

Available Warehouse/Cold Storage For Lease

15393 Hwy 64 W, Tyler TX 75704



Lease Rate: Cold Storage \$12.00 PSF/NNN - Dry Storage \$8.00 PSF/NNN

LANDBRIDGE COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Don E. Carroll

Principal

903.561.9527 (O) 903.343.1950 (C)

don@LandbridgeCommercial.com

www.landbridgecommercial.com

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Property Type	Dry Storage/Distribution/Cold Storage
Building Square Footage	Approx. 15,630 SF
Number of Spaces	6
Zoning	Outside City Limits No Zoning



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Property Highlights

Property Type	Dry Storage/Distribution/Cold Storage
Building Condition	Good
Dry Storage/Distribution Space	3 Available +/- 6,355 SF
Cold Storage Space	3 Available +/- 9,275 SF
Square Footage Combined	Approximately 15,630 SF
Access	Hwy 64 E
Major Roads	+/- .31 miles from Loop 49
Airport	+/- .56 miles from Tyler Pounds Regional Fields
Yard Area	Extensive (could be fenced)
Overhead Doors	4 Grade Doors / 2 currently in place
Expansion Option	Ample land available to expand

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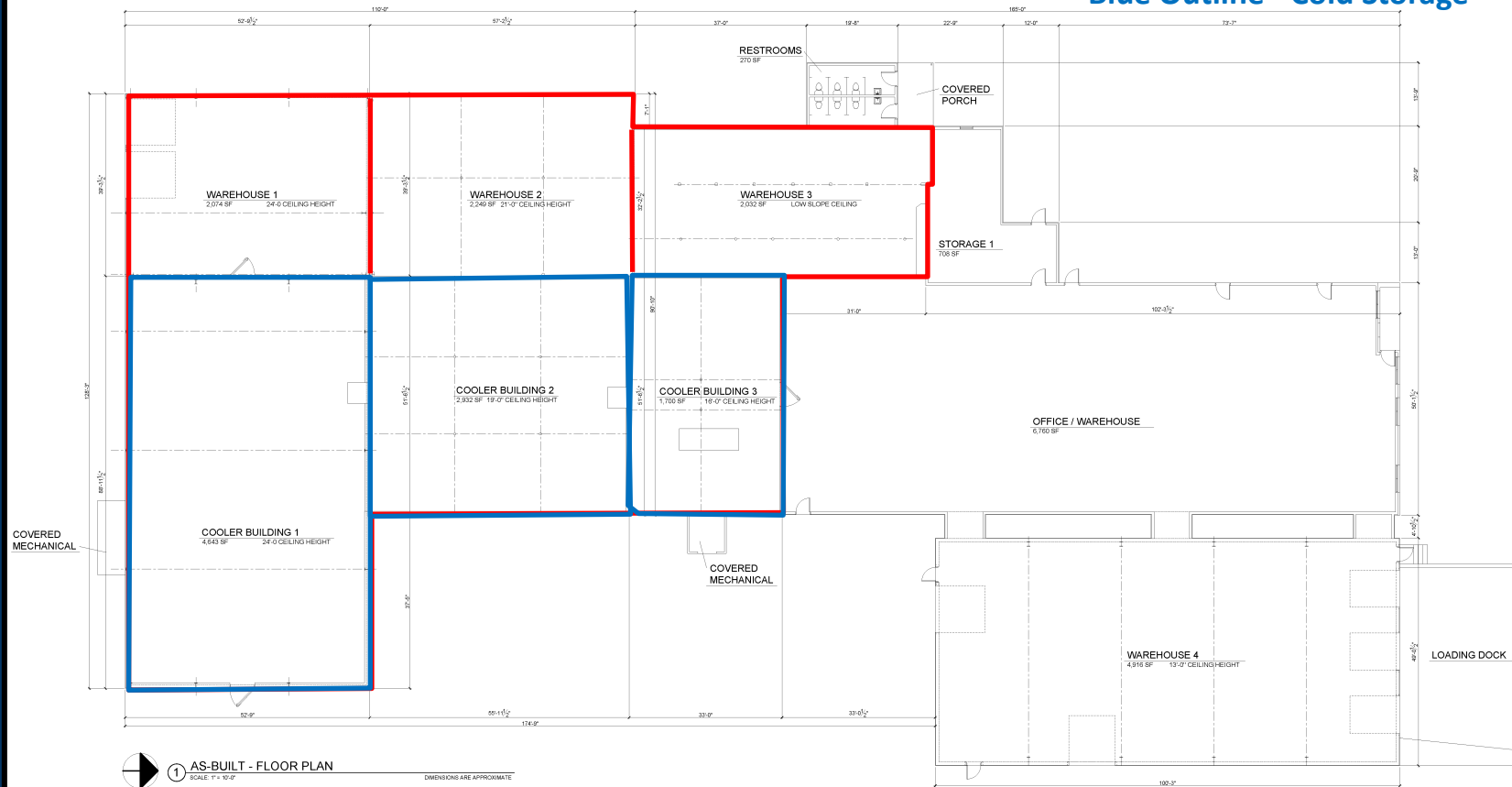


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Floor Plan

Red Outline - Dry Storage
Blue Outline - Cold Storage



SQUARE FOOTAGE SUMMARY	
AREA	50'-0"
COOLER BUILDING 1	4,661 SF
COOLER BUILDING 2	3,002 SF
COOLER BUILDING 3	1,700 SF
WAREHOUSE 1	2,014 SF
WAREHOUSE 2	2,340 SF
WAREHOUSE 3	2,000 SF
WAREHOUSE 4	4,916 SF
OFFICE / WAREHOUSE	6,760 SF
STORAGE 1	708 SF
RESTROOMS	270 SF
COVERED PORCH	100 SF
LOADING DOCK	100 SF
TOTAL	20,861 SF

RAYNE & ASSOCIATES

STATEMENT OF ASSURANCE
I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, do hereby certify that I am the author of the foregoing drawings and specifications, and that I am a duly licensed Professional Engineer in the State of Texas, and that I am not providing engineering services to the client in violation of the Texas Engineering Board's rules and regulations.

LANDBRIDGE COMMERCIAL PROPERTIES
15393 HWY 64 E, TYLER, TX 75704
(936) 293-1111

PROJECT: TYPING
OWNER: LANDBRIDGE COMMERCIAL PROPERTIES
DATE: 10/1/2023

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

Landbridge Commercial Properties

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ 591713 License No.	_____ info@landbridgecommercial.com Email	_____ (903) 561-9527 Phone
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_____ Brian Burks Designated Broker of Firm	_____ 400070 License No.	_____ brian@landbridgecommercial.co m Email	_____ (903) 561-9527 Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Don Carroll Sales Agent/Associate's Name	_____ 426883 License No.	_____ don@landbridgecommercial.com Email	_____ (903) 561-9527 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Information Ab

Brian Burks

Produced with info from the Texas Real Estate Commission, 1800 North Loop West, Suite 1400, Houston, Texas 77009-2298