

A photograph of the exterior of a blue metal building. The building has vertical corrugated siding. A white door is centered on the left side, with a small white awning above it. To the left of the door is a small window with a white frame, and to the right is a larger window with a white frame. A black mailbox is mounted on the wall to the left of the door. A blue handicapped parking sign is visible on the wall to the left of the door. The building is situated on a paved area with yellow parking lines.

Are you in the market for a office/warehouse, service center, or manufacturing facility? 609 Fisher Road is zoned for light industrial use. This building is conveniently located 6 miles from Interstate 20. The property featured is well constructed and has a number of attractive features including accessibility to Highway 80, paved parking, 3 bay doors, and a covered apron.

The floor plan shows a building with an overall width of 100' and a total depth of 50'. The layout includes:

- WAREHOUSE** (top left): 40' wide, 14'-8" deep.
- OFFICE** (top left, below warehouse): 14'-8" wide, 10'-4" deep.
- ENTRY** (bottom left): 6'-4" wide, 25' deep.
- OFFICE** (middle left): 14'-4" wide, 11'-4" deep.
- OFFICE** (bottom left): 9'-4" wide, 13' deep.
- BATHROOMS** (middle left): 4'-4" wide, 6' deep.
- 8' X 12' BAY DOOR** (bottom left): 8' wide, 12' deep.
- 14' X 12' BAY DOOR** (top right): 14' wide, 12' deep.
- 14' X 12' BAY DOOR** (bottom right): 14' wide, 12' deep.
- LEAN-TO** (far right): 20' wide, 40' deep.

Dimensions are provided for all rooms and overall building measurements.

- 4,000 sq. ft. including Approximately 700 sq. ft. of office space
- Zoned: Light Industrial
- Convenient to Highway 80 & Interstate 20
- Paved Parking
- 1 Loading Bay
- 3 Bay Doors
- Fenced Yard



827 Fisher Rd. Longview, TX 75604

