

## I-20 Office / Warehouse

6910 West I-20, Van, TX 75790



### LOCATION



### OFFICE-WAREHOUSE FOR LEASE

Total SF: 14,927  
Total Acres: 2.326  
Modified Gross: \$5,700.00 Per Month

### Contact

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### Features

- +/- 14,927 sf Office / Warehouse
- 2 Story Steel Frame Construction on 2.326 acres; Concrete slab
- 3,208 +/- sf heated & cooled space including 3 offices, lobby, break room, storage and 2 restrooms
- Remaining 11,719 +/- sf includes 2 warehouse areas with spacious workshops and second floor with 8 offices, conference room, 1 restroom, 1 full kitchen/utility, with plenty of storage
- 5 OH doors (16' x 10') & 1 dock high with 18' eaves
- Up to 10 acre additional yard area available
- Single Phase power but 3 Phase is accessible

Property offers both commercial office/warehouse and yard area on land with a pond. Easily accessible to Dallas/Fort Worth area, Tyler market, and just 10 minutes from Canton. Conveniently located on I-20 service road with great I-20 frontage.