

FOR LEASE

Ted Trout Drive

Also
Available



2794 TED TROUT DRIVE

Lufkin, Texas 75904

CENTURY 21
Cota Realty

8,076 SF with ±1 Acre of Yard

 **CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

Building Size: 8,076 SF

Office Size: 1,600 SF

Mezzanine Storage

±1 Acre of Stabilized Storage Yard

± 18' eaves

Warehouse Lighting – Fluorescent & Metal Halide

Warehouse Exhaust fan

Secured Truck Parking

Fenced Site w/ Access Control & Cameras

LED Yard Lighting

200A Electrical Service

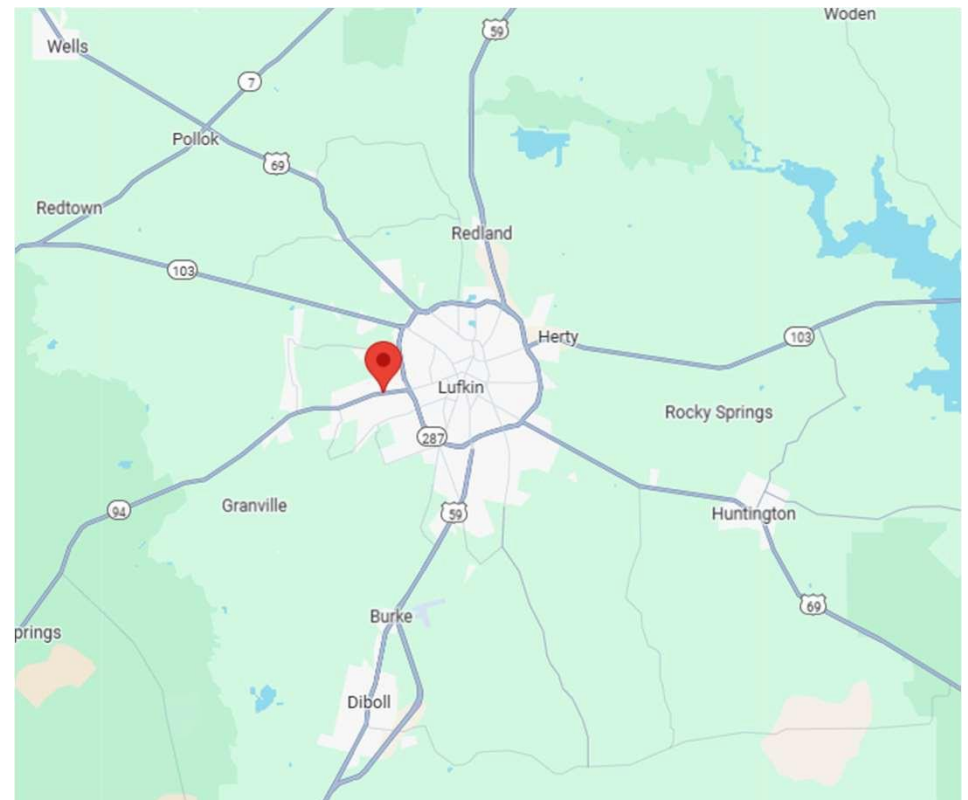
Fueling Island – Available for Shared Use

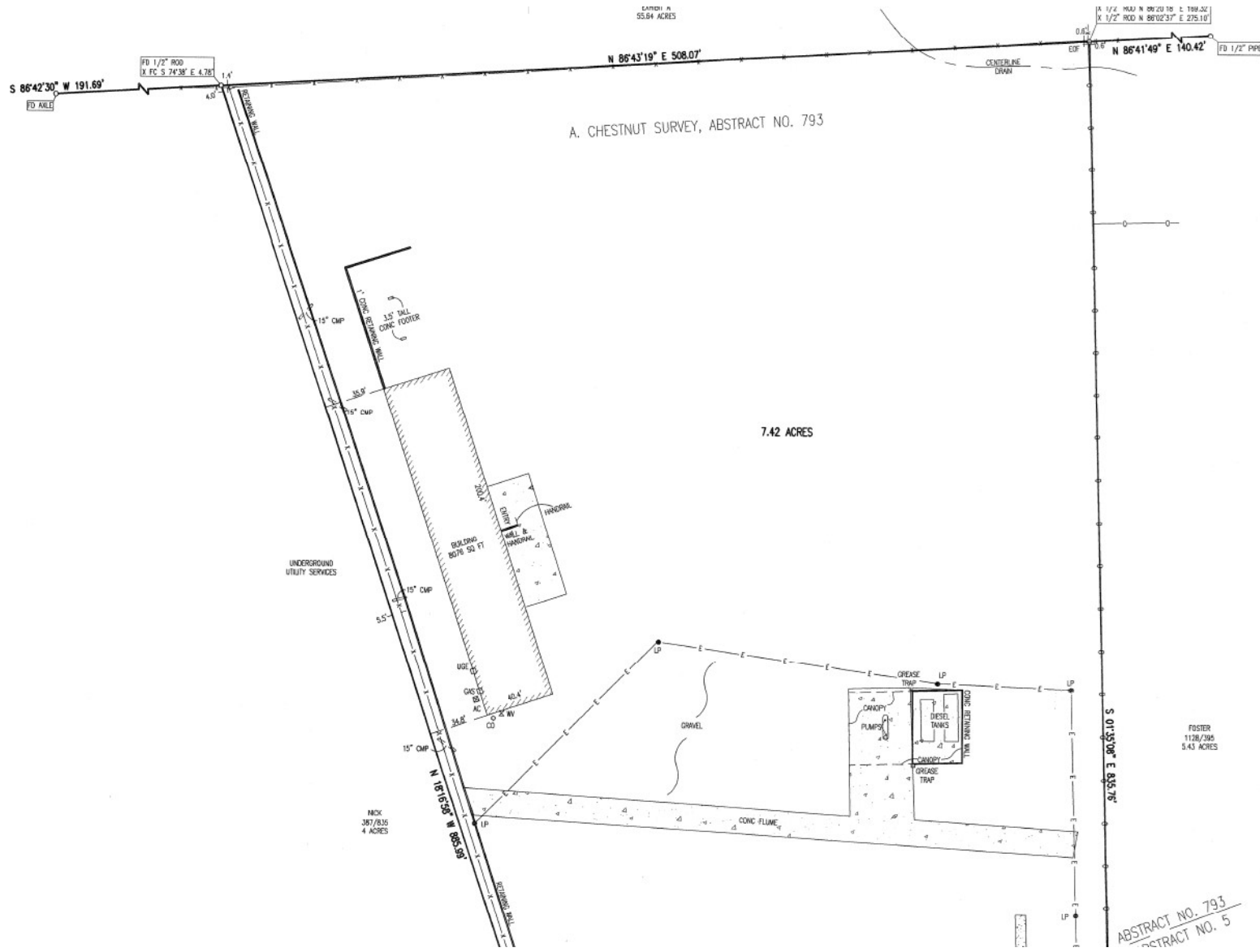
Water: Hudson Water Supply Corporation

Sewer: City of Hudson

Truck & Trailer Repair Shop On-site

Call Broker for Pricing





SITE PLAN





CONTACT INFORMATION

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