

# CENTURY 21<sup>®</sup>

Judge Fite Company



8081 E HWY 175

KEMP, TX 75143



\$835,000



8,800 sqft

## DESCRIPTION

8800 SQUARE FOOT BUILDING CURRENTLY FULLY LEASED. ONE SECTION IS 5028 SQ FT, ANOTHER SECTION IS 2515 SQ FT AND THE LAST SECTION IS 1257 SQ FT. THERE ARE 5 ROLL UP OVERHEAD DOORS IN BACK. THERE IS APPROXIMATELY 3 QUARTERS OF AN ACRE OF LAND TO THE RIGHT OF THE BUILDING GOING OVER TO COUGAR RD. GREAT FOR ANOTHER BUILDING OR PARKING. FOR COPIES OF THE LEASES PLEASE CONTACT LISTING AGENT

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Warehouse  
**MLS STATUS:** Active  
**MLS:** 20288199  
**YEAR BUILT:** 2015  
**COUNTY:** Kaufman  
**TRACT OR SUBDIVISION:** Cougar  
**LIST DATE:** 04/04/2023

**AREA:**  
**SQUARE FEET:** 8,800  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.63  
**LOT SIZE (SQFT):** 71,046

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Open

### LOT DESCRIPTION:

- Level

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Other

### UTILITIES:

- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Clarence Sebastian 

**PHONE:** 214.673.1740

**BROKERED BY:** Sebastian Realty

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