



**3545 N MAIN STREET**  
CLEBURNE, TX 76031



\$1,350,000



13,400 sqft

## DESCRIPTION

Positioned along Highway 174 in Cleburne, this 8-acre industrial property offers over 13,000 square feet of industrial warehouses across three buildings, making it ideal for a wide range of industrial, manufacturing, or service-based operations. Each structure is designed for functionality, featuring 3-phase power, ample workspace, and office accommodations to support both administrative and operational needs. The expansive acreage provides privacy, secure access, and plenty of room for future expansion, storage, or yard space. Whether you're looking to establish a headquarters, consolidate operations, or invest in a flexible industrial asset, 3545 N Main Street delivers the infrastructure, visibility, and space to support growth. With its strategic location just off Highway 174 and easy access to Cleburne and the greater DFW area, this property combines convenience, capacity, and opportunity in one impressive package. Property has three phase power, city water, a well and septic tanks with opportunities to tie into city sewer. Room to build additional warehouses or park large machinery or trucks.

**PROPERTY TYPE:** Commercial - Industrial

**MLS STATUS:** ActiveUnderContract

**MLS:** 21183735

**YEAR BUILT:** 1990

**COUNTY:** Johnson

**TRACT OR SUBDIVIION:** ADDISON H

**LIST DATE:** 02/19/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 13,400

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 8.45

**LOT SIZE (SQFT):** 368,082

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Concrete

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- Gravel

**LOT DESCRIPTION:**

- Acreage

**ROOF TYPE:**

- Metal

**SIDING:**

- AluminumSiding

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Central
- Electric

**UTILITIES:**

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kalyn Mckittrick 

**PHONE:** 817.523.9113

**BROKERED BY:** League Real Estate

century21judgefite.com

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