



For Sublease

2812 Robert Cargill Dr | Longview, TX 75602

449,360 SF Available



Melissa Holland

Senior Managing Director
melissa.holland@jll.com
(469) 358-3013

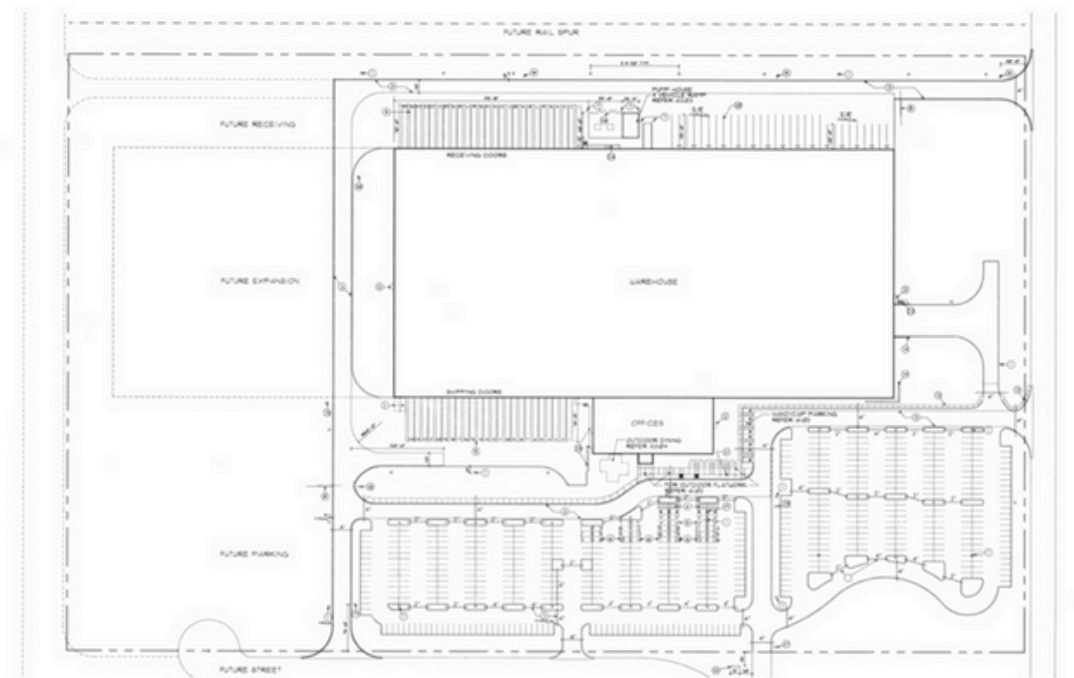
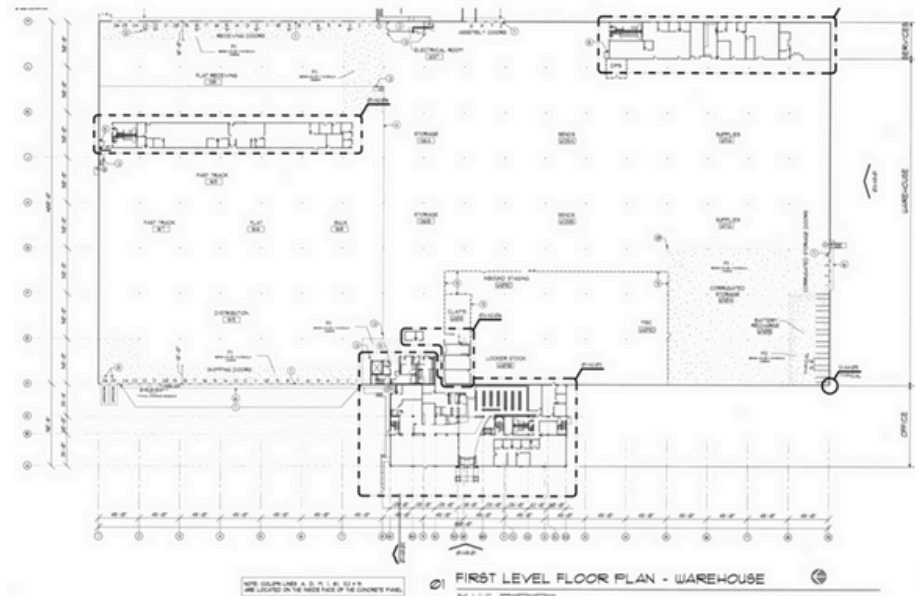
Chris Stout, SIOR

Executive Vice President
chris.stout@jll.com
(214) 207-1007

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Property Specifications & Site Plan

- 449,360 SF Office/Warehouse Available
 - 414,000 SF Warehouse
 - 35,360 SF Office with full-service cafeteria
- 32-34' Clear Height
- 75 dock high doors equipped with levelers, lights and seals
- 1 Oversized Drive in Door
- 47 Trailer staging area
- Fire Sprinkler
- 17,600 Amps of 480/277 volt w/ dual feeds
- 150Kw Onan backup generator
- 100% HVAC in warehouse
- Paved and lightened parking for up to approximately 630 cars
- Sublease term through 4/30/35



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Property & Space Photos



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Distance to Major Routes

- 1 mile north of the I-20
- Approx. 3 miles south of US Hwy 80
- Approx. 80 miles north of I-30 with direct route via US Hwy 259
- East Texas Regional Airport is about 5.5 miles south of the park
- Shreveport Regional Airport is an hour east of Longview
- DFW International Airport is 2.5 hour drive west

Distance to Major Cities

- Dallas/ Fort Worth - 130 miles
- Port of Shreveport - 68 miles
- Port of Houston - 225 miles

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