

WAREHOUSE PROPERTY FOR LEASE

LEASE RATE: \$5.75 SF/YR (NNN)



14933 Farm To Market Road 2964 (Rhones Quarter Rd)

14933 Farm to Market Road 2964, Tyler, TX 75791

- 11,600 SF warehouse building
- Located just north of Loop 49 on Rhone Quarter Rd
- 16' / 28' clear & ceiling heights
- 1 dock-high loading door
- 2 grade-level drive-in doors
- 3-phase power capacity
- Three private offices
- Outdoor storage & easy truck access

Blair Swaim

Agent

903.245.0238

bswaim@bcptx.com



PROPERTY DESCRIPTION

Located on Rhone Quarter Road just north of Loop 49, this 11,600 SF warehouse offers excellent accessibility and functionality for industrial users. The facility features grade-level overhead doors and a dock-high loading position, providing efficient loading and distribution capabilities. With 3-phase power, three private offices, and easy access for large trucks, the property is well-equipped for manufacturing, storage, or service operations. Additional highlights include outdoor storage and 16'-28' clear/ceiling heights, making this a versatile opportunity in the Tyler/Whitehouse area.

OFFERING SUMMARY

Lease Rate:	\$5.75 SF/yr (NNN)
Available SF:	11,600 SF
Building Size:	11,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	56	348
Total Population	52	160	966
Average HH Income	\$85,258	\$91,364	\$99,187

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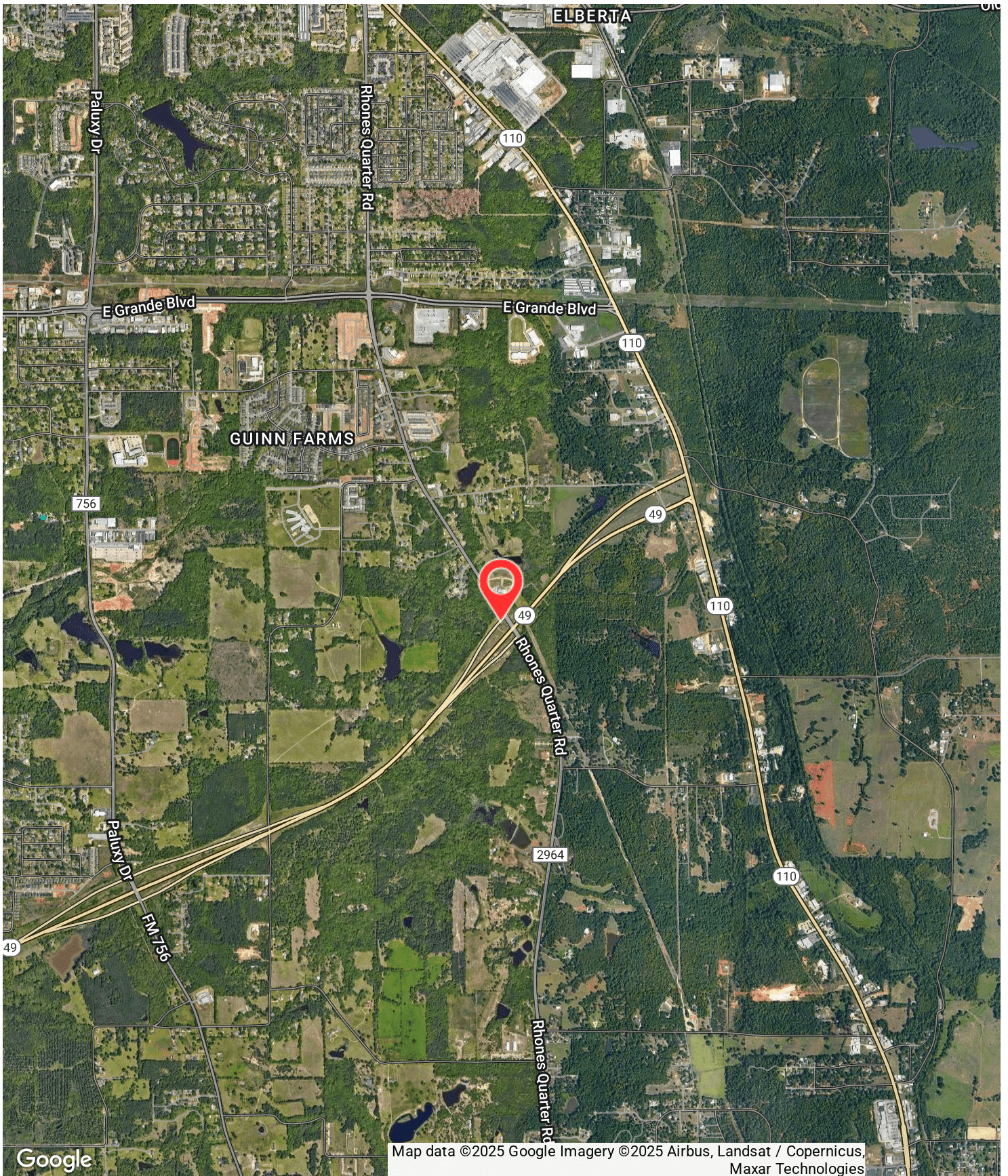
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