



**1420 DOWDY FERRY ROAD**  
HUTCHINS, TX 75141



\$1,650,000



9,600 sqft

## DESCRIPTION

Commercial warehouse building situated on approximately 3.89± acres just south of Downtown Dallas, Texas. The property offers excellent access, located roughly ¾ mile from I-45 and approximately 3 miles from I-20. The site features a 9,600± square foot warehouse with 1,000± square feet of office space, updated in 2017. The office buildout includes a reception area, three private offices, kitchenette, bathroom, storage area, and central HVAC. The roof and skylights were replaced in 2020. The property provides outstanding visibility with approximately 293 feet of road frontage, ample parking, two dock-high doors and one grade-level freight door, and 3-phase electrical service, making it well-suited for a variety of commercial or industrial uses.

**PROPERTY TYPE:** Commercial - Warehouse  
**MLS STATUS:** Active  
**MLS:** 21174602  
**YEAR BUILT:** 1998  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Hutchins  
**LIST DATE:** 02/10/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 9,600  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 3.89  
**LOT SIZE (SQFT):** 169,448

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- LuxuryVinylPlank

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Concrete
- Outside

### LOT DESCRIPTION:

- Acreage
- Pasture
- FewTrees

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Debbie Murdock 

**PHONE:** 903.567.7777

**BROKERED BY:** Exit Realty Pro

### SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- SecurityLights

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