

WESTPARK WAREHOUSE SOLUTIONS

12095 Texas 364 Spur, Tyler, TX 75709

FOR LEASE



Lease Rate	\$525 - 3,590 PER MONTH
------------	------------------------------------

OFFERING SUMMARY

Lease Type:	Gross
Available SF:	1,000 - 6,000 SF

PROPERTY OVERVIEW

WestPark Warehouse Solutions offers flexible office and warehouse space, secure storage, and solutions for a variety of small business needs. With a range of size options, your space can grow with your business. Additional build-out options include upgraded electrical, restroom or office additions, and climate control options.

PROPERTY HIGHLIGHTS

- 70' wide reinforced concrete drives
- Water/trash/sewer included in rent
- Separate electric metering
- Phone & internet connections available; Optimum & AT&T
- Additional upgrades available
- Grade level: 1,000 - 6,000sf (20'x50' per bay) w/ 12'x14' overhead door (per bay)
- Dock high: 3,000 - 6,000sf w/ 8'x10' overhead door (2 per building)
- Additional parking and mailboxes available (Call for pricing & availability)



Drake Real Estate & Investments
11621 CR 166, Tyler, TX 75703
903.581.3737

DRAKETEXAS.COM

Hagan Baker
Senior Vice President,
Office, Medical, Industrial
903.405.1954
hagan@draketexas.com

Mitchell NeJame
Associate, Office, Medical,
Industrial
903.780.9029
mitchell@draketexas.com

WESTPARK WAREHOUSE SOLUTIONS

12095 Texas 364 Spur, Tyler, TX 75709

FOR LEASE

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
130	1,000 SF	\$525 per month	Grade level
160	1,000 SF	\$575 per month	Grade level, Electrical/lighting
310	1,000 SF	\$625 per month	Restroom included; Grade level
320	1,000 SF	\$575 per month	Grade level, Electrical/lighting
460	3,000 SF	\$1,795 per month	Dock high
710	6,000 SF	\$3,590 per month	Double unit w/ 760; Dock high
820	1,000 SF	\$525 per month	Grade level
940	1,000 SF	\$525 per month	Grade level
950	1,000 SF	\$525 per month	Grade level
1010	3,000 SF	\$1,795 per month	Dock high
1530	1,000 SF	\$525 per month	Grade level
1710	2,000 SF	\$1,050 per month	Double unit w/ 1720, Grade level
1730	1,000 SF	\$525 per month	Grade level
1760	1,000 SF	\$525 per month	Grade level



Drake Real Estate & Investments
 11621 CR 166, Tyler, TX 75703
 903.581.3737
DRAKETEXAS.COM

Hagan Baker
 Senior Vice President,
 Office, Medical, Industrial
 903.405.1954
 hagan@draketexas.com

Mitchell NeJame
 Associate, Office, Medical,
 Industrial
 903.780.9029
 mitchell@draketexas.com

