

302 Huntsman Way
Longview, TX 75603

Manufacturing Campus
FOR SALE



5 Industrial Buildings For Sale ±57,033 SF Total Improvements on ±39.54 Acres

PURCHASE PRICE: \$1.5 MILLION (\$26.30/SF TO IMPROVEMENTS)

For More Information

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The SITE consists of just under 40 acres, located only 1.2 miles south of Interstate 20. The property has good, paved road access right off of Estes Parkway / Loop 322.

The facility consists of approximately 57,033 SF worth of improvements, spread across 5 buildings on ±39.54 acres.

The corporate office / manufacturing building (Main Building 1) equates in size to approximately 41,833 SF. There is a water pump facility (Building 5) that services the main building, consisting of approximately 2,100 SF.

Three, ancillary metal buildings west of the main building (Buildings 2, 3 and 4) currently serve in various capacities in support of the main building. The owner would consider selling off the west portion of the property, which consists of these three buildings.



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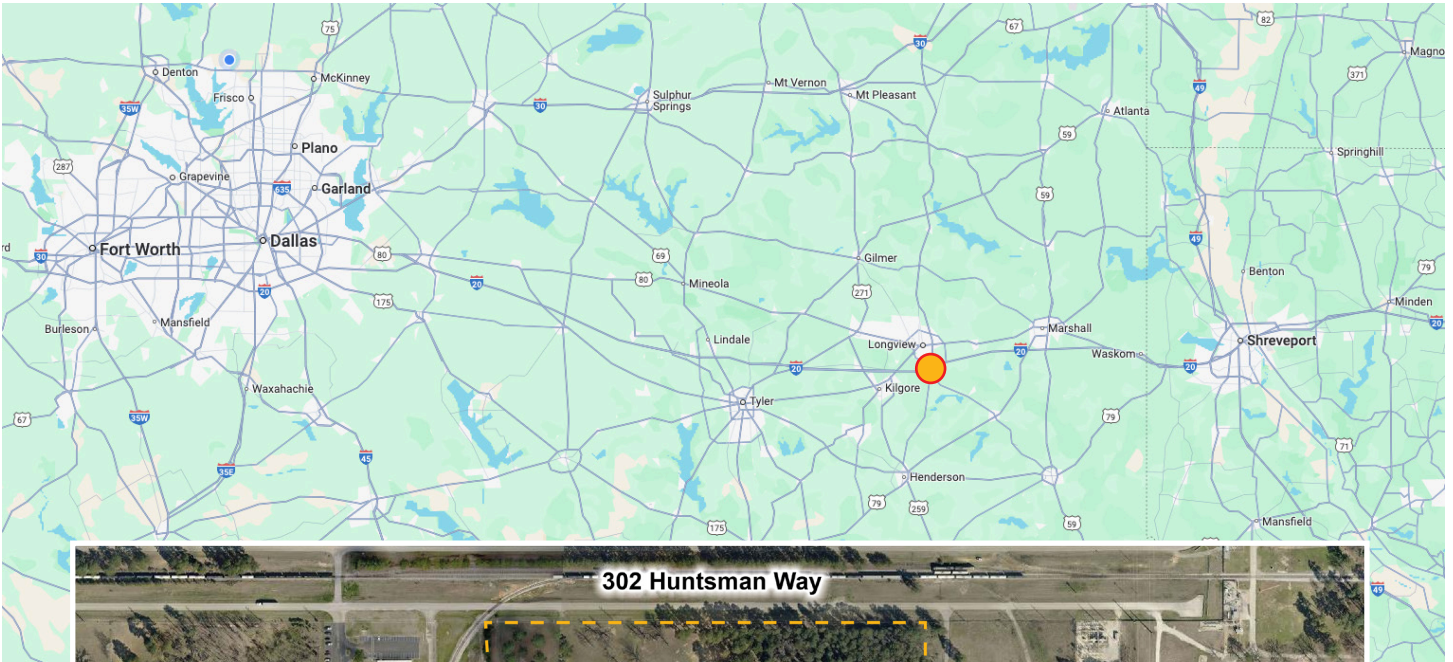
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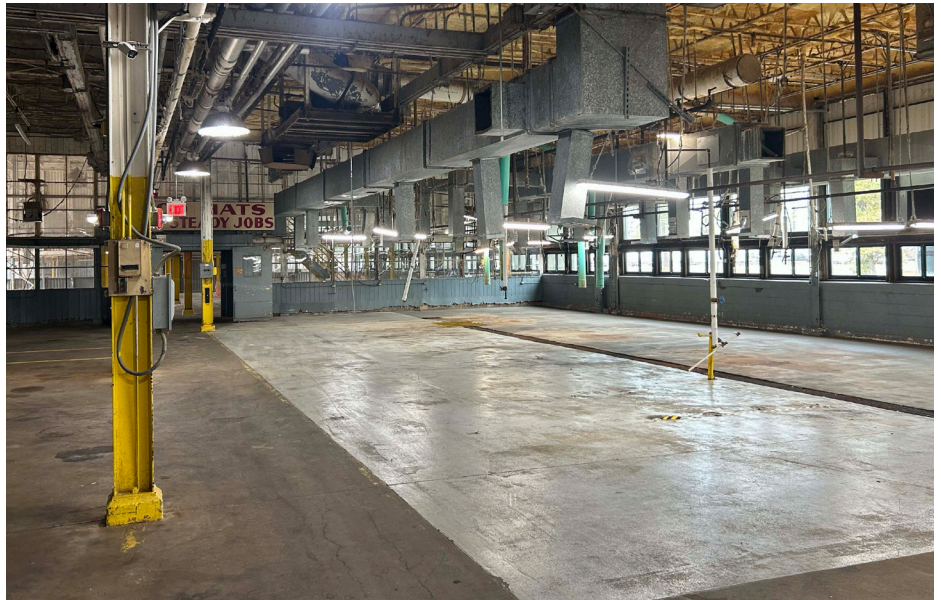
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BUILDING INFORMATION

