

**NEW! FOR LEASE | 323 E TYLER ST, LONGVIEW, TX | ±60K INDUSTRIAL BUILDING**  
 THRIVING EAST TEXAS MARKET | PROXIMATE TO TYLER, TX & SHREVEPORT, LA

**SUPERIOR LOCATION IN HIGH-GROWTH EAST TEXAS CORRIDOR**

**FIRST TIME ON MARKET IN 40 YEARS!**

**18' CLEAR HEIGHT, 2 DOCK HIGH DOORS +1 COVERED CANOPY LOADING DOCK DOOR**

**HIGH POWER PRODUCTION CAPACITY**

**SPRINKLER SYSTEM**

**1 BUILDING 59,450 SF BRICK WAREHOUSE**

**2 LOT 53,195 SF PARKING LOT**

**DWG CAPITAL GROUP CRE BROKERAGE**  
INVESTMENT SALES. CAPITAL MARKETS. DONE.

**1ST TIME ON MARKET IN 40 YRS! | FULLY SPRINKLERED | SUPERIOR STRATEGIC ACCESS**  
 YEAR BUILT 1986 | RAIL ADJACENT & 2 MI. CLOSEST YARD | +3% HIGH GROWTH CORRIDOR

PROPERTY DESCRIPTION	
<b>Construction:</b>	Brick & Masonry
<b>Total Buildings:</b>	1 Building & 1 Lot
<b>Address:</b>	323-325 East Tyler Street
<b>City/State:</b>	Longview, TX 75601
<b>Property Type:</b>	Industrial (YB 1986)
<b>Building Size:</b>	59,450 RSF (Under HVAC except 9,742 RSF 2007 addition)
<b>Office Portion:</b>	5,700 RSF (9.59%) on 1st & 2nd floor
<b>Clear Height &amp; Doors:</b>	18 Ft. w/ 2 Dock High Doors + 1 Covered Canopy/Loading Dock Door
<b>Sprinklers/Power:</b>	100% Sprinklered   High Ample Power
<b>Building 1:</b>	59,450 SF Brick Warehouse
<b>Lot 2:</b>	53,195 SF Concrete Lot
<b>Parking:</b>	15,000 SF of concrete perimeter parking plus an 52,872 SF concrete parking lot across the street.

**DESCRIPTION**

The newly available 59,450 sq. ft. industrial space in Longview, Texas, is centrally located in the heart of East Texas and serves as the county seat of Gregg County. With a population of half a million in the immediate MSA, this location offers excellent infrastructure and a strategically centralized position, ideal for tenants looking to facilitate trade and goods transfer across the region. Longview is near the East Texas Regional Airport and provides easy access to major cities via key highways, including I-20 and U.S. Routes 31, 80, and 259.

**DETAILS**

**ELECTRICAL:** 1,000 - 1,200-Amp, 277/480 Volt, 3-phase, 4-wire services for the production building; 1,600-Amp, 277/480-Volt, 3-phase, 4-wire service for the office building.

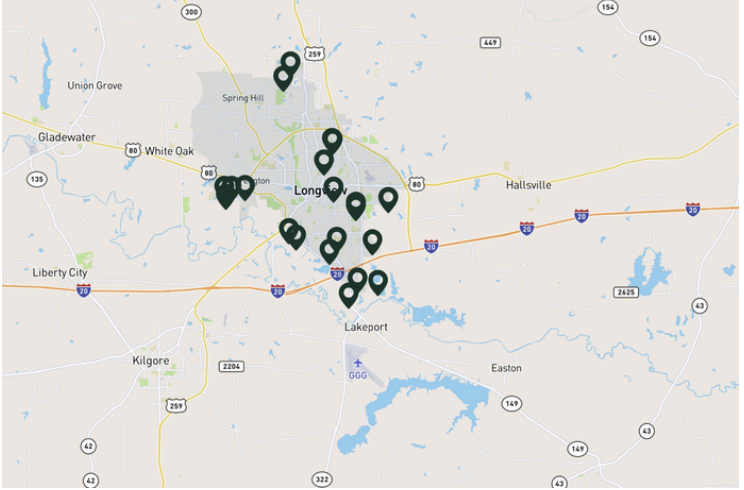
**BAY DOORS:** Painted metal panel, roll-up commercial grade doors are provided between process areas within the production building and at the loading docks onsite.

**LOCATION**

\*The property (and sublease) is inclusive of a 8,000 SF printing press which can be included or excluded from the rentable SF in a new lease or removed for the new tenancy, TBD rental rate and terms. Subject to negotiation.

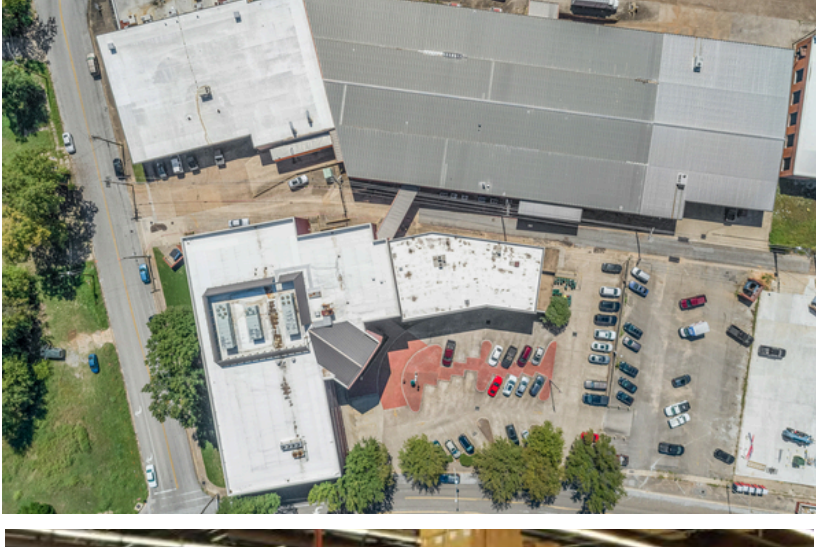


**MAJOR EMPLOYERS**



<b>Christus Good Shepherd Health System</b> Healthcare	3,000	<b>Capacity of Texas</b> Manufacturing	190
<b>Diagnostic Clinic of Longview</b> Healthcare	350	<b>Norris Cylinder</b> Manufacturing	175
<b>LeTourneau University</b> Education	343	<b>Southwest Steel Casting Company</b> Manufacturing	113
<b>Westlake Chemical</b> Manufacturing	205		

**SUITABLE FOR LIGHT MANUFACTURING | DISTRIBUTION | POTENTIAL SHOWROOM / STORAGE OR PRINTING**



**CONTACT US TO LEARN MORE | DWG CAPITAL GROUP | 972.738.8586 | JDUNNING@DWG-RE.COM**  
 OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2024

**INDUSTRIAL | MULTIFAMILY | RETAIL | OFFICE | DEBT | EQUITY**

<b>FOR LEASE OR SALE</b>	493K SF / IL INDUSTRIAL LARGE ADD VALUE!	<b>JUST LEASED</b>	165K SF / WACO, TX LANDLORD REPRESENTATION
<b>DWG CAPITAL GROUP</b> INVESTMENT SALES. CAPITAL MARKETS. DONE.		<b>DWG CAPITAL GROUP</b> INVESTMENT SALES. CAPITAL MARKETS. DONE.	

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