



INDUSTRIAL PROPERTY FOR SALE | \$4,200,000

INDUSTRIAL FACILITY FOR SALE

2302 Neiman Marcus Pkwy, Longview, TX 75602

Hagan Baker

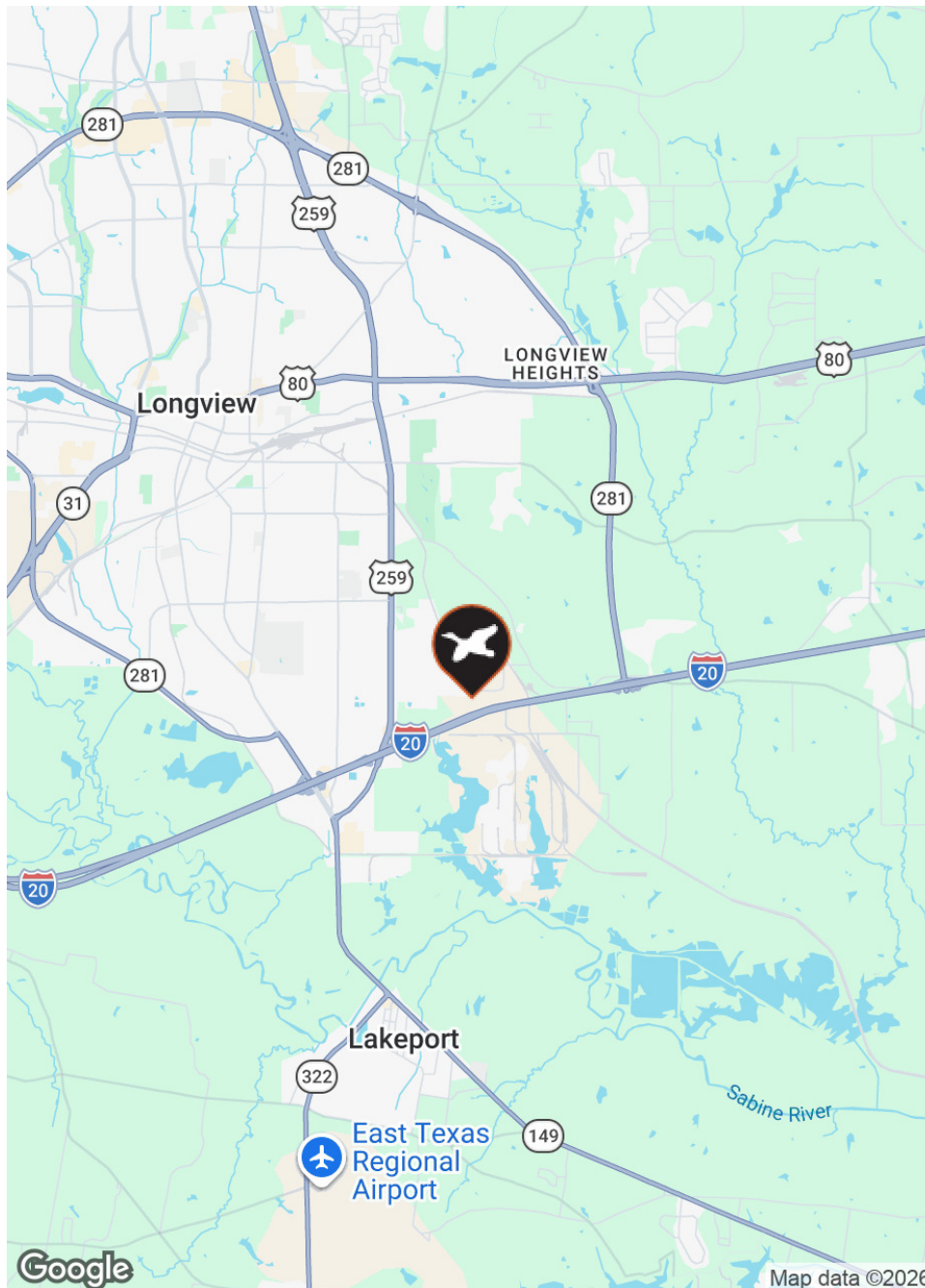
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Drake Real Estate & Investments
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SALE PRICE

