

FOR LEASE | 384,584 SF

2200 S BUSINESS 45 | CORSICANA, TX

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM

PHOENIX
LOGISTICS
Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

PROPERTY HIGHLIGHTS

- FLEXIBLE LAYOUT OPTIONS IDEAL FOR DISTRIBUTION & WAREHOUSING
- STRATEGICALLY LOCATED WITH IMMEDIATE ACCESS TO I-45
- AMPLE TRAILER & CAR PARKING AVAILABLE
- ENTIRE FACILITY IS FULLY FENCED & SECURED
- NEW EXTERIOR & INTERIOR PAINT (2025)



PROPERTY DETAILS

2200 S BUSINESS 45 | CORSICANA, TX

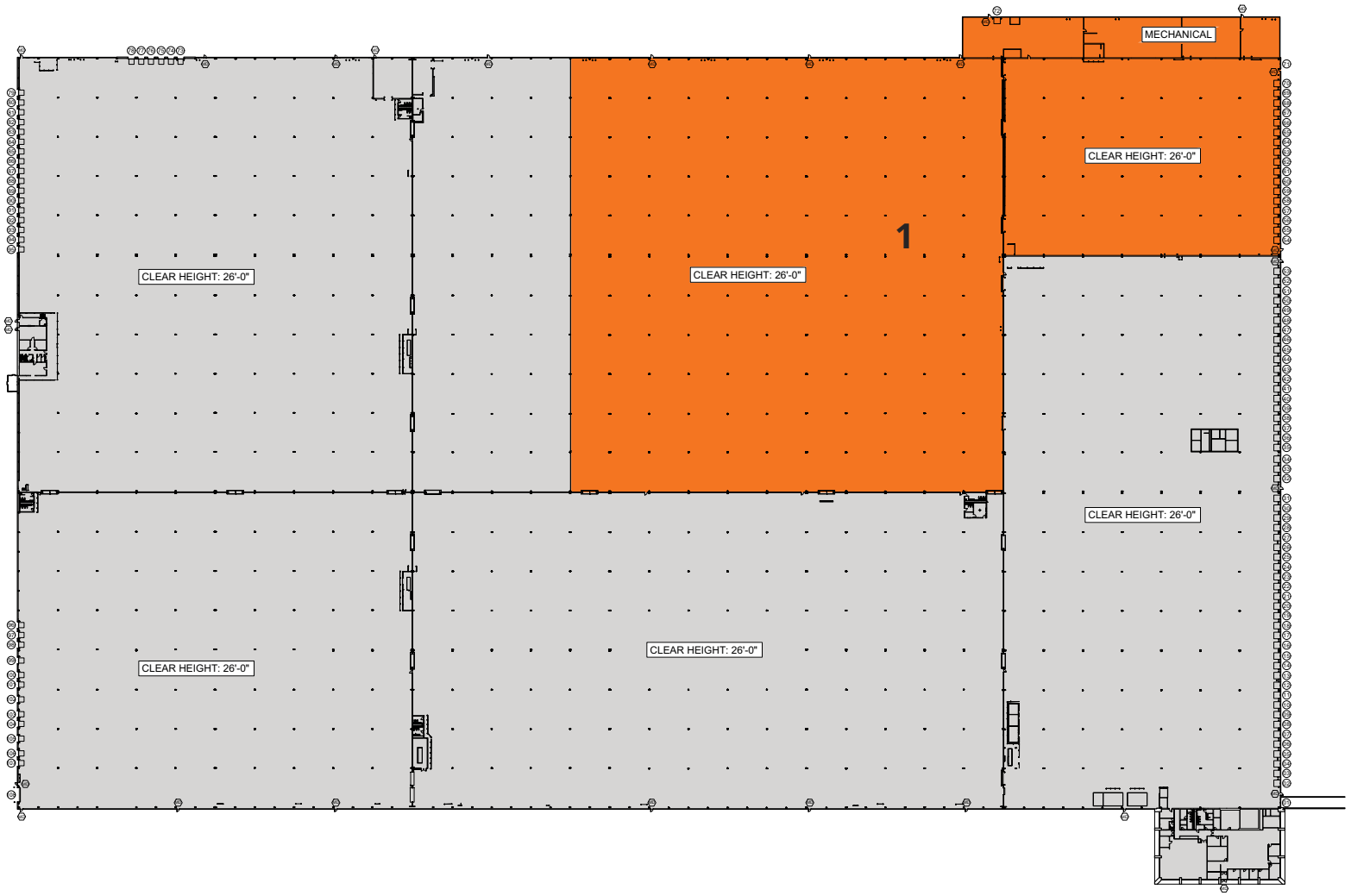
AVAILABLE SPACE	384,584 SF
DOCK DOORS	18
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	26’
COLUMN SPACING	48’ x 48’
ROOF	TPO
WALLS	Insulated Metal Panel
FLOORS	6” - 8” Reinforced Concrete
YEAR BUILT	1981
YEAR RENOVATED	2025
FIRE SUPPRESSION	100% High Density Wet System
LIGHTING	Fluorescent
POWER	Main Feed 12,470 Volts
COMPRESSED AIR	Two, 125-PSI Compressors Two, 60-HP Compressors
PARKING	867 Trailer Spaces, 329 Car Spaces
LAND AREA	138.36 Acres
ZONING	L-1: Light Industrial
PARCEL ID	10900, 26843





