



OFFICE BUILDING FOR SALE & LEASE | \$675,000 / \$7.50 SF/YR (NNN)

OFFICE/WAREHOUSE WITH YARD — FOR SALE & LEASE

3698 East Marshall Avenue, Longview, TX 75602

Hagan Baker

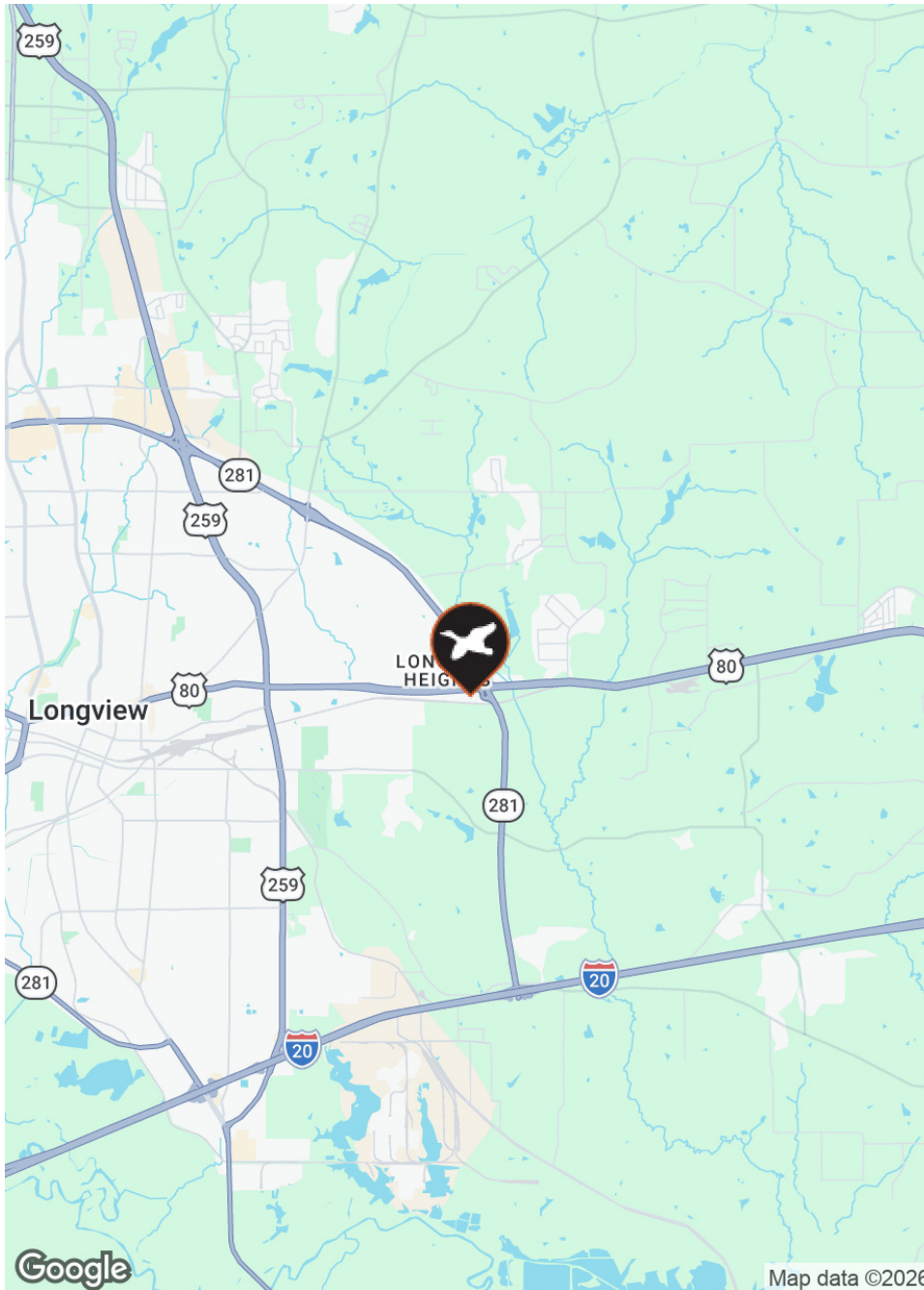
SENIOR VICE PRESIDENT, OFFICE, MEDICAL, INDUSTRIAL
903.405.1954 | hagan@draketexas.com

Mitchell Nejame

ASSOCIATE, OFFICE, MEDICAL, INDUSTRIAL
903.780.9029 | mitchell@draketexas.com



Drake Real Estate & Investments
903.581.3737 [DRAKETEXAS.COM](https://www.draketexas.com)



Google

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Hagan Baker
hagan@draketexas.com

Mitchell NeJame
mitchell@draketexas.com

SALE PRICE

\$675,000

LEASE RATE

\$7.50 SF/yr (NNN)

LOCATION

3698 East Marshall Avenue, Longview, TX 75602

SIZE

7,500 SF

LOT SIZE

0.827 Acres

ZONING

I-2; heavy industrial

PROPERTY DESCRIPTION

This well-equipped property offers a functional blend of office and industrial space, fully secured with a fenced and gated yard for privacy and controlled access. Its flexible layout and prominent signage along a major thoroughfare make it ideal for service companies, distribution, fabrication, or trades requiring office, warehouse, and yard space.

PROPERTY HIGHLIGHTS

- **Office:** 1,450sf
- **Warehouse:** 6,050sf
- Paved and stabilized yard approx. 0.5 acres
- Security fence and gate
- Pylon signage on Hwy 80
- New LED lighting and electrical
- Climate controlled workshop
- 7 overhead doors: (3) 10'x12'; (2) 20'x12'; (2) 10'x14'
- Full office restroom w/ shower, and shop restroom w/ shower

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ADDITIONAL PHOTOS

Office/Warehouse with Yard — For Sale & Lease | Longview, TX 75602



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hagan@draketexas.com

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7,500 Sq. Ft.- Total
1,450 Sq. Ft.- Office
6,050 Sq. Ft.- Shop

