

# CENTURY 21<sup>®</sup>

Judge Fite Company



**309 FERGASON ROAD**  
CLEBURNE, TX 76031



\$599,000



4,200 sqft

## DESCRIPTION

Light Industrial Warehouse Space with 5-Bay Doors and 4200 SF space with an office and a restroom, just East of Cleburne off Henderson. Enjoy approximately one full acre of land and an updated aerobic septic system. The structure has 5 overhead garage doors and several strong ventilation fans. This space was recently vacated by a major consumer snack distribution company and has been cleared out and is ready for your business. Buyer and Buyer's agents are responsible for clearing any planned use with the City of Cleburne, and for any permitting or special use. This is an extremely well built structure with a very thick slab and solid metal and steel construction. Existing elevated bays could easily be converted to ramps for drive-in access.

**PROPERTY TYPE:** Commercial - Warehouse

**MLS STATUS:** Active

**MLS:** 21171206

**YEAR BUILT:** 1996

**COUNTY:** Johnson

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 02/06/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,200

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1

**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Aggregate

### LOT DESCRIPTION:

- IrregularLot

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- ElectricityConnected
- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Dan Combe 

**BROKERED BY:** WELCOMBE HOME LLC

century21judgefite.com

each office is independently owned and operated