

OFFICE-WAREHOUSE • FANNIN COUNTY
600 US Hwy 69 S • TRENTON, TX
FLEXIBLE USE WAREHOUSE ON LARGE LOT

18,240 sf office-warehouse situated on 1.49 acres in Fannin County, Texas. Currently it is being used by a commercial cabinet and trim manufacturer, but it would work for many types of light industrial purposes or any kind of business needing a combination of office and warehouse space.

Additionally, with the tremendous growth moving north up SH 121 N from Melissa and Anna, this is sure to be a good long term investment property.

Call us today for more information and to set up a showing.

Summary:

- 18,240 sf Office-Warehouse
- Approx 2,500 sf of Office Space
- Situated on 1.49 Acres
- 3 Phase Electrical
- 2 Dock Doors
- Large Parking Area
- 290' US Hwy 69 S Frontage
- Versatile Use Possibilities
- Room for Outdoor Storage
- Price: \$395,000
- MLS #13281117

Location: The property offers a great location near major thoroughfares - just one mile south of SH 121 N and 18 miles north of US 75.

**AERIAL OVERVIEW****BUILDING EXTERIOR****KITCHEN/BREAK ROOM****WAREHOUSE INTERIOR**



Perfect for the company needing office space and plenty of warehouse space for a variety of potential uses.



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FACT SHEET

PROPERTY INFORMATION: 18,240 sf Warehouse Situated on 1.49 Acres in Fannin County

LOCATION: Property is one mile south of SH 121 on US Hwy 69 S in Trenton, TX. Only 18 miles north of US 75 makes getting to McKinney, Plano and Dallas a breeze. With the tremendous growth moving north up SH 121 N this is sure to be a good long term investment property as well.

LEGAL: (1) contiguous tract totaling 1.497 acres. Tract is situated in the J Aldridge Abstract 1235. Tract is located in Fannin County.

Fannin County

Tract #1:

Tract Size

1.49 Acres

FCAD Property ID

86512

WATER: Onsite

ELECTRIC: Onsite

GAS: Leased Propane Tank

SEWER: Septic

PHONE: Onsite

FEATURES: The property features an 18,240 sf flex-use office-warehouse with approx 2,500 sf of office space. Great visibility with 290' of highway frontage on US Hwy 69 S, a very busy north-south thoroughfare. Large 1.49 acre lot offers plenty of parking and room to fence in a yard for outside storage. Great owner-user property or as an investment property to buy and lease out.

SCHOOLS: Trenton Independent School District

TAXES: 2015: \$7,646.00