



SCARBOROUGH
COMMERCIAL REAL ESTATE

FOR LEASE: 56,685 SF INDUSTRIAL PROPERTY

2307 E Erwin St
Tyler, TX 75702

Rare opportunity to lease a large-scale industrial facility in Tyler. The property offers the size, access, and functionality needed for manufacturing, distribution, warehousing, service, or other industrial uses.



PRICE

\$6 SF/YR (NNN)

BUILDING SIZE

56,685 SF

STATUS

For Lease

Property Type	Industrial
Property Subtype	Manufacturing
APN	150000091800004020
Building Size	56,685 SF
Lot Size	2.94 Acres
Year Built	1965
Year Last Renovated	2005
Number of Floors	1

This industrial property offers the size, access, and functionality needed for manufacturing, distribution, warehousing, service, or other industrial users. The facility features a large, open warehouse floor designed to accommodate high-volume industrial operations, with up to 28' center eave height, 4 bay doors, 4 dock doors, 100% fire suppression throughout, and a fenced and secured yard.

The combination of open floor area and multiple loading points provides excellent functionality for distribution, manufacturing, warehousing, and companies requiring efficient truck and product movement. M-1 Light Manufacturing zoning accommodates a variety of industrial uses. Large industrial facilities of this size are difficult to find in the Tyler market, making this an excellent opportunity for companies needing substantial warehouse or manufacturing space at a competitive lease rate.

Video tour:

[2307 E Erwin, Tyler For Lease](#)



- 56,685 SF industrial facility
- Lease rate: \$6/SF/YR + NNN
- Large, open warehouse floor
- Up to 28' center eave height
- 4 bay doors and 4 dock doors
- Excellent loading and product-flow functionality
- Fully sprinklered
- Fully fenced and secured yard