FLOOR PLAN

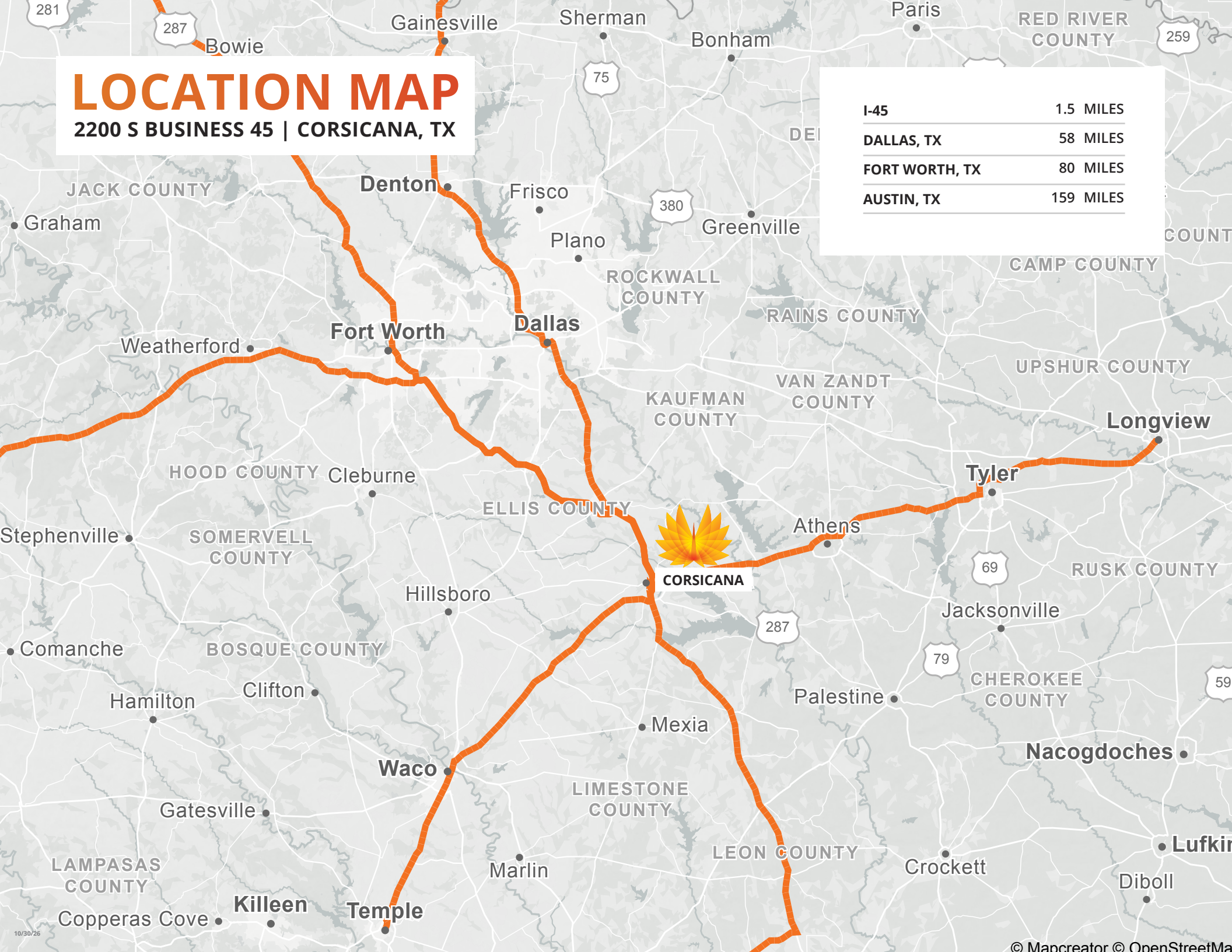
2200 S BUSINESS 45 | CORSICANA, TX



NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	18	1	384,584 SF
TOTAL				**384,584 SF**

LOCATION MAP

2200 S BUSINESS 45 | CORSICANA, TX



I-45	1.5 MILES
DALLAS, TX	58 MILES
FORT WORTH, TX	80 MILES
AUSTIN, TX	159 MILES