

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3305 CENTURY DRIVE

ROWLETT, TX 75088



\$1,550,000



8,030 sqft

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## DESCRIPTION

100% of the building has HVAC – warehouse (2 - 7 ton units) and office (1 - 3 ton unit). 100% of the building has closed cell foam insulation. Storefront, side door entrance and rear door entrance. 3 - 9x10 insulated garage doors. 23 parking spaces. Fire sprinkler system. Alarm system. 2 restrooms – 1 ADA compliant with shower and water fountain. Janitorial closet with mop sink. LED interior lighting. Exterior lighting. Landscape sprinkler system. Eave height is 16 ft and Ridge height is 21 ft 4 inches. Office area is 281 SF

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Warehouse  
**MLS STATUS:** Active  
**MLS:** 21257900  
**YEAR BUILT:** 2023  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Toler Bus Park 02  
**LIST DATE:** 05/03/2026

**AREA:**  
**SQUARE FEET:** 8,030  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.52  
**LOT SIZE (SQFT):** 22,476

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- Laminate

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- OnSite
- ParkingLot

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding
- Concrete

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Other

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecuritySystem
- FireSprinklerSystem

**LISTED BY:** John Martini   
**COMMUNITY:**

**BROKERED BY:** Trivestments, Inc  
● Curbs

century21judgefite.com

each office is independently owned and operated