



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: 02/09/2026

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

century21judgefite.com

each office is independently owned and operated