

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 253 COUNTY ROAD 4465

TRENTON, TX 75490



\$1,400,000



4,800 sqft

## DESCRIPTION

This closed truck repair shop on State Highway 121 offers a prime location for a new business or expansion. The 4,800-square-foot facility features three large bays, each equipped with roll-up doors on both sides, allowing for easy drive-through access and efficient workflow. The spacious shop layout is ideal for servicing semi-trucks, heavy equipment, or commercial vehicles. Positioned along a well-traveled highway, the property benefits from high visibility and accessibility, making it an excellent opportunity for a repair business, fleet maintenance, or other automotive services. Whether you're looking to restart operations or repurpose the space, this facility is ready for its next chapter.

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Active  
**MLS:** 20864948  
**YEAR BUILT:** 2008  
**COUNTY:** Fannin  
**TRACT OR SUBDIVIION:** H C Hurst  
**LIST DATE:** 03/11/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,800  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 5.25  
**LOT SIZE (SQFT):** 228,690

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Aggregate

### LOT DESCRIPTION:

- Acreage
- CornerLot
- Level

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- ElectricityConnected
- OverheadUtilities
- SepticAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Stuart Hall 

**PHONE:** 903.583.8721

**BROKERED BY:** FRONTIER PROPERTIES REAL ESTATE, LLC

century21judgefite.com

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