

For Sale

Tri-County Truss Facility

3500-3550 Hoehne Avenue, Longview



- Five buildings
 - 12,000 SF freestanding two-story office building
 - Office area sprinklered with HVAC
 - Alarm system
 - Elevator
 - Private offices, copy/file rooms, bullpen areas, conference rooms & locker/lunchroom area
 - IT room on main floor
 - East end is insulated warehouse area with oversize roll-up doors & maintenance office
 - 10,500 SF clear span production building - 22' clear height
- Heavy 480 volt/3-phase power in all production buildings & all major utilities
- Heavy Industrial (M2) zoning
- Production floor slabs are 5" or 6" reinforced concrete
- Buildings are essentially new (2007 construction) - all metal skin, metal roofs & production buildings are heavy steel frame
- Land area is approximately 9.17 acres and includes office parking, loading aprons & paved storage/development area
- Fenced yard with security gate access
- Located in The Mint Farm - close to I-5
- Sale Price: ~~\$4,995,000~~ \$3,995,000



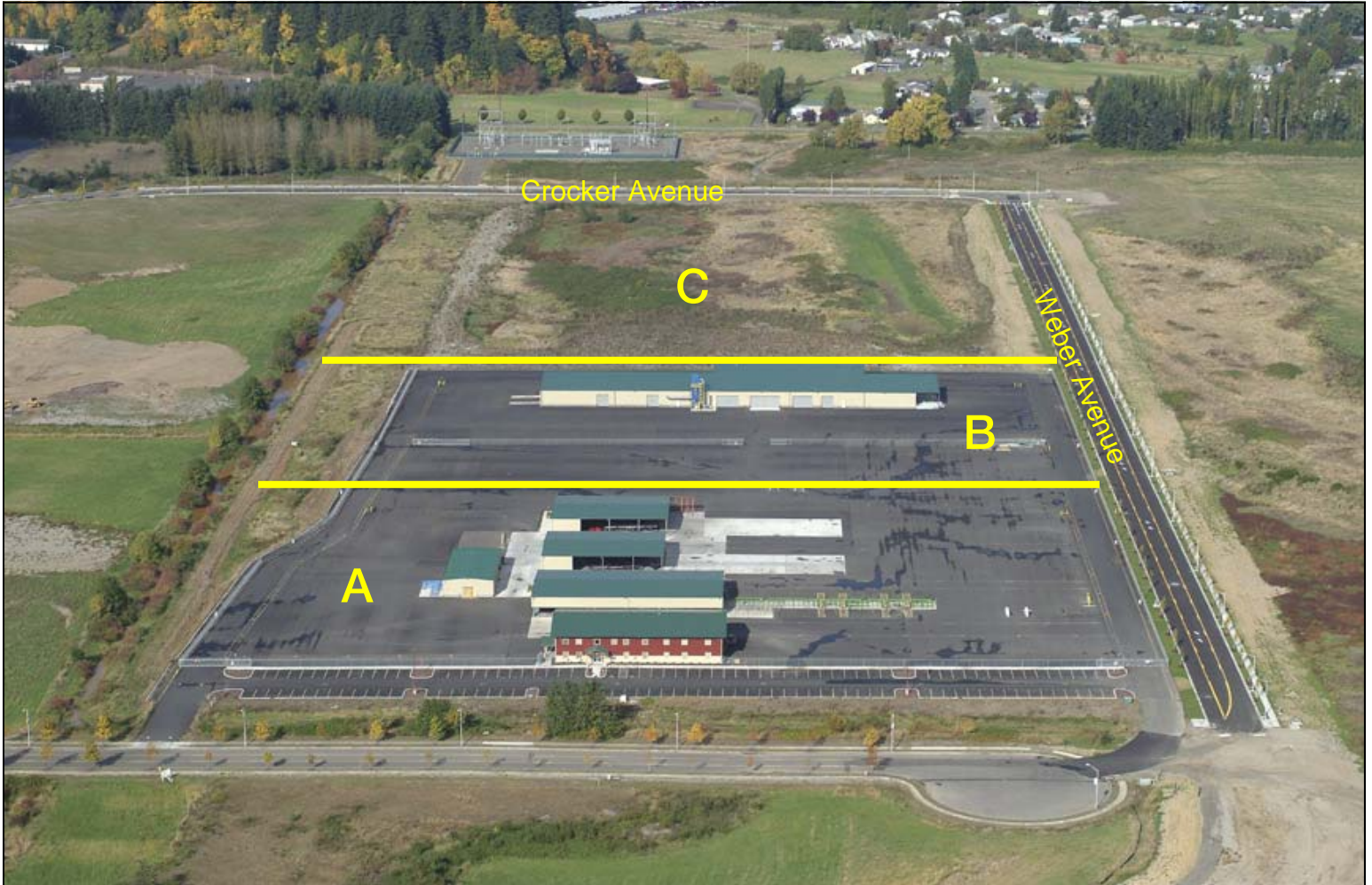
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.
Tri-County Truss Facility OFFICE AS 1007

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A: Office and Production Building
B: Panel Building
C: Development Site