

# INDUSTRIAL / FLEX BUILDING



**13343 I-20 Tyler, TX**

**LEASE: \$0.45 PSF/MO/NNN**

**OPEX: \$0.60/SF**

**SALE: \$10,982,000**

## PROPERTY SPECIFICATION



7 Overhead Doors  
12 Dock High Doors



+/- 10 Acres



480/277 V  
3 Phase Power



Building  
Renovated 2026 +/- 160,329 SF



**LANDBRIDGE**  
**COMMERCIAL PROPERTIES**

Brokerage | Leasing | Management | Development

Brian Burks, SIOR, CCIM

Principal Broker

903.352.3000 (C)

[brian@landbridgecommercial.com](mailto:brian@landbridgecommercial.com)

[www.landbridgecommercial.com](http://www.landbridgecommercial.com)

# PROPERTY FEATURES

**Size:**

- +/- 160,329 SF

**Land Size**

- +/- 10 Acres

**Location:**

- Interstate 20 Tyler, TX Across From New Tyler Interstate Commerce Park Property On Inactive Rail Spur

**Clear Height:**

- 16'/24'/28'

**Column Spacing:**

- 40' X40'

**Floors:**

- 6"-8" Reinforced Concrete

**Walls/Roof:**

- Insulated Metal & TPO - All New In 2026
- All New Exterior Walls & Insulation

**Lighting:**

- New LED Lighting Throughout
- All New Exterior LED Wall Packs
- New Parking Lot LED Lighting

**Fire Suppression:**

- Building Fully Sprinkled

**Power:**

- 480/277V, 3-Phase

**Zoning:**

- Outside City Limits

**OverHead Doors:**

- 12 - 9X10 Dock Doors
- 3 - 18X18 OH Doors
- 2 - 14X16 OH Doors
- 1 - 10X14 OH Door

**Condition:**

- Newly Renovated In 2026
  - All New Front Aesthetic
  - New Storefront Windows
  - Fully Renovated Breakroom & Bathrooms
  - New Front Entry & Office Area
  - Interior Liner Paneling Throughout
  - Fully Resurfaced Parking Lots and Freshly Graded Caliche Storage Yards
  - Deep Cleaned & Polished Concrete Floors Throughout

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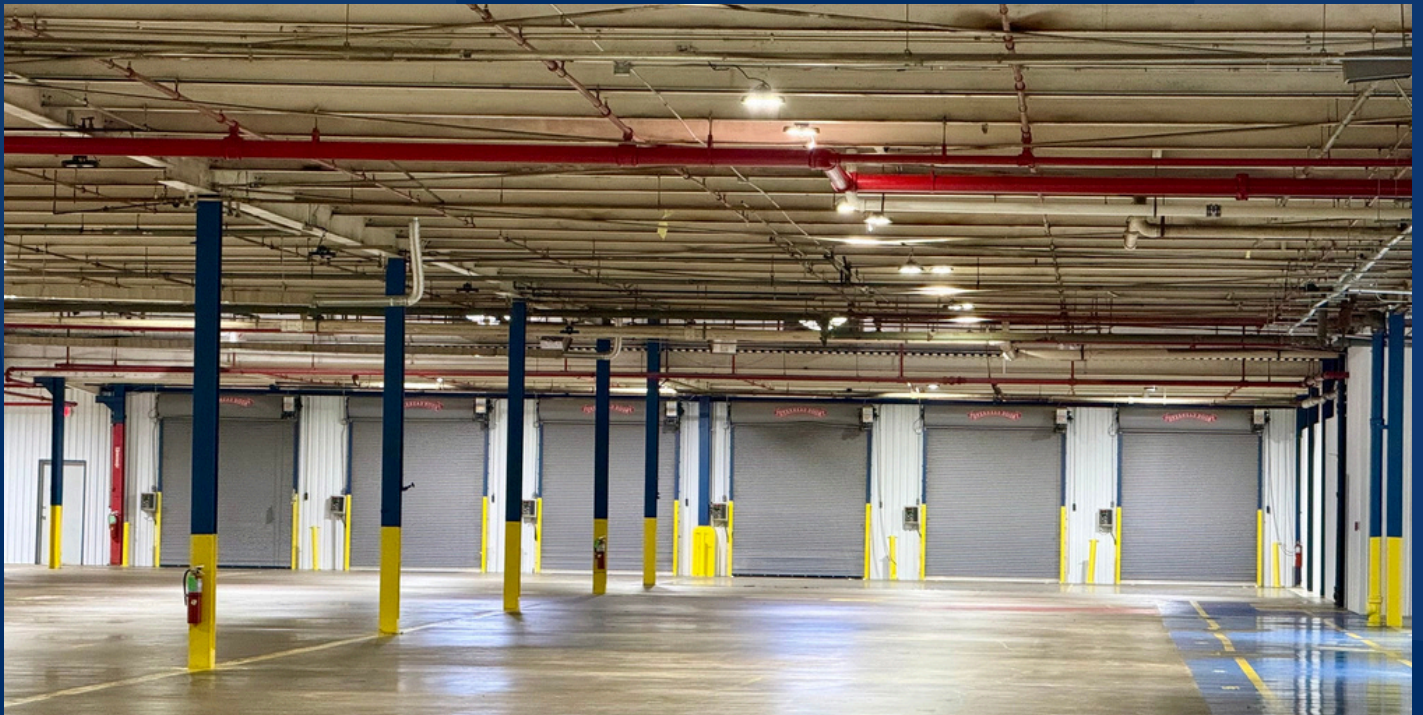
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# PHOTOS



