

## West Tyler Office/Warehouse

16210 Hwy. 31 W., Tyler, TX 75709



### LOCATION



### INDUSTRIAL-OFFICE/SHOWROOM; WAREHOUSE, FLEX SPACE FOR LEASE

Total SF: 6,200  
Available: 6,200 SF  
Modified Gross: \$2,500.00 Per Month

### Features

- Approx. 6,200 sf Office/Warehouse space available
- 1,200 sf office, includes offices, conference, reception and 2 full restrooms
- 5,000 sf warehouse includes separate restroom, 12' grade level OH doors
- 13' eaves with 16' clear height
- Located west of Tyler's Loop 323 on Hwy. 31 (Chandler Hwy) just past FM 2661 intersection
- Tenant pays all utilities
- Ample Open Surface parking
- Adjoining 2.8 +/- acre lot available for Lease at Lease Rate TBD

### Contact

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