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**COLDWELL BANKER  
 COMMERCIAL**  
 LENHART  
 PROPERTIES INC.

1100 Judson Rd., Suite 400  
 Longview, TX 75601  
 Office 903-297-1444



**1204-B Champion Way, Longview, TX 75604**

## FOR LEASE

- ◆ 2,500 Total Sq. Ft. Office/Warehouse
- ◆ Consists of 400 Sq. Ft. Office and 2,100 Sq. Ft. Warehouse
- ◆ Located in the Champion Way Industrial Park
- ◆ Zoned Commercial
- ◆ 14' Grade Level Door and 16' Clear Height

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.





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## Aerial View





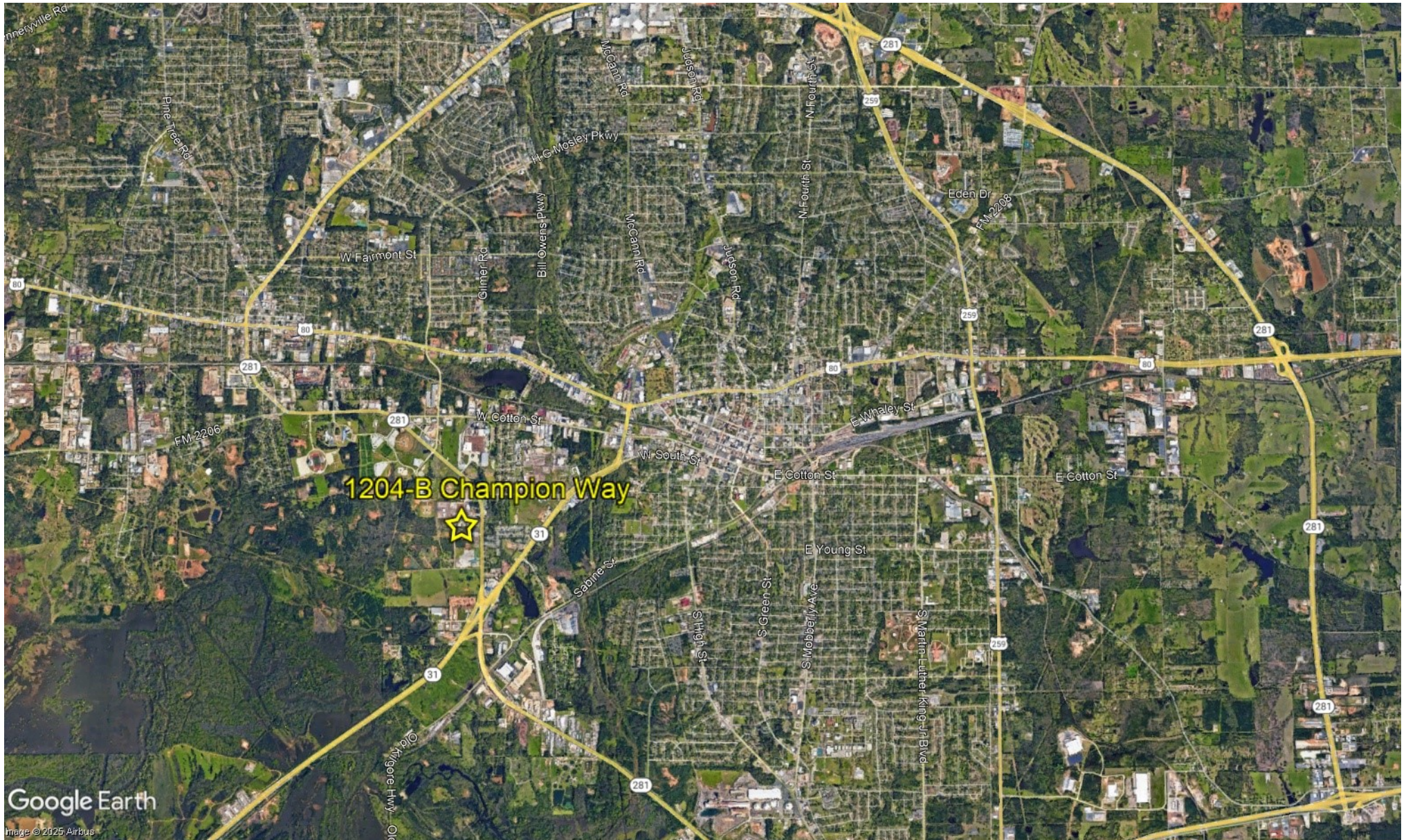
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## Location Map





