

# LANDBRIDGE COMMERCIAL PROPERTIES

Brokerage | Management | Consulting

RECENT INDUSTRIAL BUILD-TO-SUIT, DEVELOPMENTS &  
RENOVATION PROJECTS

EAST TEXAS AREA



BY: BRIAN W. BURKS, SIOR, CCIM

# SUNBELT RENTALS

TYLER, TEXAS

BUILD-TO-SUIT



**BUILDING TYPE:** INDUSTRIAL OFFICE/WAREHOUSE

**BUILDING SIZE:** APPROX. 10,000 SF

**SITE SIZE:** APPROX. 4 ACRES

**HOLT CAT**  
**TYLER, TEXAS**  
**BUILD-TO-SUIT**



**BUILDING TYPE:** INDUSTRIAL OFFICE/WAREHOUSE  
**BUILDING SIZE:** APPROX. 10,000 SF  
**SITE SIZE:** APPROX. 3.5 ACRES

# **SHEARER SUPPLY**

**TYLER, TEXAS**

**BUILD-TO-SUIT**



**BUILDING TYPE: INDUSTRIAL OFFICE/WAREHOUSE**

**BUILDING SIZE: APPROX. 20,000 SF**

**SITE SIZE: APPROX. 1.4 ACRES**



# TRANE / KLUBER

TYLER, TEXAS

RENOVATION PROJECT



**BUILDING TYPE:** INDUSTRIAL OFFICE/DISTRIBUTION WAREHOUSE

**BUILDING SIZE:** APPROX. 135,000 SF

**SITE SIZE:** APPROX. 7.262 ACRES

# **SOUTHERN GLAZER'S WINE & SPIRITS**

**LONGVIEW, TEXAS  
RENOVATION PROJECT**



**BUILDING TYPE:        INDUSTRIAL OFFICE/WAREHOUSE**

**BUILDING SIZE:        APPROX. 20,000 SF**

**SITE SIZE:              APPROX. 4.31 ACRES**

# JORDAN PLAZA BUSINESS PARK

TYLER, TEXAS

RENOVATION PROJECT



**BUILDING TYPE:** OFFICE/WAREHOUSE

**BUILDING SIZE:** APPROX. 40,000 SF

**SITE SIZE:** APPROX. 4.5 ACRES



**1604 E. WHALEY STREET**

**LONGVIEW, TEXAS**

**RENOVATION PROJECT**



**BUILDING TYPE: INDUSTRIAL OFFICE/WAREHOUSE**

**BUILDING SIZE: APPROX. 55,665 SF**

**SITE SIZE: APPROX. 7 ACRES**



**GAS & SUPPLY**  
**LONGVIEW, TEXAS**  
**RENOVATION PROJECT**



**BUILDING TYPE:** INDUSTRIAL OFFICE/WAREHOUSE  
**BUILDING SIZE:** APPROX. 33,400 SF  
**SITE SIZE:** APPROX. 4.65 ACRES

**HAGEMEYER**  
**LONGVIEW, TEXAS**  
**BUILD-TO-SUIT**



**BUILDING TYPE:** INDUSTRIAL OFFICE/WAREHOUSE  
**BUILDING SIZE:** APPROX. 13,250 SF  
**SITE SIZE:** APPROX. 1.9 ACRES

**3616 GUM SPRINGS ROAD**

**LONGVIEW, TEXAS**

**BUILD-TO-SUIT**



**BUILDING TYPE: INDUSTRIAL OFFICE/WAREHOUSE**

**BUILDING SIZE: APPROX. 9,640 SF**

**SITE SIZE: APPROX. 1.95 ACRES**



# WOODGATE I OFFICE BUILDING

TYLER, TEXAS

RENOVATION PROJECT



**BUILDING TYPE:** MULTI-TENANT OFFICE BUILDING

**BUILDING SIZE:** APPROX. 32,777 SF

**SITE SIZE:** APPROX. 4.132 ACRES