WESTPARK WAREHOUSE SOLUTIONS

12095 Texas 364 Spur, Tyler, TX 75709

FOR LEASE



Drake Real Estate & Investments

11621 CR 166, Tyler, TX 75703
903.581.3737

DRAKETEXAS.COM

Hagan Baker

**Senior Vice President,
Office, Medical, Industrial**

903.405.1954

hagan@draketexas.com

Mitchell NeJame

**Associate, Office, Medical,
Industrial**

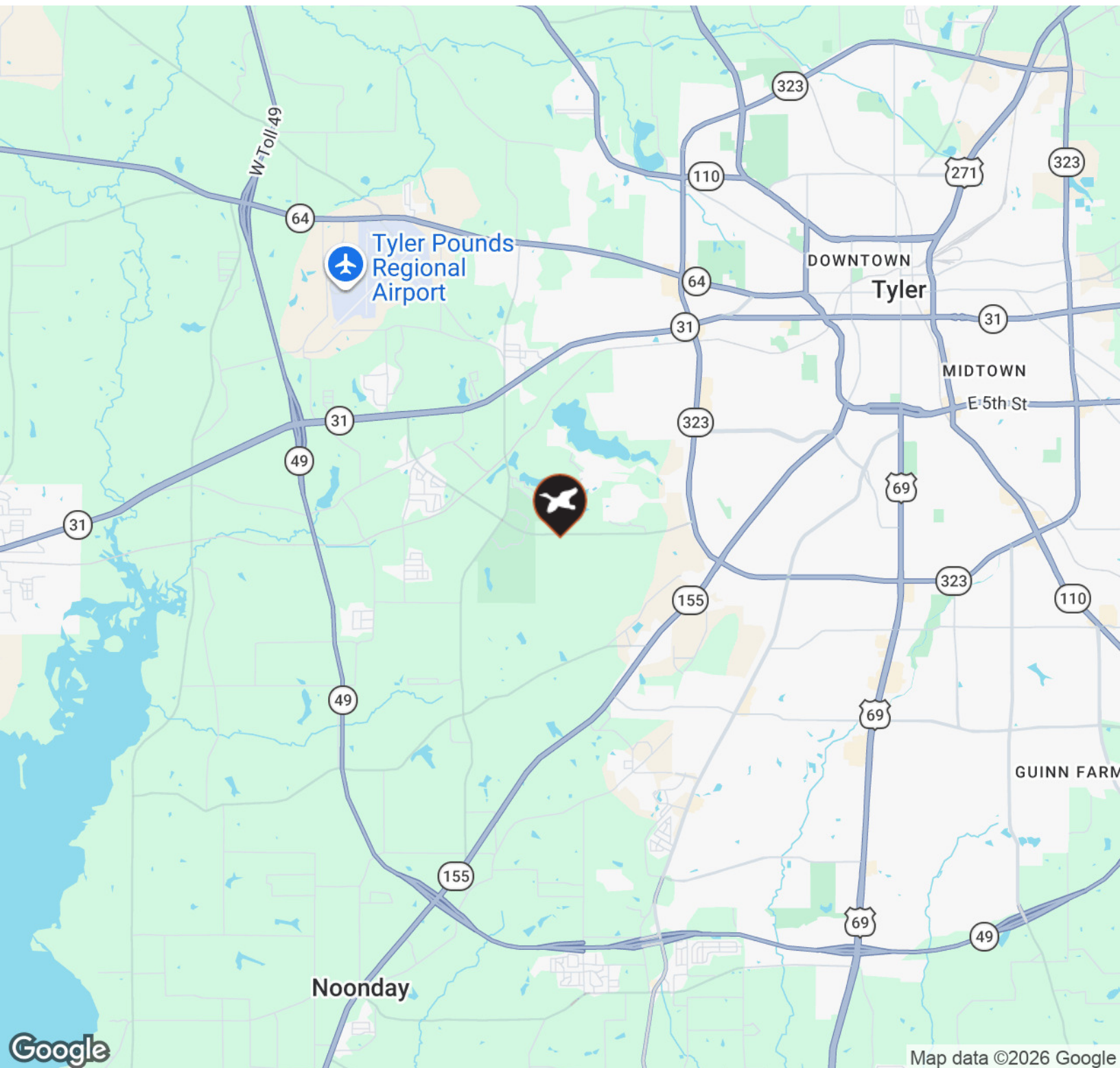
903.780.9029

mitchell@draketexas.com

WESTPARK WAREHOUSE SOLUTIONS

12095 Texas 364 Spur, Tyler, TX 75709

FOR LEASE



Drake Real Estate & Investments

11621 CR 166, Tyler, TX 75703
903.581.3737

DRAKETEXAS.COM

Hagan Baker

**Senior Vice President,
Office, Medical, Industrial**

903.405.1954

hagan@draketexas.com

Mitchell NeJame

**Associate, Office, Medical,
Industrial**

903.780.9029

mitchell@draketexas.com