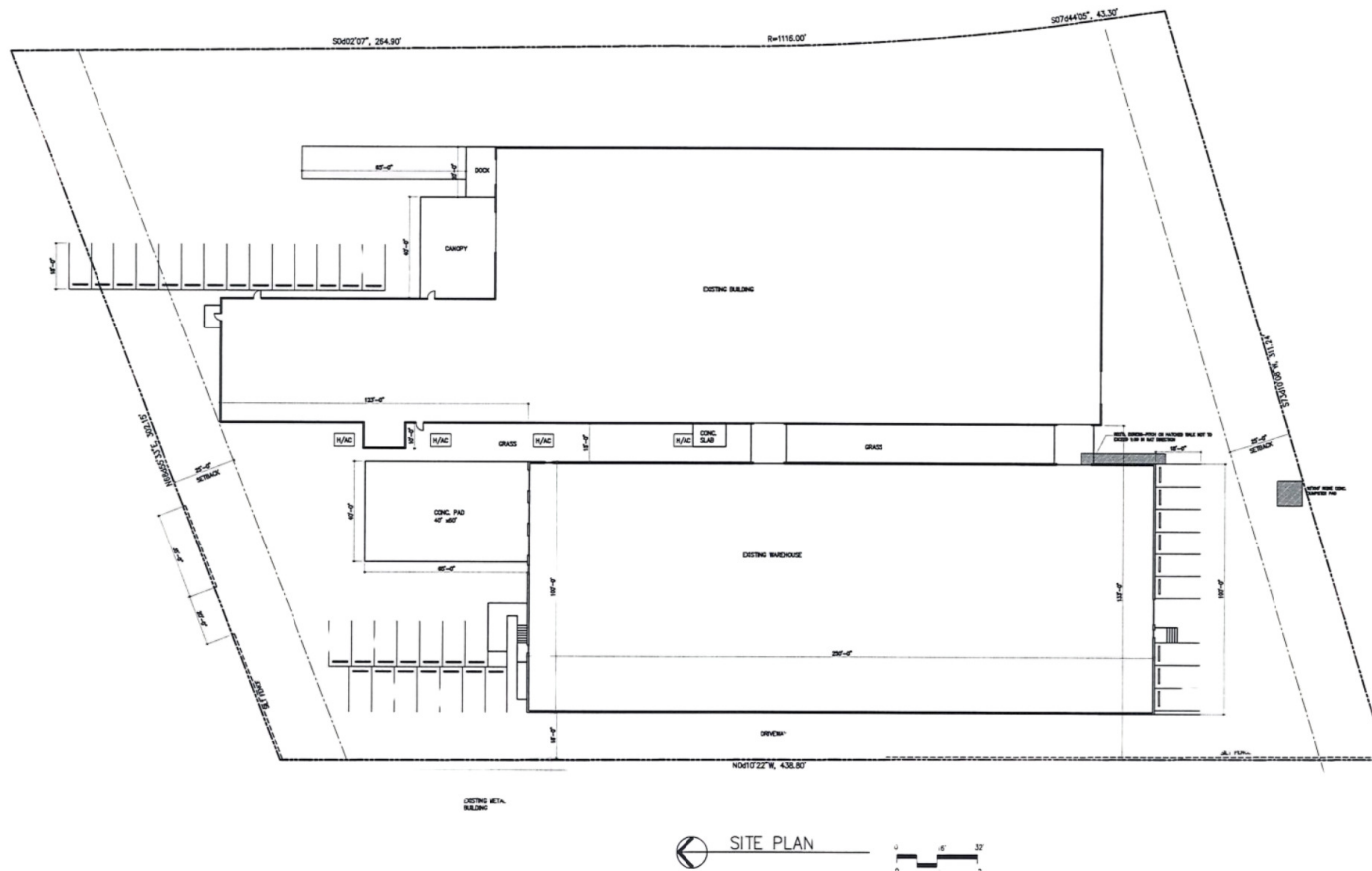


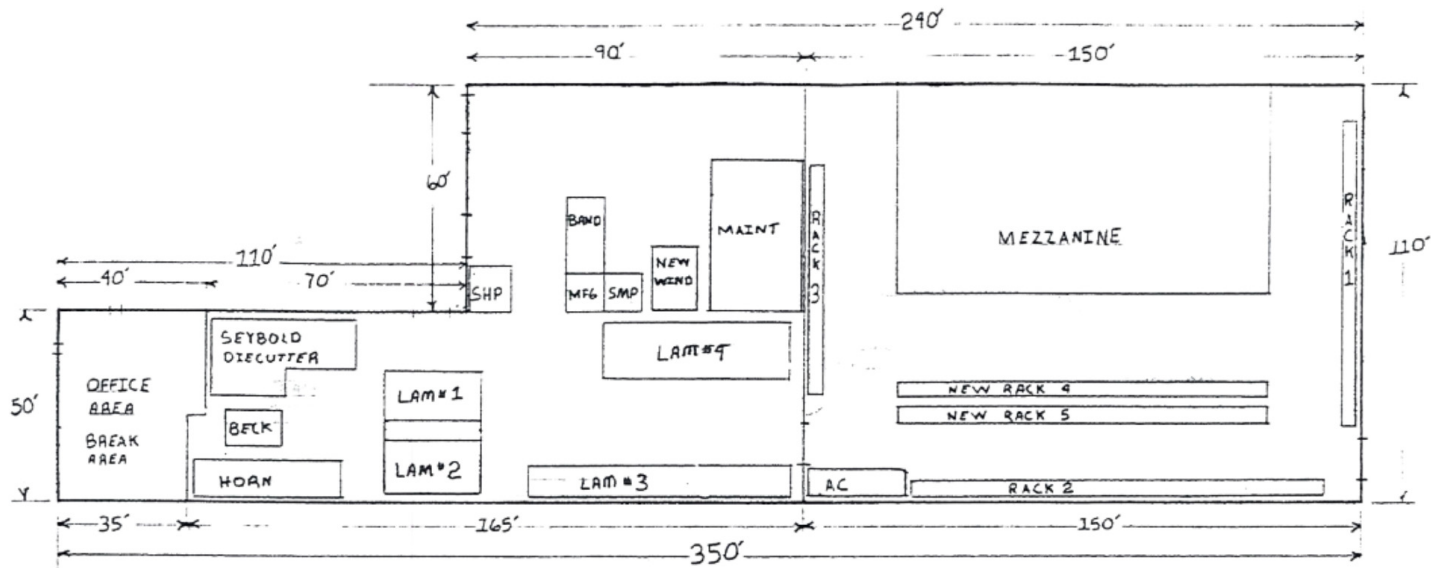
ADDITIONAL PHOTOS



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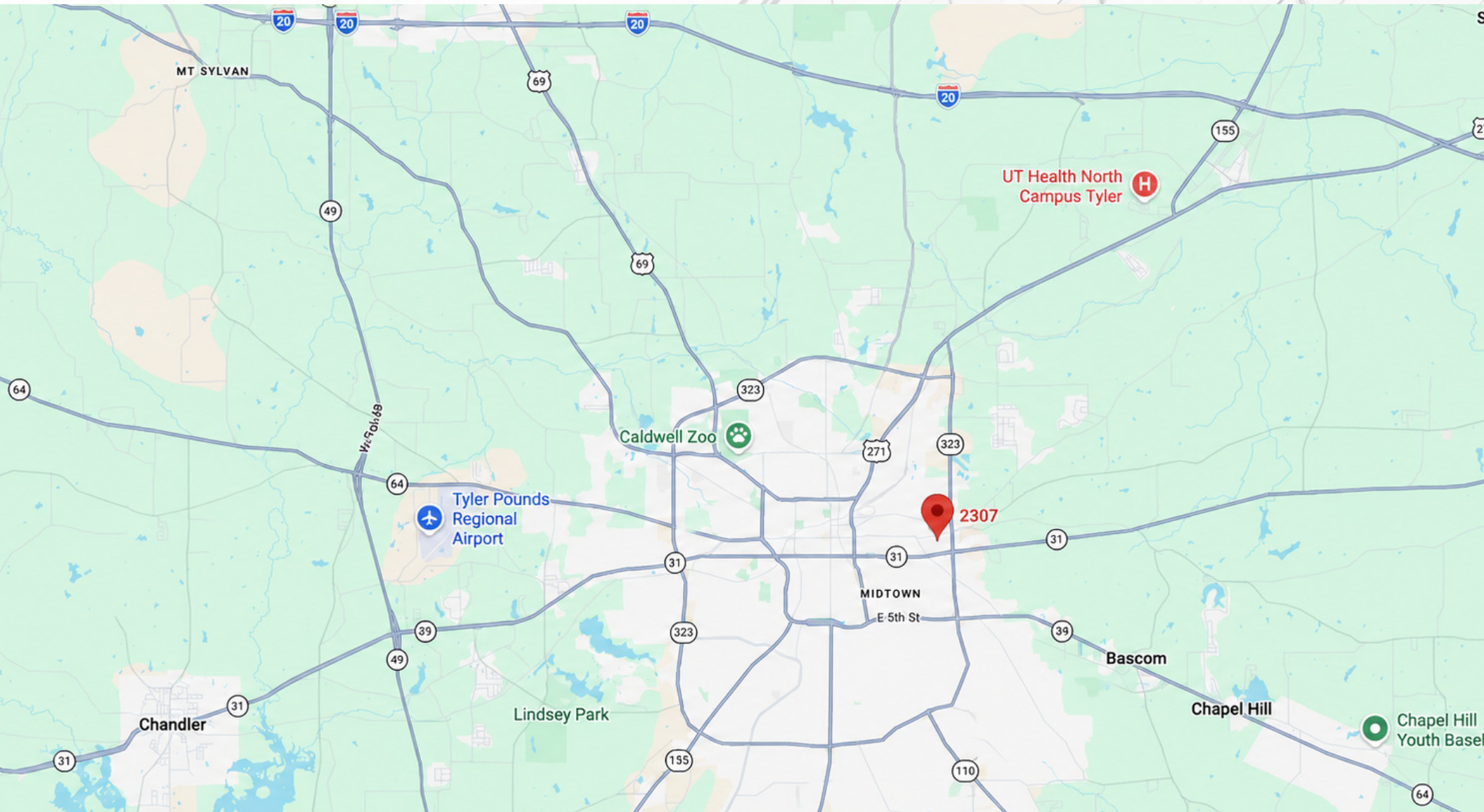






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PROFESSIONAL BACKGROUND

Samuel Scarborough, CCIM, founded Scarborough Commercial Real Estate and is a highly experienced and accomplished commercial real estate broker based in Tyler, Texas. Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, land and multi-family properties. He has a deep understanding of the regional market, and he is known for his ability to identify opportunities that others may overlook.

Samuel is dedicated to helping his clients achieve their goals, and he takes a hands-on approach to every transaction. He believes that communication is key, and he works closely with his clients throughout the entire process to ensure that he meets their needs and exceeds their expectations.

Samuel earned his Bachelor's degree in Business Administration and Management from the University of Texas at Arlington. He also earned the CCIM designation from the CCIM (Certified Commercial Investment Member) Institute.

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