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# PROPERTY GALLERY



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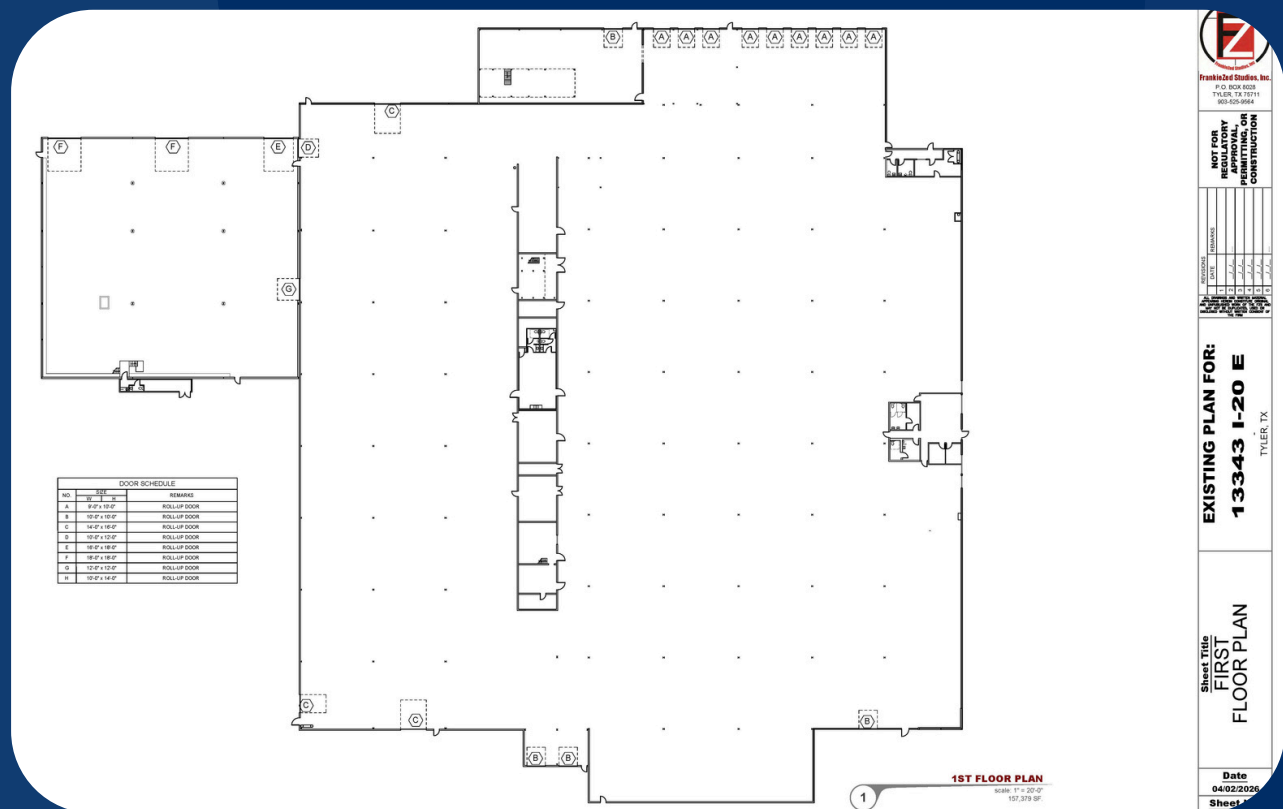


