

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 4405 INDUSTRIAL STREET

ROWLETT, TX 75088



\$589,999



3,528 sqft

## DESCRIPTION

We are pleased to present a prime opportunity to acquire a 3,528-square-foot flex property strategically positioned in the heart of Rowlett, Texas. This versatile building offers a functional layout adaptable to a wide range of uses, featuring dual entrances and warehouse bays on both sides—each equipped with grade-level doors. The configuration allows for flexible occupancy options, including full use by a single tenant, subdivision into two units, or an owner-user arrangement with partial lease income potential. Situated on 0.24 acres, the property is fully paved and offers potential for outdoor storage along the west side. The interior includes an open reception area with dual entry doors and warehouse space equipped with heating units. Located within Rowlett's established industrial corridor, the site benefits from excellent accessibility just off State Highway 66 and President George Bush Turnpike, and less than one mile from Downtown Rowlett and the DART station—providing strong connectivity to the greater Dallas–Fort Worth metro area.

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Pending  
**MLS:** 21081871  
**YEAR BUILT:** 1983  
**COUNTY:** Dallas  
**TRACT OR SUBDIVISION:** Rowlett Bus Park 02  
**LIST DATE:** 10/08/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,528  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.24  
**LOT SIZE (SQFT):** 10,541

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- Tile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- OnSite
- Paved

### ROOF TYPE:

- Other

### SIDING:

- Concrete

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Shane Hendrix 

**BROKERED BY:** M&D CRE, LLC

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