



1001 Fisher Road, Longview, TX

188,278 Square Feet

HIGHLIGHTS

- Longview Texas is ideally located on Interstate 20 between Dallas, Texas and Shreveport, LA.
- Major companies operating in the area are Eastman Chemical, Walmart, Trinity Rail, Nucor Steel, Komatsu, Neiman Marcus and Dollar General.
- Longview has a very aggressive economic development team that will be instrumental in providing incentives for potential users. Texas is well known as a business friendly State.
- The building is ideal for both manufacturing and distribution due to its location, ceiling heights, heavy power and rail capacity.
- The only quality building available in the East Texas Market.

BISNOW

“Nearly two-thirds of North American manufacturers say they are likely to bring production and sourcing back to the continent”

May 12, 2020

By Dean Boerner
Bisnow, San Francisco.

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THE NEW YORK TIMES

“The pandemic, and Trump’s trade policy, are accelerating a trend to bring manufacturing back to America.”

May 11, 2020

By Robert E. Lighthizer
Mr. Lighthizer is the U.S. trade representative.

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SPECIFICATIONS

SIZE:

Approximately 188,278 square feet as follows:
Manufacturing/Warehouse: 171,278 sf Office: 17,000 sf

DIMENSIONS:

Approximately 343' x 483'

NO. OF BUILDINGS:

One modern single story industrial facility

GROUND:

Approximately 38.95 acres

DATE OF CONSTRUCTION:

Originally built in 1974 with an addition in 1984

FORMER USE:

Aluminum can production and warehousing for brands such as Arizona Ice Tea and Anheuser-Busch

TAXES:

Estimated 2020 taxes are approximately \$52,789

CEILING HEIGHTS:

32' clear throughout, but western wall boundary is 30' to the joist

SPRINKLER:

Facility is 100% covered by a Wet Sprinkler system;
250,000 gallon water tank

TRUCK LOADING:

North side - 6 - 8'x10' dock high loading doors (4 additional dock doors are in place but they are closed off); 2 - ramp level doors; West side - 1 20' x 16' oversized ramp level door on Southwest corner South side - 2 docks, 1 covered dock and 1 ramp level entrance and 1 grade level door

CRANE:

1 - 20 ton General bridge crane

RAIL:

Facility was originally served by two (2) Union Pacific rail spurs; potential for rail service could be reinstalled; one interior spur serves the southwest corner of building

