



1001 Fisher Road, Longview, TX

188,278 Square Feet

## SPECIFICATIONS

### SIZE:

Approximately 188,278 square feet as follows:

**Manufacturing/Warehouse:** 171,278 sf

**Office:** 17,000 sf of office space featuring private offices, conference room, and locker rooms

### DIMENSIONS:

Approximately 343' x 483'

### NO. OF BUILDINGS:

One modern single story industrial facility

### GROUND:

Approximately 38.95 acres

### DATE OF CONSTRUCTION:

Originally built in 1974 with an addition in 1984

### CONSTRUCTION:

**Floors:** 6" and 8" reinforced concrete

**Walls:** Precast concrete tilt wall panels

**Columns:** Steel H Beam

**Roof:** Built up metal deck / TPO surface

### COLUMN SPACING:

Predominately 40' x 40' throughout the manufacturing and warehouse areas, however, there are also some 40'x60', 40'x50' and 30'x40'

### CEILING HEIGHTS:

32' clear throughout, but western wall boundary is 30' to the joist

### LIGHTING:

Lighting supplied throughout the manufacturing/warehouse area via LED lighting

### WATER:

Supplied by City of Longview; 12" main line

### SEWER:

Supplied by City of Longview; 6" main line

### POWER:

Supplied by SWEPCO with a main feed of 15.4 volts distributed through out 4 substations between 1500 – 2000 kva; power is also distributed through several switchgear panels 277/340 volt phase 4 wire

**COMPRESSED AIR:**

Compressors have been removed; some air lines remain

**VENTILATION:**

Provided throughout the facility via several ceiling fans with louvers in side walls

**HEATING:**

Some heating is provided through space heaters, but mainly over dock doors

**SPRINKLER:**

Facility is 100% covered by a Wet Sprinkler system; 250,000 gallon water tank

**RESTROOMS:**

Men's and Women's restrooms located throughout the office and manufacturing warehouse areas

**TRUCK LOADING:**

**North side** - 6 - 8'x10' dock high loading doors (4 additional dock doors are in place but they are closed off); 2 - ramp level doors;

**West side** - 1 20' x 16' oversized ramp level door on Southwest corner

**South side** - 2 docks, 1 covered dock and 1 ramp level entrance and 1 grade level door

**RAIL:**

Facility was originally served by two (2) Union Pacific rail spurs; potential for rail service could be reinstalled; one interior spur serves the southwest corner of building.

**PARKING:**

Paved and lighted parking for approximately 125 cars

**ZONING:**

Light Industrial

**FORMER USE:**

Aluminum can production and warehousing for brands such as Arizona Ice Tea and Anheuser-Busch and distribution center for Dollar General

**TAXES:**

Estimated 2024 taxes are approximately \$71,000.00

**LOCATION:**

Property is ideally located in the Westin Industrial District of Longview; minutes north of I-20; Highway 80 is north of facility within 2 miles; 120 miles from Dallas / Ft Worth Metroplex and the DFW International Airport and Dallas Love Field; and 13 miles from East Texas Regional Airport.

**CORPORATIONS CURRENTLY IN THE AREA:**

Eastman Chemical, Trinity Rail, Dollar General, CART. COM, Crosby Group, Sysco Foods, Genpak LLC, Nucor and Komatsu

## HIGHLIGHTS

- Longview Texas is ideally located on Interstate 20 between Dallas, Texas and Shreveport, LA.
- Major companies operating in the area are Eastman Chemical, Walmart, Trinity Rail, Nucor Steel, Komatsu, Neiman Marcus and Dollar General.
- Longview has a very aggressive economic development team that will be instrumental in providing incentives for potential users. Texas is well known as a business friendly State.
- The building is ideal for both manufacturing and distribution due to its location, ceiling heights, heavy power and rail capacity.
- The only quality building available in the East Texas Market.

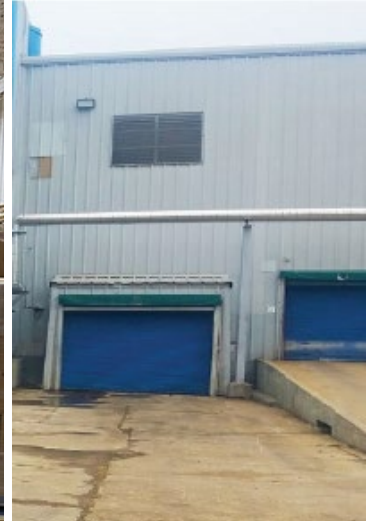
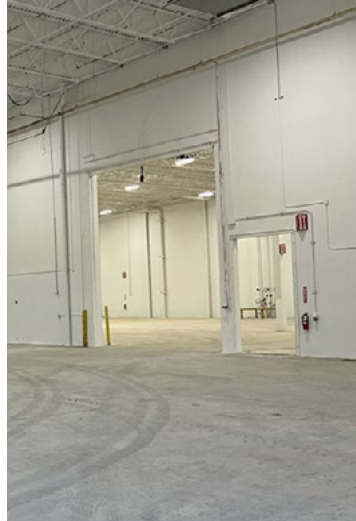
### COSTAR ANALYTICS

