

CENTURY 21[®]

Judge Fite Company



109 GARRETT MORRIS PARKWAY

MINERAL WELLS, TX 76067



\$1,500,000



36,464 sqft

DESCRIPTION

Prime industrial acquisition opportunity in the heart of Mineral Wells' established industrial corridor. This ±36,464 SF facility on ±5.6 acres offers scale, infrastructure, and flexibility rarely available in this market. Strategically positioned just off Garrett Morris Parkway with immediate access to Hwy 180 and quick connectivity to Interstate 20, the property is built to support serious production, distribution, or manufacturing operations. The building includes ±3,500 SF of office, ±20,000 SF of HVAC-served production space, 16'–18' clear height, heavy power, one oversized grade-level door, and two dock-high loading doors enabling efficient logistics and throughput. Surrounded by major industrial users including Tractor Supply, Airgas, Polymer Adhesives, and Perone Industries, this asset is ideally suited for an owner-user seeking operational control or an investor pursuing a value-driven industrial acquisition with upside potential.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 21162877
YEAR BUILT: 1960
COUNTY: Palo Pinto
TRACT OR SUBDIVIION: unknown
LIST DATE: 01/25/2026

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800.451.8055

AREA:
SQUARE FEET: 36,464
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 5.61
LOT SIZE (SQFT): 244,328

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- Asphalt
- Common
- ParkingLot

ROOF TYPE:

- Other

SIDING:

- Brick

FOUNDATION:

- None

UTILITIES

HEATING/COOLING:

- Other

UTILITIES:

- Other

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jennifer Young 

BROKERED BY: Haskell & Fern LLC

century21judgefite.com

each office is independently owned and operated