

Flex Space for Lease

6107 Old Noonday Road, Tyler, TX 75703

3,000 SF (Divisible to 1,500 SF) | \$12.00/SF NNN



IHRIG
PROPERTIES

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PROPERTY OVERVIEW

Brand-new flex development on Old Noonday Road in South Tyler, delivering fall 2026. The modern, single-slope building totals 3,000 SF and can be demised into two 1,500 SF spaces, each with bay door access in back and glass storefront office space up front — ready for build-out to suit. Concrete parking throughout and dual access from Old Noonday Road (CR 192) and Mockingbird Hill Road (CR 159) suit light industrial, trade, office, or other users. Located in Smith County with no zoning restrictions, and convenient to South Tyler's retail, restaurants, and new housing growth.



6107 OLD NOONDAY ROAD

Building Highlights

- Brand-new flex development, delivering fall 2026
- 3,000 SF total, divisible into two 1,500 SF spaces
- Bay door access in back, glass storefront/office up front
- Office space can be built out to suit tenant needs
- 14' eave height in back, 18' in front — single-slope roof for a modern look
- Concrete parking throughout
- Dual access: Old Noonday Road (CR 192) & Mockingbird Hill Road (CR 159)
- Ideal for light industrial, trade, office, or other users
- Located in Smith County — no zoning restrictions
- Convenient to South Tyler retail, restaurants, and new housing developments

3,000 SF

TOTAL SIZE

1,500 SF

DIVISIBLE TO

14' / 18'

CLEAR HEIGHT

\$12.00/SF NNN

LEASE RATE

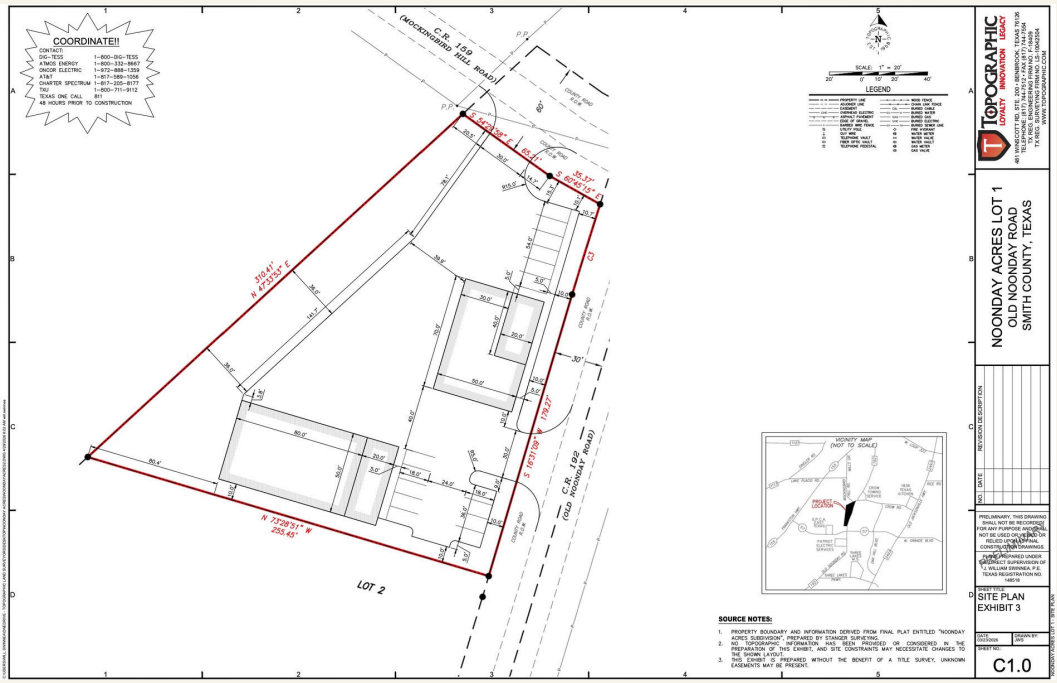


6107 OLD NOONDAY ROAD

Site Plan



Conceptual Site Plan — Phase I (3,000 SF) & Phase II (5,000 SF)



Preliminary Site Plan Exhibit — Topographic Land Surveying, dated 3/23/2026

Site plans are preliminary and subject to change. Phase II (5,000 SF) represents future expansion capacity on the site; current availability is Phase I, 3,000 SF divisible to 1,500 SF.



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