



## 2915 GREENLEE PARK TRAIL

WEATHERFORD, TX 76088



\$1,970,000



12,680 sqft

## DESCRIPTION

Excellent investment opportunity with a tenant in place on a NNN lease. This 12,680 sq ft fully climate-controlled industrial warehouse includes 1,200 sq ft of office space, two restrooms, a large cyclone tool crib, and four oversized 14' x 18' roll-up doors. The building features 20-foot side walls, high ceilings, and 3-phase electric service, making it ideal for a variety of industrial uses. Situated on a 1-acre lot outside city limits, the property operates on a water well and septic system and includes a concrete parking lot. The current tenant has two years remaining on a NNN lease, which will convey with the sale, offering immediate and stable cash flow for the new owner. Don't miss this chance to let your money make money!

**PROPERTY TYPE:** Commercial - Warehouse  
**MLS STATUS:** Active  
**MLS:** 21056158  
**YEAR BUILT:** 2009  
**COUNTY:** Parker  
**TRACT OR SUBDIVIION:** Greenlee Bus Park  
**LIST DATE:** 09/26/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 12,680  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.01  
**LOT SIZE (SQFT):** 44,126

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- LuxuryVinylPlank
- Tile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Concrete
- Covered
- Enclosed
- GarageFacesFront
- Garage
- InsideEntrance
- Paved
- ParkingLot
- ParkingPad
- Secured
- WorkshopInGarage

### LOT DESCRIPTION:

- BackYard
- Cleared
- Lawn
- Level

### ROOF TYPE:

- Metal

### SIDING:

- Rock
- SteelSiding
- Stone

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- Prewired
  - SecurityGate
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**BROKERED BY:** Trinity Group Realty