\$4,200,000

LOCATION

2302 Neiman Marcus Pkwy, Longview, TX 75602

SIZE

13,782 SF

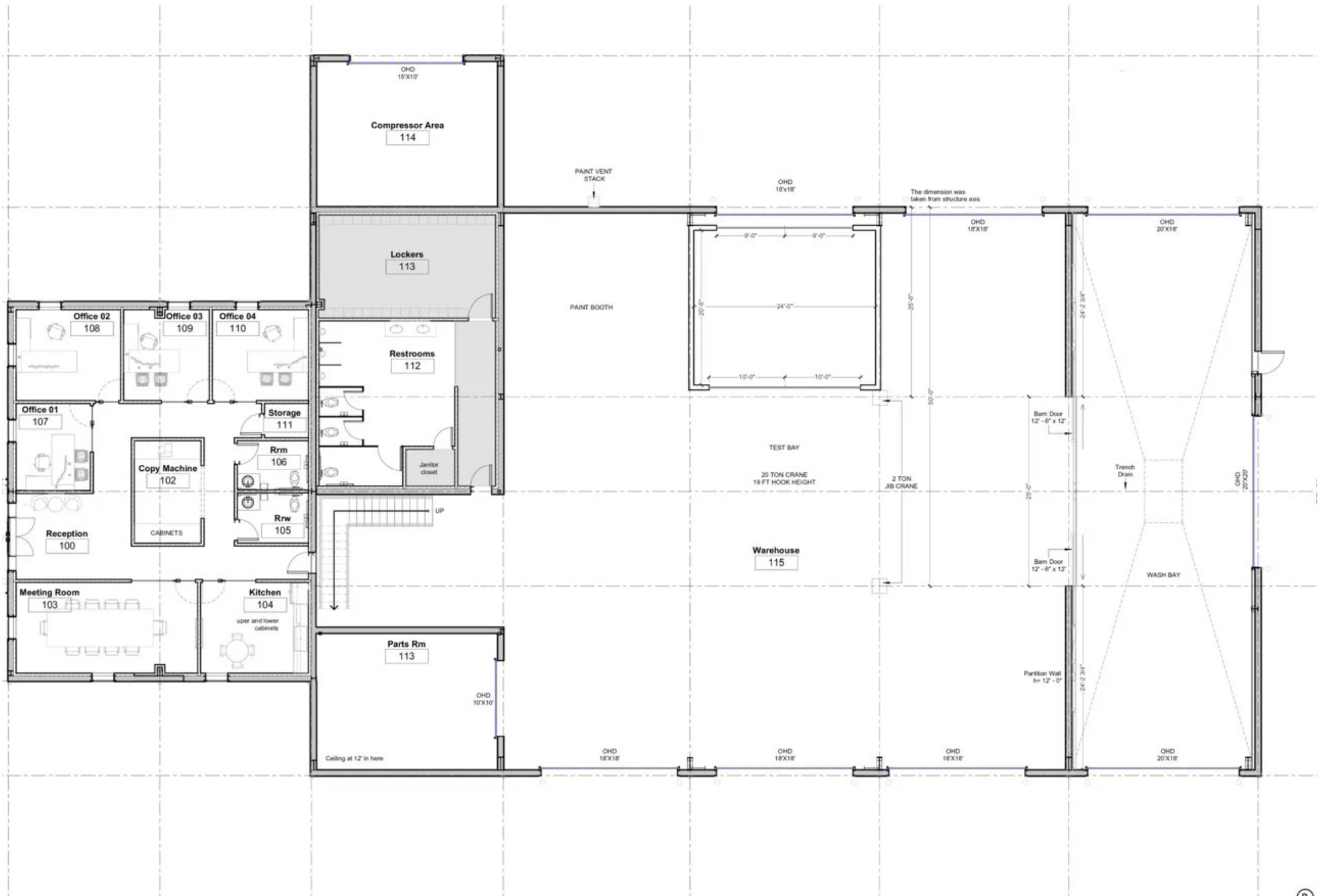
LOT SIZE

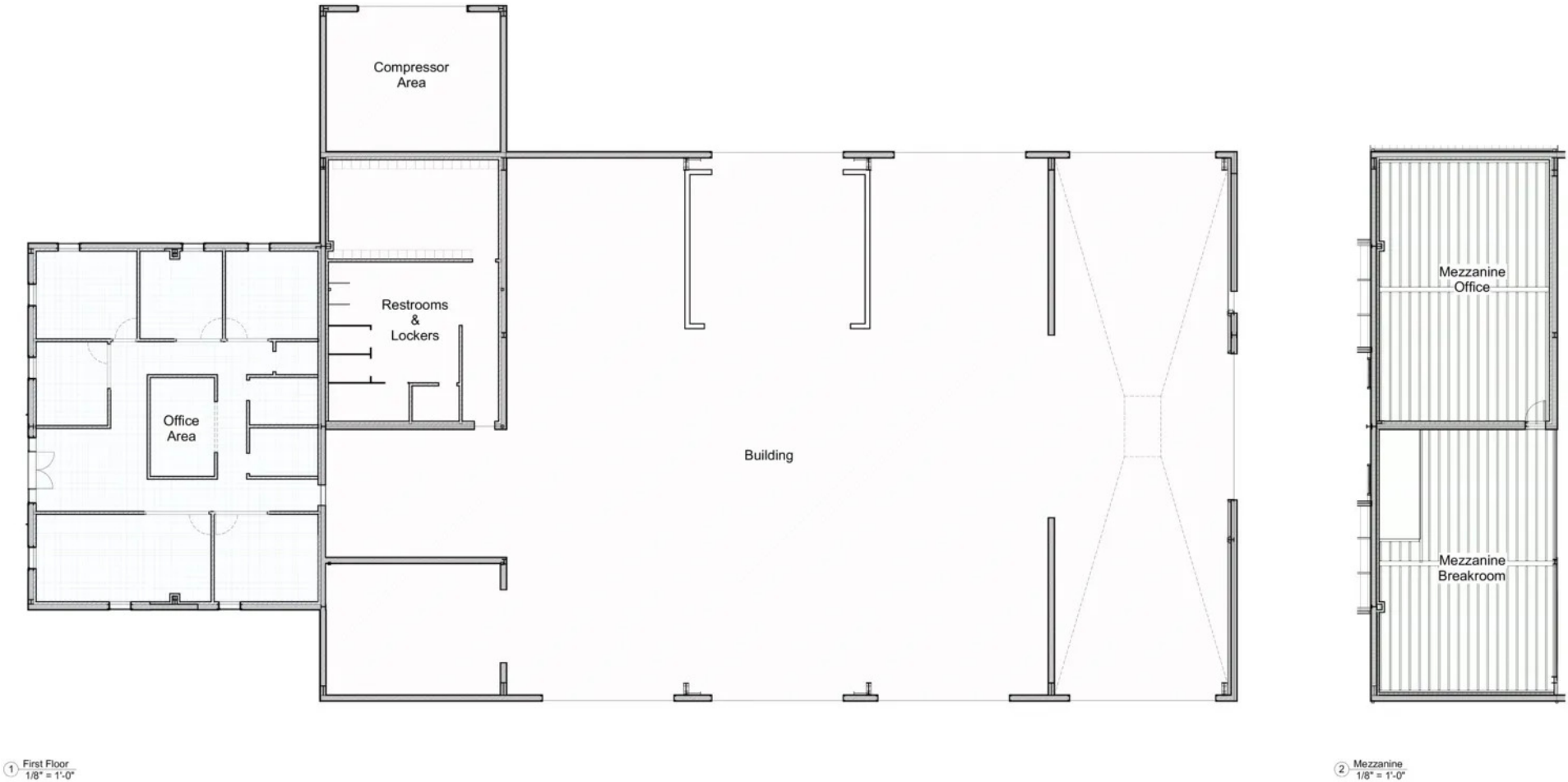
15 Acres

PROPERTY HIGHLIGHTS

- New Construction - Built 2025
- 2,000 sf office
- 9,882 sf warehouse
- 1,900 sf Mezzanine Office and Breakroom
- Ample rocked yard area with excess yard area available.
- Security fenced w/ electronic gate
- **Power:** 277/480V, 3-Phase
- **Water:** Private Well
- **Sewer:** Septic System
- Located in Longview EDC Industrial Park





