

# CENTURY 21

Judge Fite Company



## 132 W MCLEROY BOULEVARD

SAGINAW, TX 76179



\$1,310,000



5,950 sqft

## DESCRIPTION

This fully remodeled office-warehouse facility with a new 2024 addition is designed to meet the needs of today's growing businesses. Located just 1.7 miles from IH-820 and only .1 miles off Saginaw Main Street, this property offers exceptional visibility and accessibility along one of the city's main arteries. The office space features 8 private offices, a welcoming reception area, a large conference room or open common area, a breakroom, and 2 restrooms. Every detail of the remodel was crafted with functionality and modern business use in mind. The insulated metal addition provides seamless expansion into the warehouse, complete with mezzanine storage for added efficiency. The warehouse is equipped with two 10' x 10' drive-in roll-up doors, allowing direct and convenient access for operations. Outside, tenants will benefit from concrete parking, ensuring ample space for staff and visitors. This versatile facility is ideal for companies seeking a professional office environment combined with efficient warehouse capabilities in the heart of Saginaw.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 21170198  
**YEAR BUILT:** 1997  
**COUNTY:** Tarrant  
**TRACT OR SUBDIVIION:** Midair Add  
**LIST DATE:** 02/05/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 5,950  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.49  
**LOT SIZE (SQFT):** 21,475

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CeramicTile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Common
- Driveway
- OnSite
- OffStreet
- Outside
- Oversized
- ParkingLot

### ROOF TYPE:

- Metal

### SIDING:

- Brick

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- ElectricityConnected
- SewerAvailable
- SeparateMeters
- WaterAvailable

**LISTED BY:** Angie Marshall-Mishio 

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## BROKERED BY: Trinity Group Realty

century21judgefite.com

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