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# OFFICE INTERIOR



**Franklin2nd Studies, Inc.**  
P.O. BOX 1028  
TYLER, TX 75711  
936.829.8864

**NOT FOR CONSTRUCTION**  
REVISIONS  
DATE  
BY  
CHECKED  
DATE  
BY  
APPROVED  
DATE  
BY

**EXISTING PLAN FOR:**  
**13343 I-20 E**  
TYLER, TX

**Sheet Title**  
**FIRST FLOOR PLAN**

**Date**  
04/02/2020

**Sheet**

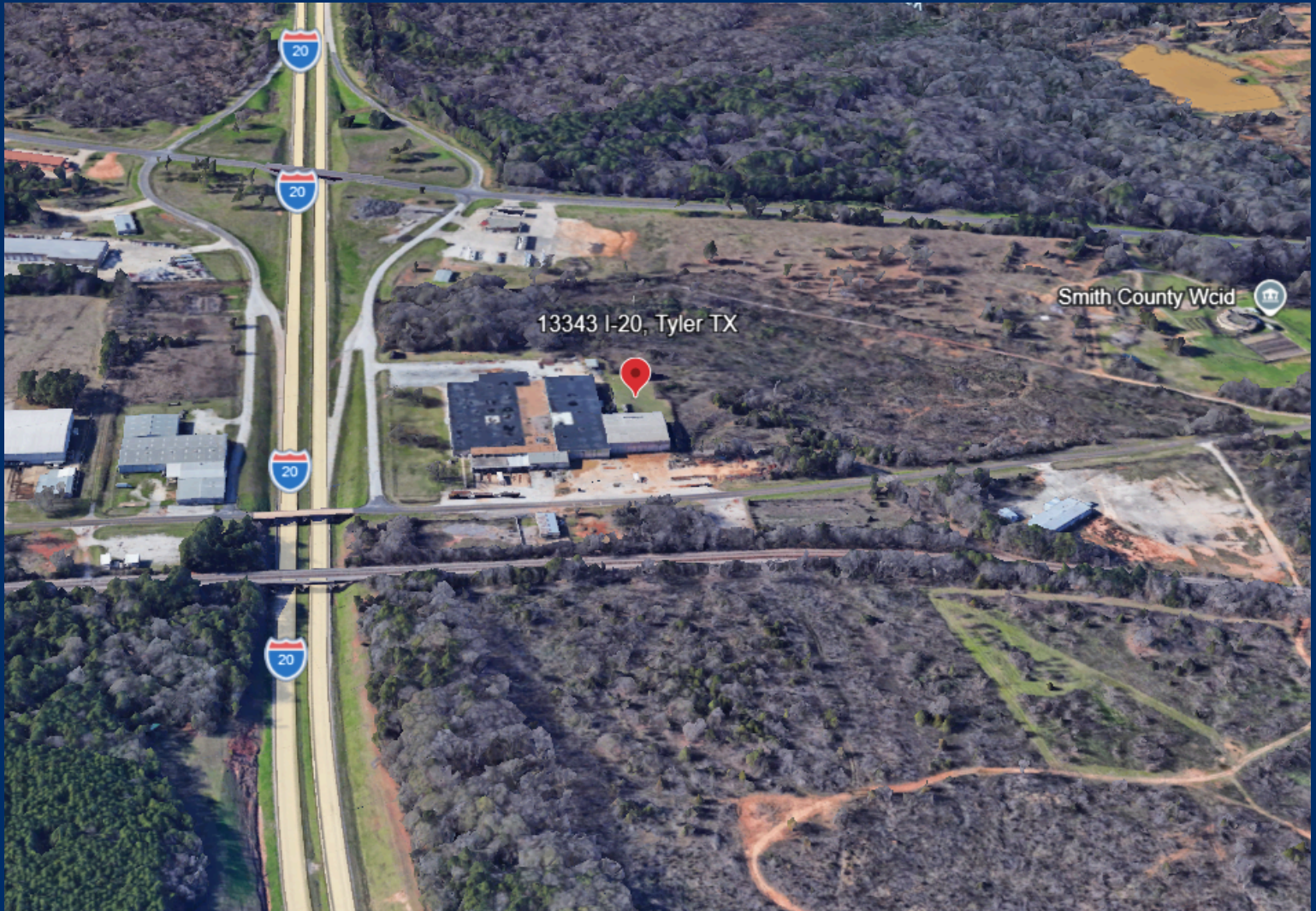
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# AERIAL