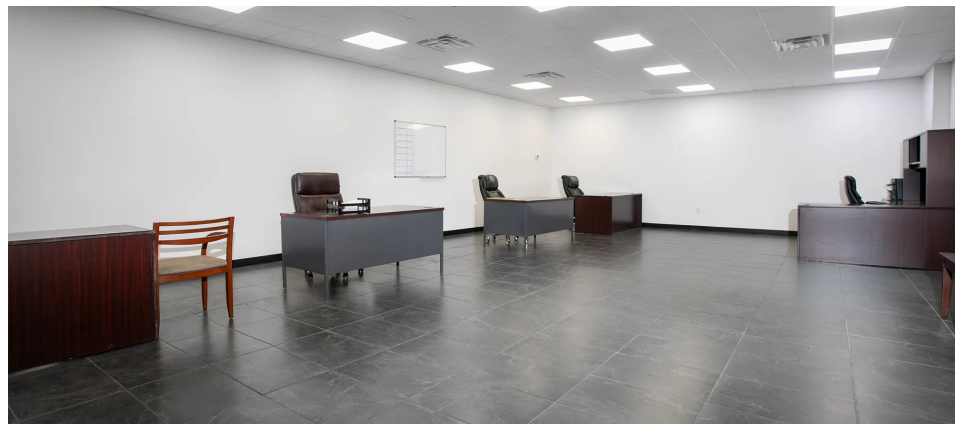
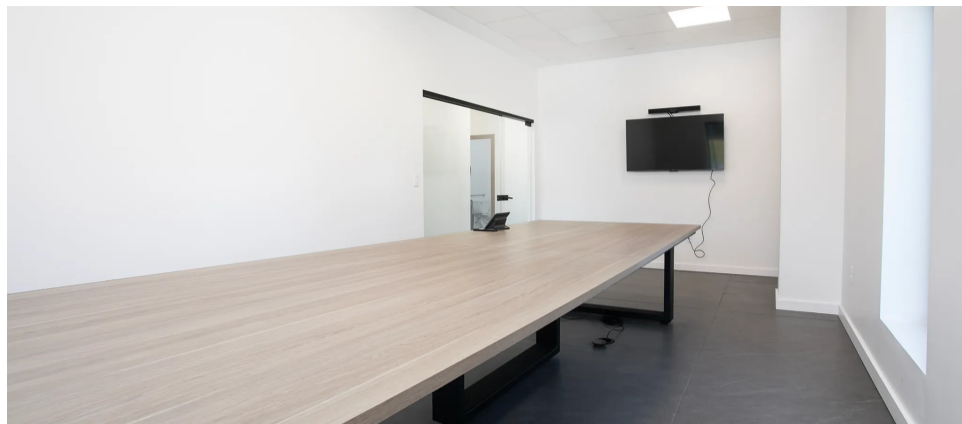
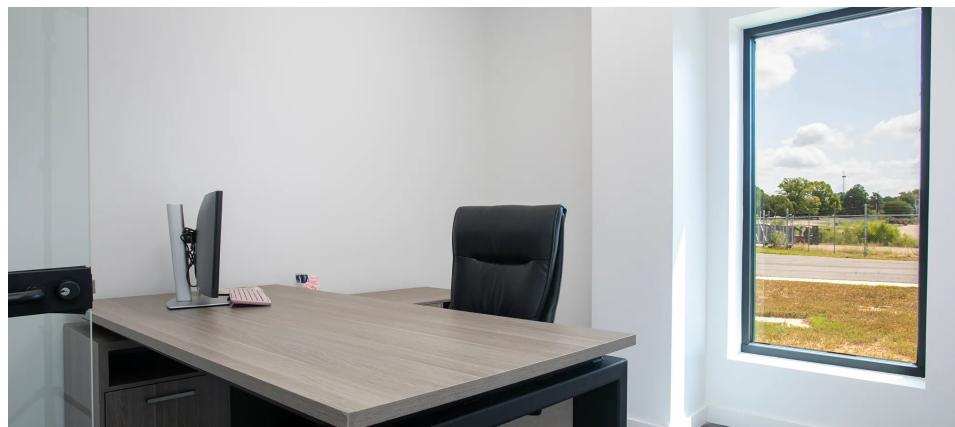


Office Area:	2000.00 SqFt
Ware House:	
Restroom and Lockers	
Compressor area	9881.67SqFt
Mezzanine Office and Breakroom	1900.00 SqFt
Total SqFt:	13781.67 SqFt



OFFICE

- 4 offices
- Reception
- Conference room
- Copy room
- Kitchen



WAREHOUSE

- Paint Booth
- Locker Room
- Wash Bay
- 10 ton bridge crane
- (2) 2 ton jib cranes
- Pull through bays





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