MAIN BUILDING 1

- ±41,833 SF Available
- Built in 1958
- Loading
 - 2 Dock High Doors
 - 1 Semi-high Dock Door
 - 1 Ramp
- Production Area (±38,833 SF Total)
 - Clear Height: varying heights, 16' to 25' 8" to structure
 - New Lighting (within last year)
 - 2 Boilers
 - Recent Roof Repairs
 - Majority Sprinklered
 - Majority HVAC
 - 8 Trane Rooftop Units
 - 7 are 6 Years Old
 - 1 is 4 Years Old
- Cooler Room (±1,000 SF)
 - Maintains ±50-degree Fahrenheit
- Office
 - Main Office (±3,000 SF)
 - 1 Fixture each, Men/Women
 - Conference Room
 - Private Offices
 - Open Area for Cubicles
 - Mezzanine Office (Bonus SF)
 - Located in Production Area
 - Restrooms (9 Fixtures for Women/ 10 Fixtures for Men)
 - Warehouse Kitchen & Break Room
 - Private Offices
- Power
 - 3,200 amp (Main Switch)
 - 120/240 volt
- Utilities / Sewer
 - City of Longview
- Natural Gas
 - Atmos Energy
- Electricity
 - Various Providers



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BUILDING INFORMATION

BUILDING 2

- ±6,500 SF
- Insulated
- Sprinklered
- Rear Load
- Loading
 - 2 Grade Level Doors
 - 12' x 12'
 - Front/Rear Load
- Clear Height: 22' to Roof Spine
- Built in 1980



BUILDING 3

- ±4,680 SF
- Insulated
- Sprinklered
- Rear Load
- Loading
 - 2 Grade Level Doors
 - 12' x 12'
 - Front/Rear Load
- Restrooms:
 - 1 Fixture each, Men/Women
- Built in 1955



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BUILDING INFORMATION

BUILDING 4

- ±1,920 SF
- Loading
 - 1 Grade Level Doors
 - 12' x 12'
 - Front Load
- Insulated
- Not Sprinklered
- Built in 1980



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BUILDING INFORMATION

BUILDING 5

- ±2,100 SF
- Front Load
- 1 Grade Level Door
- Insulated
- Not Sprinklered
- Floor Drains
- Built in 1990



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Cresa, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9007724</u> License No.	<u>gburns@cresa.com</u> Email	<u>214-446-3738</u> Phone
<u>Robert Gregory Burns</u> Designated Broker of Firm	<u>291394</u> License No.	<u>gburns@cresa.com</u> Email	<u>214-446-3738</u> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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