additional Space Types:	Warehouse
Lease Type:	NNN
Date Available:	Feb 2016
Lease Term:	36 Months
Office SF:	4340 SF
No. Drive In / Grade-Level Doors:	4
Features:	Cooling is available - Y Heating is available - Y Lighting is Available - Y

Warehouse consists of 13,652 total square feet with 7,272 sq ft of warehouse, 4,340 sq ft of climate controlled office, and 2,040 sq ft of mezzanine area.

**Building 3**

Space Available:	<b>3,900 SF</b>
Rental Rate:	<b>\$0.35 /SF/Month</b>
Space Type:	Office Showroom
Additional Space Types:	Warehouse
Lease Type:	NNN
Date Available:	Feb 2016
Lease Term:	12 Months
Office SF:	160 SF
No. Drive In / Grade-Level Doors:	6
Clear Ceiling Height:	13 ft.
Features:	Heating is available - Y Lighting is Available - Y
Warehouse includes exhaust fan, insulated walls, heaters, and a small office.	

**Building 4**

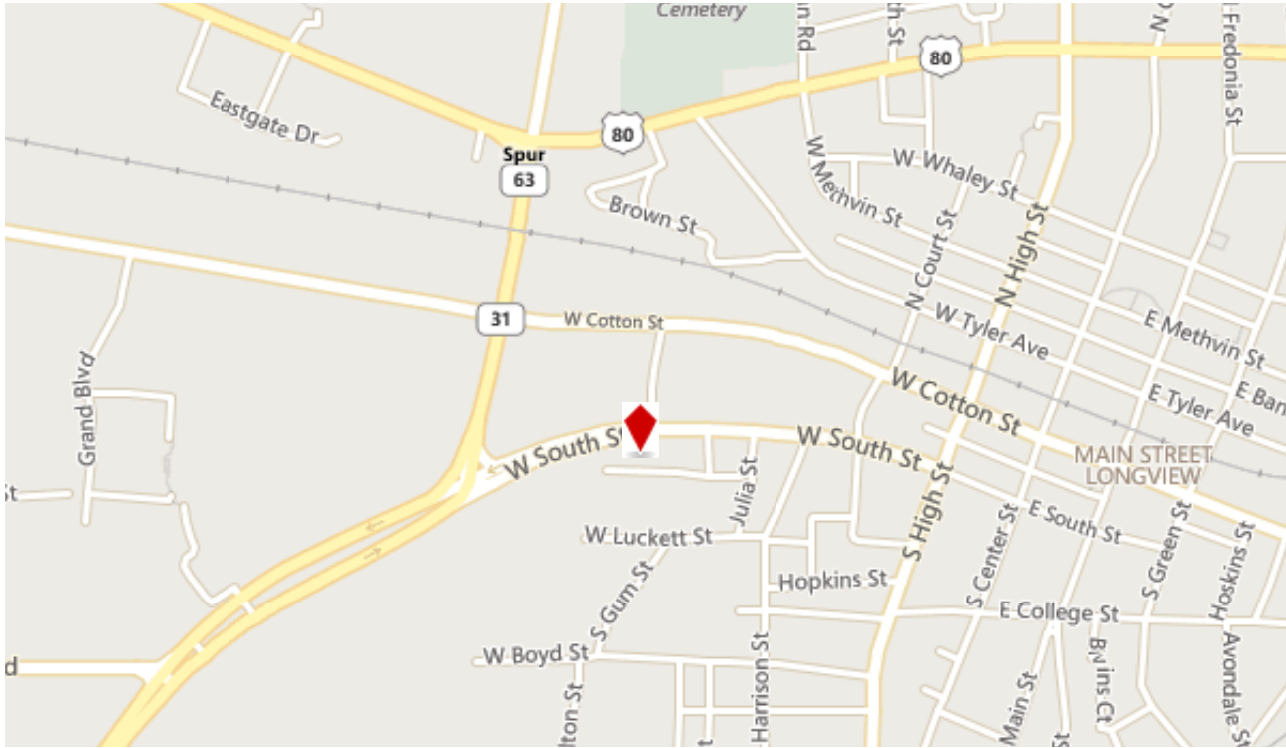
Space Available:	<b>3,250 SF</b>
Rental Rate:	<b>\$0.35 /SF/Month</b>
Space Type:	Office Showroom
Additional Space Types:	Warehouse
Lease Type:	NNN
Date Available:	Feb 2016
Lease Term:	12 Months
No. Drive In / Grade-Level Doors:	3
Clear Ceiling Height:	13 ft.
Features:	Lighting is Available - Y
Lighted shop space with full length floor drain. Shop has insulated walls and restroom.	

