



# INDUSTRIAL PROPERTY AVAILABLE

For Lease or Sale  
129,145 SF on 20.76 Acres

8521 Farm to Market Road 850, Tyler, Texas

For Inquires Contact

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BUY -  
\$2,900,000

LEASE -  
\$2.04 PSF/YR

# PROPERTY OFFERING

Total Building Size	129,145
Total Land Size	20.76 acres
Buildings	8 Total
Equipment	Included with property (see pg 3)
Power	
Taxes	Approx. \$.29 PSF (2019)
Insurance	Approx. \$.17 PSF (2019)
CAM	Approx. .06 PSF (2019)





# Equipment

## Equipment List

Gantry Crane      15 ton - 2  
                          10 ton - 4  
                          7.5 ton : 3  
                          5 ton : 6  
                          1-2.5 ton : 6

Air Compressors      4 TOTAL

Air Dryer              2TOTAL

Paint Booths          3 TOTAL

Blast Booths          2 TOTAL

Dust Collectors      2 TOTAL

Hydro                  1 TOTAL







# Building 1

24,900 SF

OFFICE- 5,300 SF  
WAREHOUSE – 19,600 SF

- Equipment
  - (4) 15 Ton Overhead Cranes
  - (2) 1 Ton Overhead Cranes
- Newly renovated office in 2015
- 20 foot clear heights
- Power- 600 amp 480 3 phase
- 22ft clear height in WH





# Building 2

10,800 SF

- Equipment
  - (2) 15 Ton Overhead Cranes
  - (2) 7.5 Ton Overhead Cranes
- 30 foot clear heights
- 32ft clear height







# Building 3

39,340 SF

- Equipment
  - (2) 15 Ton Overhead Cranes
  - (2) 7.5 Ton Overhead Cranes
- A/C'd Managers office
- 22 foot clear heights
- Power drops at each column for welding / fabrication stations
- Large truck court





# Building 4

5,840 SF

- Equipment
  - (2) Heavy Industrial Ingersoll Rand air compressors
  - (1) 5 ton overhead crane

Hydro static measuring equipment

- A/C'd Managers office
- 22 foot clear heights
- Power drops at each column for welding / fabrication stations





# Building 5

4,000SF

# Building 6

3,240SF

# Building 7

1,200SF





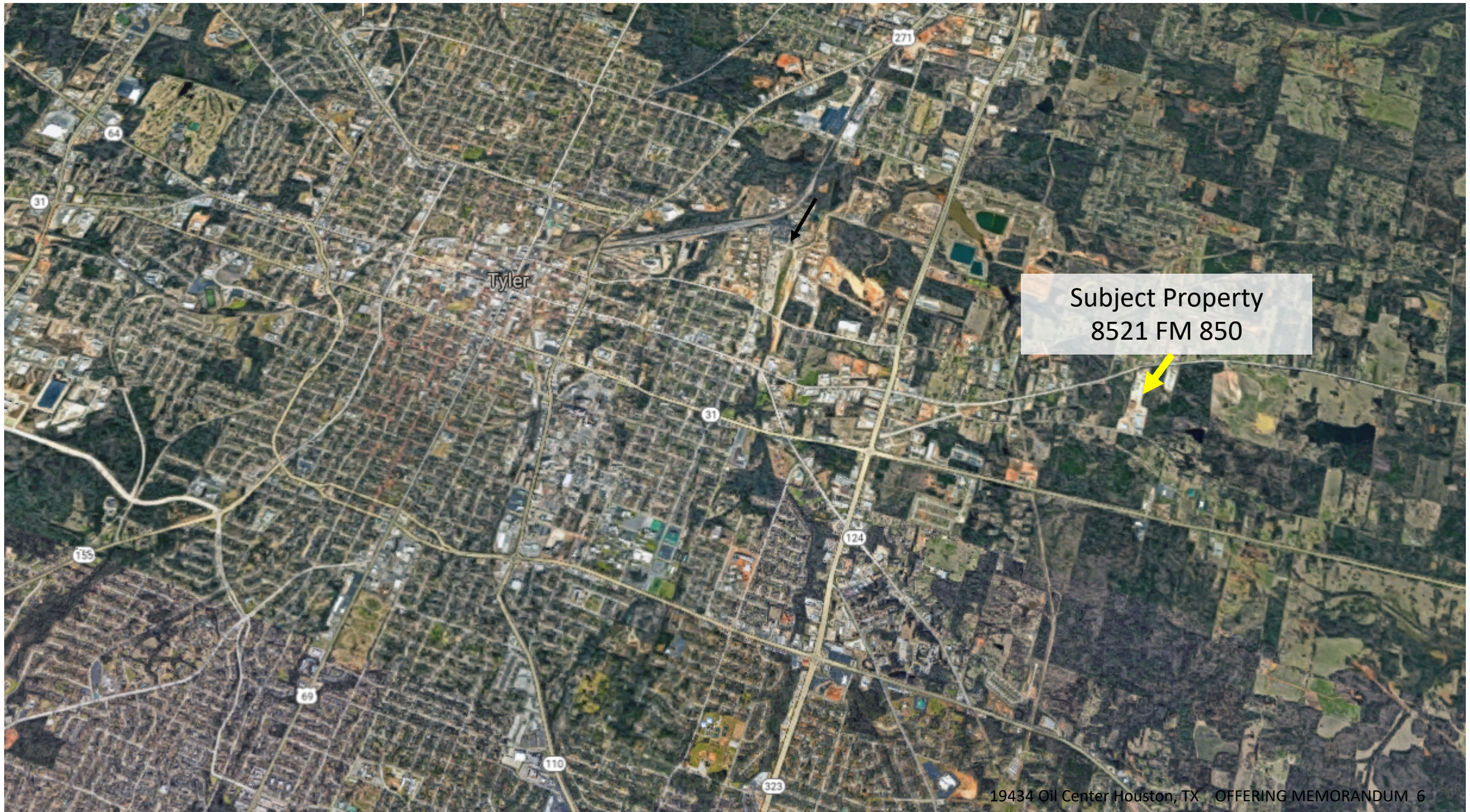


# Building 8

28,200 SF

- Equipment
  - (2) 30ft(w) by 100ft(L) by 25ft(H) paint booths
  - (2) 30ft(w) by 100ft(L) by 25ft(H) blast booths
  - (2) Industrial dust collectors
- A/C'd Managers office
- 35 foot clear heights









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