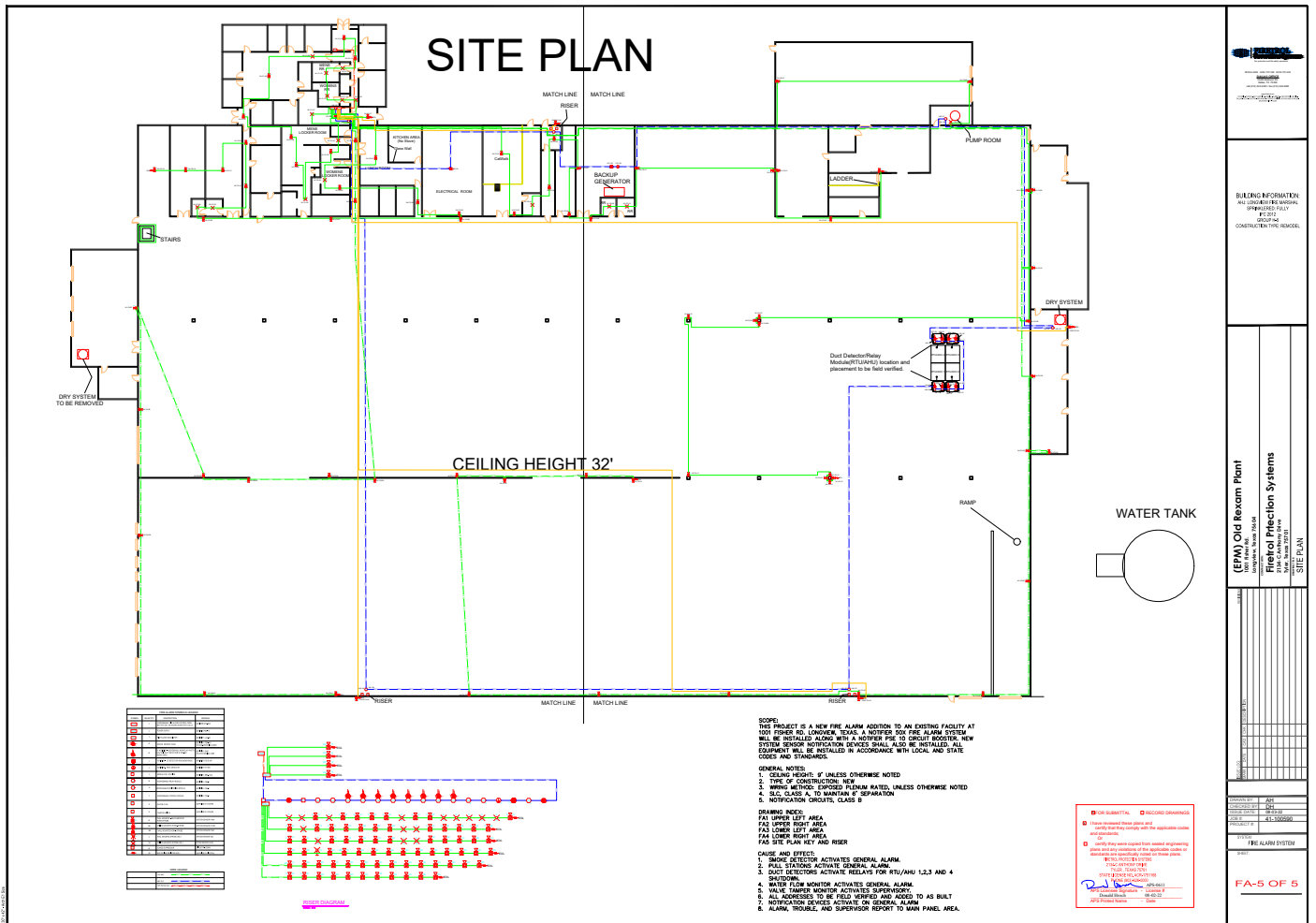
**“Several notable deals closed in the first half of 2024 in Dallas-Fort Worth, filling some of the region’s most prominent vacancies in “big bomber” industrial buildings.”**

June 17, 2024

By: Cody Gibbs  
CoStar Analytics

[View Article →](#)





**(EPM) Old Rexum Plant**  
**Fire and Precipitation Systems**  
 SITE PLAN

**BUILDING INFORMATION:**  
 ALL SYSTEMS BE INSTALLED AND TESTED FULLY BEFORE CONSTRUCTION BEGINS.

PROJECT NO.	1001 FISHER RD
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	ELI ZAMI
CHECKED BY	KENNY COHEN
DATE	08/05/2024

**THE ALARM SYSTEM**

**FA-5 OF 5**