**Description**

Property is 4.2 acres with 90% paved. There are 4 buildings on site with a 1.1 acre fenced yard and ample outdoor lighting.

Corner of South st and Grigsby

### Map of 519 W South Street, Longview, TX 75601 (Gregg County)



### Additional Photos



519 W South Street



Building #2



519 W South Street



519 W South Street



Showroom



Showroom



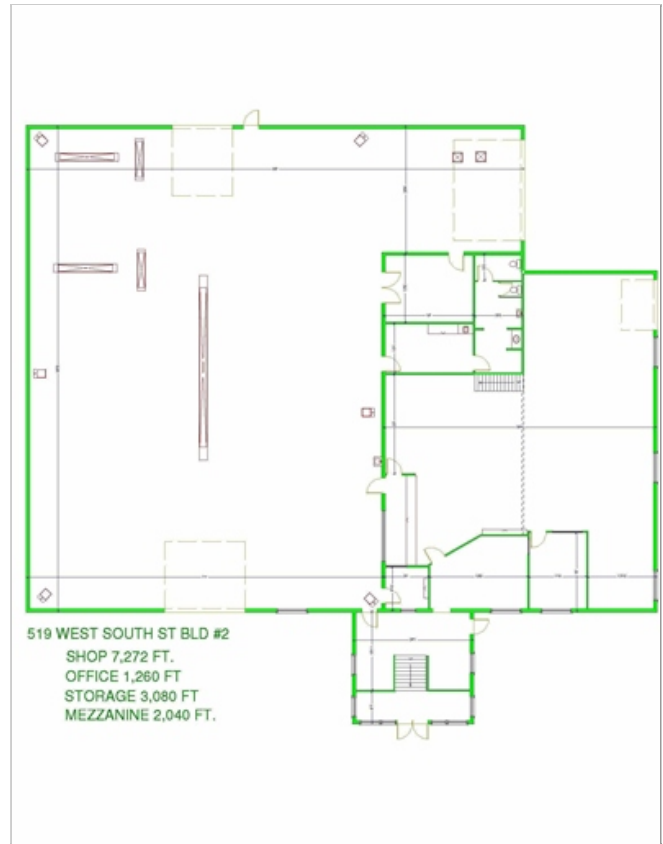
Showroom



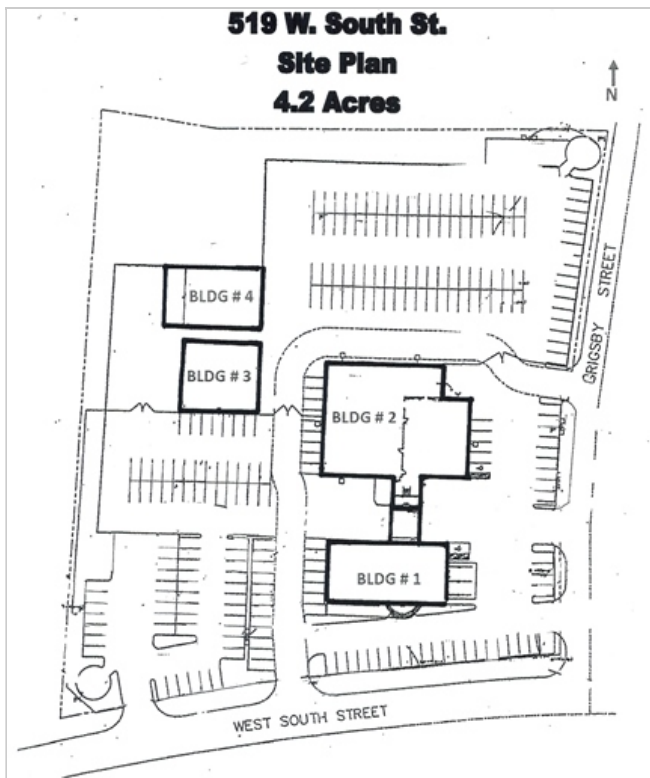
Building #2 warehouse



Building #1 Floor Plan



Building #2 Floor Plan



Property Map