13343 I-20, Tyler TX

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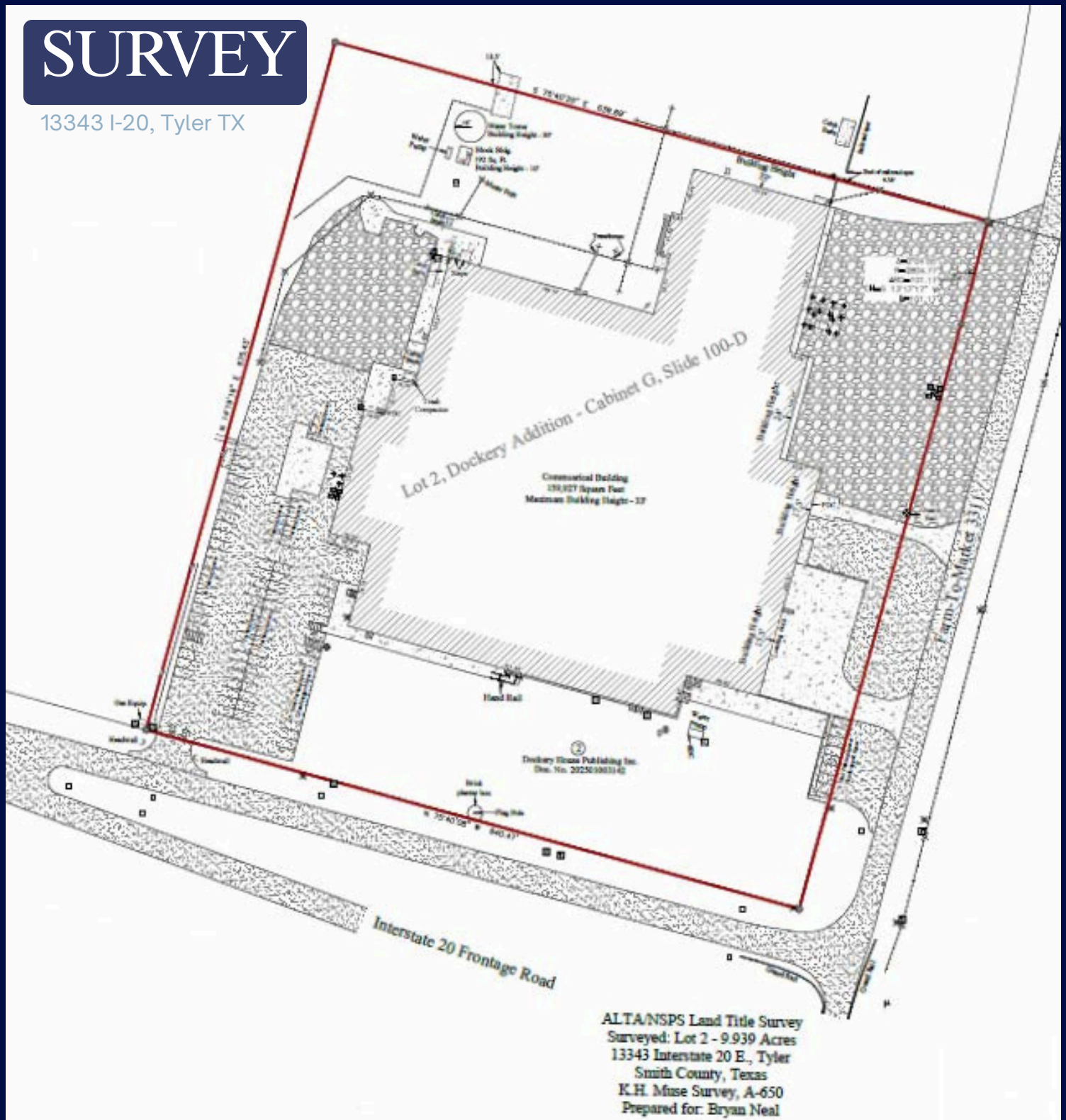
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# SURVEY

13343 I-20, Tyler TX



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11/2/2015

## Information About Brokerage Services

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

### 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.

**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.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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>Landbridge Commercial Properties</u> | <u>591713</u> | <u>info@landbridgecommercial.com</u>  | <u>(903)561-9527</u> |
| Licensed Broker /Broker Firm Name or    | License No.   | Email                                 | Phone                |
| Primary Assumed Business Name           |               |                                       |                      |
| <u>Brian W. Burks</u>                   | <u>400070</u> | <u>brian@landbridgecommercial.com</u> | <u>(903)352-3000</u> |
| Designated Broker of Firm               | License No.   | Email                                 | Phone                |
| Licensed Supervisor of Sales Agent/     | License No.   | Email                                 | Phone                |
| Associate                               |               |                                       |                      |
| <u>Brian W. Burks</u>                   | <u>400070</u> | <u>brian@landbridgecommercial.com</u> | <u>(903)352-3000</u> |
| 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](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

Landbridge Commercial Properties, 4614 DC Drive, Suite 2A Tyler TX 75701

Phone: 9035123000

Fax: 9035618325

2002 Title Factory

Brian Burks

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)

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