

University Industrial Business Center
1413 South University Drive
Nocogdoches, Texas



AVAILABLE FOR LEASE



Property Highlights:

- Total size: 306,220 SF, comprised of several contiguous buildings that may be leased together or individually.
- Will sub-divide down to 5,000 SF
- Column spacing: generally large, with 120 ft clearspan in some areas.
- Land: 20+ acres
- Large asphalt truck staging and parking areas
- Covered loading/unloading docks for rail and ground transportation
- 2400 Amp, 480V, 3-phase electrical system
- Union Pacific RR spur extends into facility and available for all suites
- Tax abatements and freeport exemptions for business
- Eave heights – 16 to 24 ft
- Fully sprinklered fire protection
- Substantial manufacturing infrastructure in place with heavy power, compressed air and exhaust lines.
- 3 ton bridge crane and bake-on enamel oven available
- Professionally managed with on-site manager

Location Highlights:

University Industrial Business Center is strategically located near Loop 224 at South University Drive, providing excellent access to major roadways. Nearby access to U.S. 59 (future I-69) provides NAFTA highway connections from Mexico to Canada.



Contact:
Roger Johnson
roger@texasofficeleasing.com
903-235-7167 (cell)
903-297-6000 (office)

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