



# 1903 Hearne Road Longview, Texas 75603

**INDUSTRIAL- FOR SALE/LEASE**

**RCP**

**Nathan Rylander** | [nathan@reservecappartners.com](mailto:nathan@reservecappartners.com) | c 972.955.1067

## Longview, TX

Great opportunity for a user to buy a 13,984 SF light industrial building sitting on 1.5 acres of fenced yard. There is excess land for development and the total site is 5.82 acres. There is heavy power and a paint booth.

## Amenities

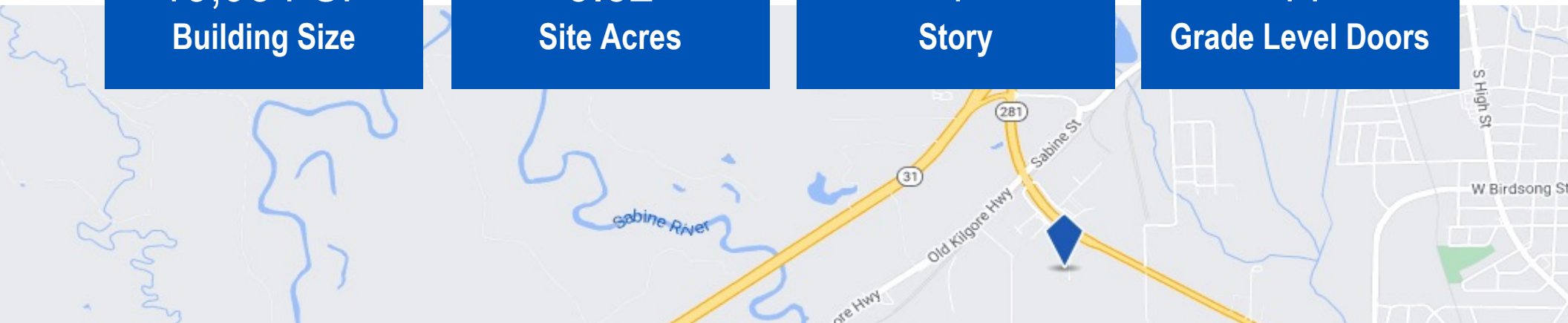
- 13,984 SF of light industrial building
- 1.5 acres of fenced yard
- Heavy Power
- Ideal for a fabricator or heavy truck or equipment repair
- Oversized paint booth large enough for large truck or heavy equipment

**13,984 SF**  
Building Size

**5.82**  
Site Acres

**1**  
Story

**11**  
Grade Level Doors



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## Property Specifications

1903 Hearne Road in Longview, Texas is located just south of Longview's downtown, offering seamless access to major transportation routes. It's a short drive from Interstate 20, a crucial east-west corridor linking Dallas and Shreveport, and is also near U.S. Highway 259, which runs north-south throughout the region.

The proximity to these highways ensures high visibility and ease of access for customers, clients, and suppliers, making this property a valuable asset for businesses looking to capitalize on Longview's growing market.

**10.6 mi**  
Gregg County Airport

**72.7 mi**  
Freight Port

**4.0 mi**  
Longview AMTRAK

**~3.2 mi south**  
US 259, I-20 Entrance

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**RCP** **RESERVE**  
CAPITAL PARTNERS





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**c 972.955.1067**



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12404 Park Central Dr. Suite 250-S  
Dallas, TX 75251  
214.983.1360