

# CENTURY 21<sup>®</sup>

Judge Fite Company



849 FM 36 N  
GREENVILLE, TX 75401



\$1,750,000



14,184 sqft

## DESCRIPTION

This versatile commercial property offers a well-maintained warehouse and an income-producing mini storage facility in a high-visibility location, just a few miles from the future Collin County outer loop. The warehouse features ample open floor space, high ceilings, and convenient roll-up doors ideal for distribution, light manufacturing, or secure storage. The adjoining mini storage units provide steady rental revenue with strong occupancy potential. A total of 60 units with 30 10x20 and 30 10x10. Wide drive aisles, secure access, and abundant parking support smooth operations. Whether for expansion, investment, or business relocation, this property delivers flexibility, functionality, and long-term value. Warehouse has an outstanding lease for additional monthly income from a large national landscaping contractor.

**PROPERTY TYPE:** Commercial - Warehouse

**MLS STATUS:** Active

**MLS:** 21115286

**YEAR BUILT:** 2024

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** Walter Winn

**LIST DATE:** 11/18/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 14,184

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 10

**LOT SIZE (SQFT):** 435,730

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Concrete

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- AdditionalParking
- Covered
- Gravel
- Open

**ROOF TYPE:**

- Metal

**SIDING:**

- SteelSiding

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Other

**UTILITIES:**

- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jeremy Dicken 

**PHONE:** 903.455.9414

**BROKERED BY:** CENTURY 21 Patterson Agency

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