



INDUSTRIAL PROPERTY FOR LEASE | \$13,500 PER MONTH (NNN)

INDUSTRIAL HEADQUARTERS WITH FLEET INFRASTRUCTURE

5425 West Oak Street, Palestine, TX 75801

Hagan Baker

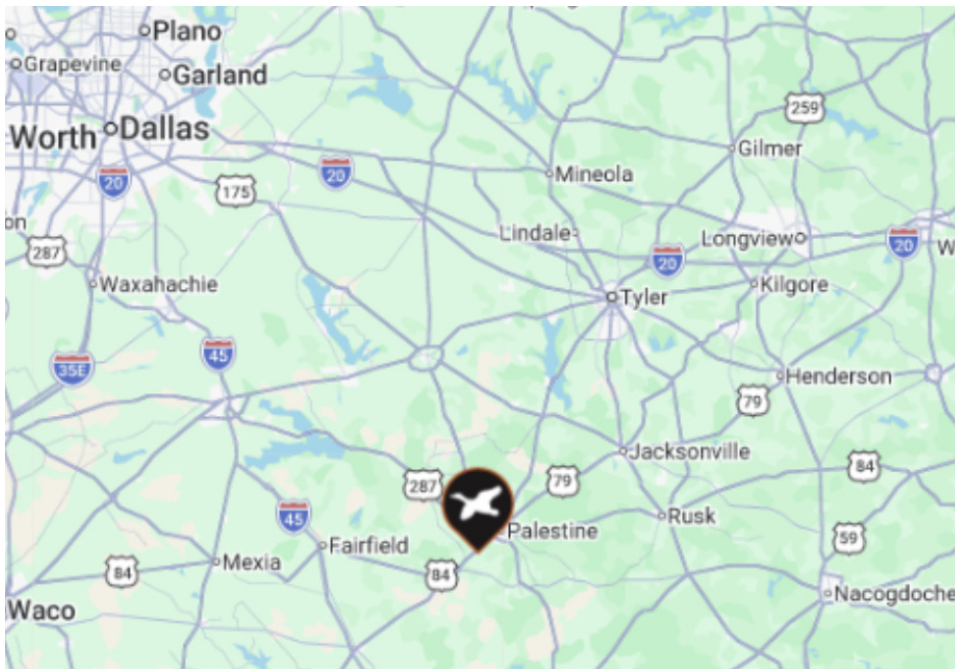
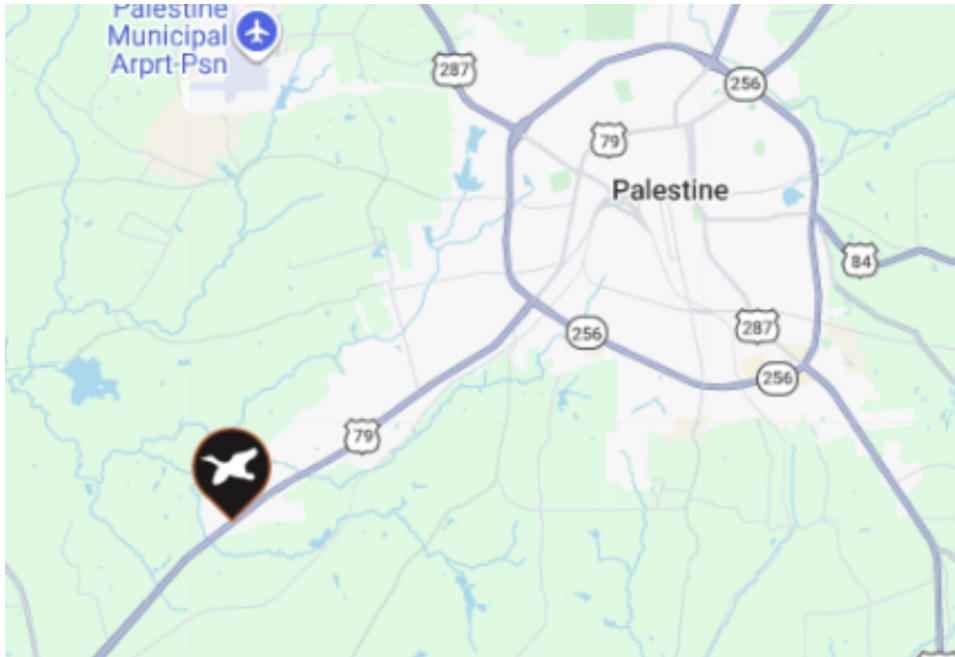
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LEASE RATE

\$13,500 per month (NNN)

LOCATION

5425 West Oak Street, Palestine, TX 75801

SIZE

24,350 SF

LOT SIZE

11.96 Acres

ZONING

Highway Commercial

PROPERTY DESCRIPTION

Functional industrial facility designed to support high-volume operations with a well-balanced mix of office, warehouse, shop, and fleet infrastructure. The property features an extensive office buildout with private offices, conference space, bullpen work areas, and support amenities, paired with multiple warehouse and shop areas equipped with pull-through bays, grade-level overhead doors, covered storage, and dedicated operational support areas. The efficient layout is well suited for contractors, transportation companies, industrial service providers, logistics operations, or users requiring a combination of administrative space, equipment storage, and service capabilities.

PROPERTY HIGHLIGHTS

- Designed for High-Volume Industrial Operations
- +/- 11.96 acres - fully fenced - mostly stabilized
- Fuel island with fuel storage tanks
- Well-Balanced Mix of Office, Warehouse, & Yard

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OFFICE: +/- 8,000 SF

- +/- 17 private offices
- Multiple bathrooms
- Conference Room
- Bullpen Style Work Area
- Reception Area
- Breakroom
- IT Room



LARGE WAREHOUSE: +/- 13,350 SF

- (9) 14' tall grade level OH doors
 - Including (4) pull through bays
- 16' eave height
- Shop offices
- Bathroom
- Locker Room
- Tool Storage
- +/- 1,320 SF covered storage
- +/- 2,700 SF Fuel Island
 - Three lanes
 - Multiple fuel storage tanks
 - Plumbed for air
 - 16' clear height



SMALL WAREHOUSE: +/- 3,000 SF

- 14' eave height
- (1) roll up grade level door

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LARGE WAREHOUSE

Industrial Headquarters with Fleet Infrastructure | Palestine, TX 75801



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