

CENTURY 21[®]

Judge Fite Company



731 FERGUSON DRIVE

CORSICANA, TX 75110



\$450,000



6,000 sqft

DESCRIPTION

MULTIPLE OFFERS RECEIVED! The seller has asked for highest and best by Monday, April 13, 2026 at 4:00pm. Thanks! PRIME COMMERCIAL OPPORTUNITY – Building and land, strategically located just off Interstate 45 and U.S. Highway 287, this versatile commercial property offers excellent accessibility and visibility for a wide range of commercial uses. Situated within a small industrial area in Corsicana, the property features approximately 6,000 square feet of space, including dedicated office area and approximately 4,000 sf of functional shop space. The building is equipped with seven (7) roll-up doors, allowing for efficient workflow, multiple access points, and ease of loading-unloading. The property provides ample room for expansion, equipment storage, parking, or additional improvements. The property is secured with high chainlink fencing, offering added security for equipment, materials, and operations. Ideal for industrial, logistics, or service-based businesses seeking a well-located and adaptable facility.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: ActiveUnderContract
MLS: 21213169
YEAR BUILT: 2002
COUNTY: Navarro
TRACT OR SUBDIVIION: Corsicana
LIST DATE: 03/24/2026

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800.451.8055

AREA:
SQUARE FEET: 6,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 11.31
LOT SIZE (SQFT): 492,489

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Concrete

ROOF TYPE:

- Metal

SIDING:

- MetalSiding
- Concrete

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Stormy Hornik 

PHONE: 214.683.8181

BROKERED BY: Premier Realty