

CENTURY 21

Judge Fite Company



201 INDUSTRIAL STREET HIGHWAY

BONHAM, TX 75418



\$690,000



3,750 sqft

DESCRIPTION

IMPROVED Price! Situated in a high-traffic area with State Hwy 78 access, surrounded by established industrial businesses, close proximity to residential neighborhoods and popular Fannin County amenities, this exceptional commercial building offers unparalleled visibility, easy access, and flexibility for a wide range of business opportunities. This newly constructed property features 3,750 sq ft of premium office, warehouse, or mixed-use space, ideal for owner-occupants, developers, or investors looking to capitalize on a growing market. The building features 3 interior offices with private and functional designs for comfort and productivity, a break room equipped with a fully functional kitchen for employee convenience, two private restrooms. The warehouse offers spray foam insulation for energy efficiency and noise reduction, large roll up doors for easy access and movement of goods, ideal for shipping, receiving, or storage, a designated restroom, ensuring separate facilities for warehouse staff or shop workers.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 20793630
YEAR BUILT: 2024
COUNTY: Fannin
TRACT OR SUBDIVIION: Kevin Peterson Subdivision
LIST DATE: 12/11/2024

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800.451.8055

AREA:
SQUARE FEET: 3,750
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.49
LOT SIZE (SQFT): 21,300

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Concrete
- ParkingLot
- ParkingPad

ROOF TYPE:

- Metal

SIDING:

- MetalSiding
- Concrete

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- HeatPump

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

LISTED BY: Kaylen Maxey PROPERTY DETAILS

PHONE: 903.583.8721

BROKERED BY: FRONTIER PROPERTIES REAL ESTATE, LLC

SECURITY FEATURES:

- Prewired
- SecuritySystem
- FireAlarm

century21judgefite.com

each office is independently owned and operated