

# REDUCED



**LOCATION:** 708 Piney Road / Loop 151

**PRICE:** \$ 279,000.00

**BUILDING SIZE:** 4,000± SF

**LAND SIZE:** Approximately 0.530 acres

**PARKING:** 10-19 Spaces

**TRAFFIC COUNT:** 23,866 ADT  
(per 2009 MPO)

**OTHER:** Facility is currently leased by DHL

Lease Terms: Initial 3 year term  
Two 3-year options

Lease Rate: \$2,500.00 per month  
NNN to Tenant

**FOR INFORMATION CONTACT:**

05-040



210 N. State Line  
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**INVESTMENT OPPORTUNITY  
TEXARKANA, TEXAS**

# FOR LEASE



**LOCATION:**

708 Piney Road / Loop 151

**LEASE RATE:**

\$2,100.00 per month - five year lease  
\$2,300.00 per month - four year lease  
\$2,500.00 per month - three year lease  
\$2,700.00 per month - two year lease  
\$2,900.00 per month - one year lease

**UNIT SIZE:**

2,000± SF

**BUILDING SIZE:**

4,000± Total SF

**PARKING:**

10-19 Spaces

**TRAFFIC COUNT:**

23,866 ADT (per 2009 MPO)

**OTHER:**

The building is divided into two lease space units. Each unit has approximately 1,200 SF of warehouse space with a roll-up door located behind the building, 800 SF of office/retail space, two offices, one bathroom and one break room.

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