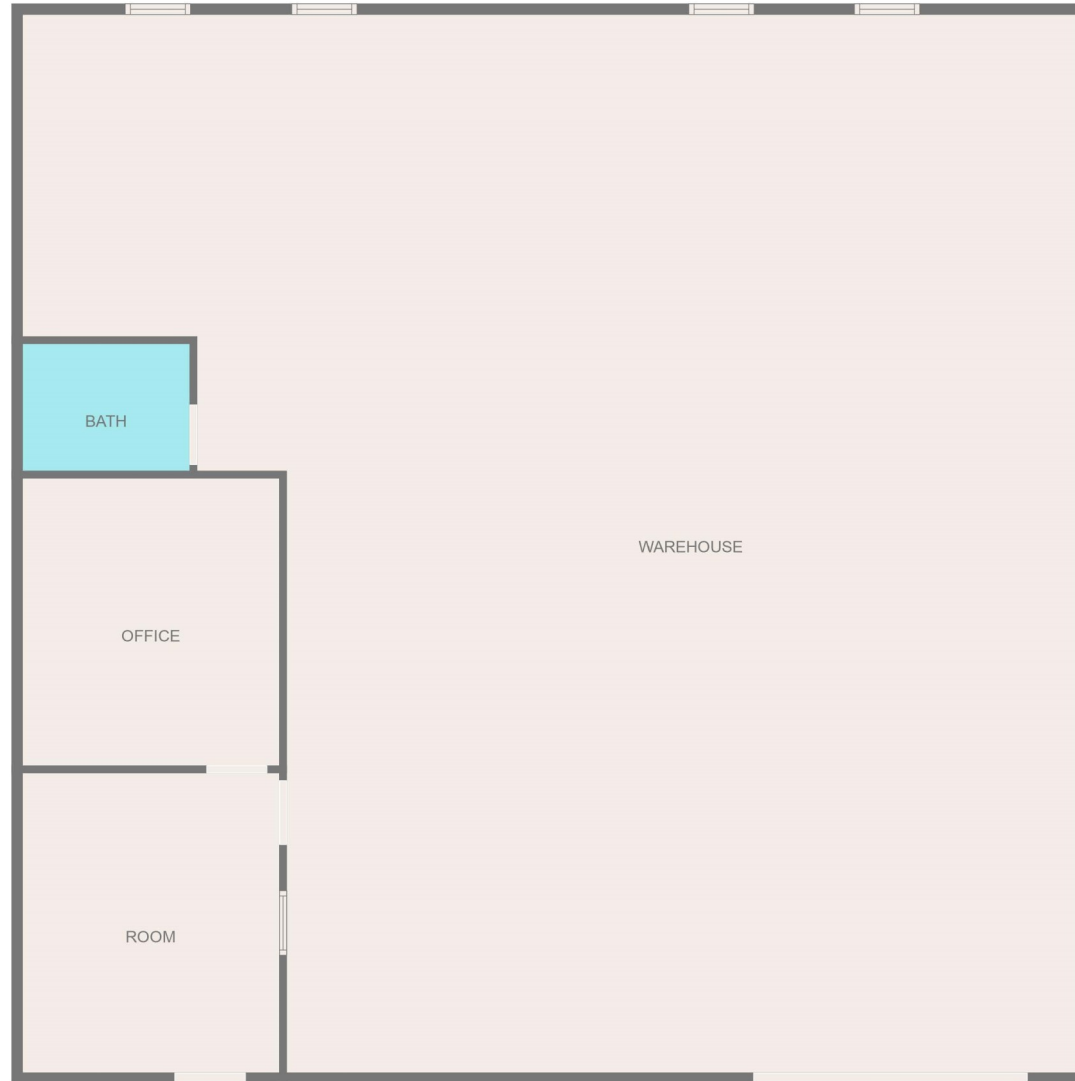
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## Floor Plan



**1204-B Champion Way Floor Plan**

