

CENTURY 21[®]

Judge Fite Company



4533 N FM 312
WINNSBORO, TX 75494



\$825,000



14,496 sqft

DESCRIPTION

Rare commercial find just minutes outside of Winnsboro, TX. This commercial complex totals four structures combining over 14,000 sq ft of space. Features include commercial bathrooms, private office space, kitchen area and lobby. Multiple heated and cooled zoned warehouse spaces, loading dock, tornado vault, commercial air compressors with tanks, dehumidifiers, massive heating and air units, two cooling towers and new security system. Buildings have over 200 amp electric supply and could hold up to 480 amp. *** Two 10' roll up doors, one 15' roll up door, two 20' roll up doors, plus Shuttle Storage Unit with 25 Shelves. *** All concrete driveway with a massive 50+ concrete parking lot. With almost 8 acres of property there is still room to expand and grow. A cooperate ventures dream location and move-in ready faculties. Make your appointment today. Located about half way between Dallas and Shreveport.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 21146993
YEAR BUILT: 1989
COUNTY: Wood
TRACT OR SUBDIVIION: GRAGG J
LIST DATE: 01/07/2026

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800.451.8055

AREA:
SQUARE FEET: 14,496
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 7.94
LOT SIZE (SQFT): 345,735

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Other

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Oversized
- ParkingLot

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Metal

SIDING:

- Brick
- MetalSiding
- Other
- Rock
- Stone
- Stucco

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- PhoneAvailable
- SewerAvailable
- SepticAvailable

LISTED BY: John Beaty 

PHONE: 903.342.9987

ADDITIONAL PROPERTY DETAILS

BROKERED BY: United Country Cain Agency

SECURITY FEATURES:

- SecuritySystem
- century21judgefite.com**

each office is independently owned and operated