

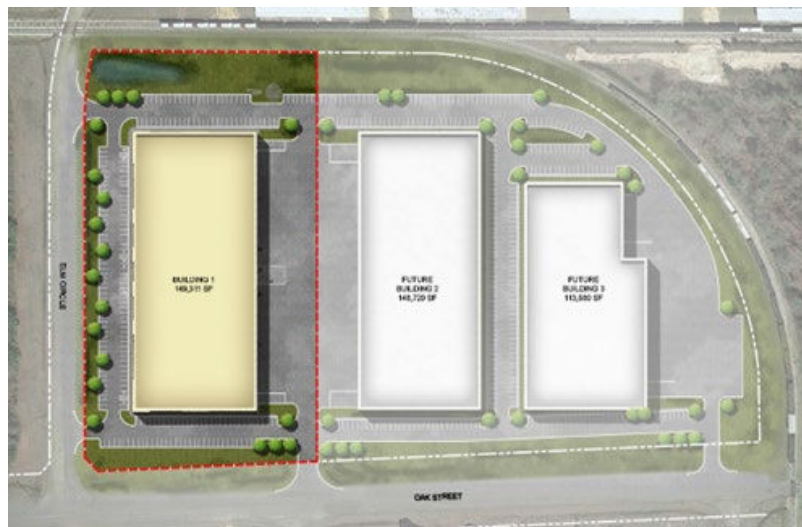
150,000 sf Spec Building

580 Elm Circle, Hooks, TEXAS, East Campus



PROPERTY DESCRIPTION

- Now available for **SALE** or **LEASE**
- 150,000 sf grey-box, multitenant spec building,
- Drive-in doors on end bays; one dock door per 5,000sf
- 32' clear ceiling height
- 52' x 50' bay spacing
- 7" reinforced floors (4,000 psi)
- Reliable, industrial-grade utilities (high-speed fiber, 3-phase power)
- I-30 < 3 miles; I-369 < 10 miles, I-49 < 20 miles
- 25 minutes to Texarkana Regional Airport
- Tenant build-out allowance
- Logistics, 3PL, and rail services available
- Purchase, Build-to-Suit/Lease, Reverse, or Turnkey
- FTZ #258, Opportunity Zone, Texas Enterprise Zone, HUBZone, NMTC, PILOT, Goods-In Transit, Freeport, Texas Reinvestment & Defense Readjustment Zone, USDA B&I qualified



FOR MORE INFORMATION, PLEASE CONTACT:

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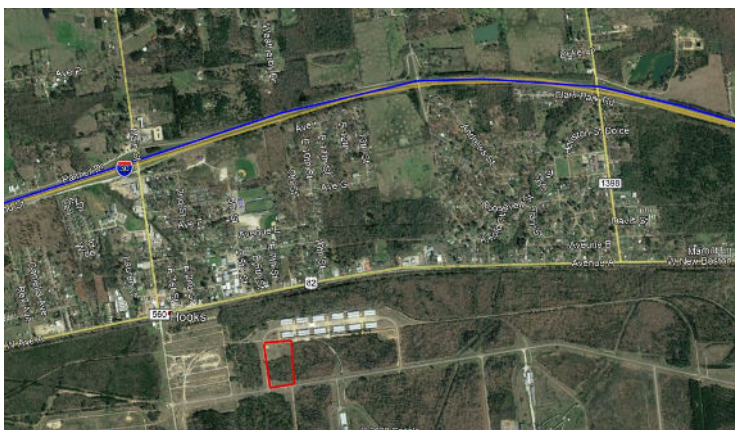
WWW.TEXACENTER.COM

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Space Available for Sale or Lease



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