



PRICE: \$3,016,800

3965 U.S. HWY 60

Hereford, TX 79045

Wes Gotcher
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Property Description

This versatile 62,850 SF industrial property is well-suited for manufacturing, warehousing, or distribution users. The building offers a practical layout with (2) warehouse areas and a two-story office space featuring (5) private offices, a reception area, and dedicated restrooms. With a strong power capacity to support heavy operations and a balanced mix of office and warehouse space, this property is ideal for a wide range of industrial needs.

Property Highlights

- Prime HWY 60 Frontage | Excellent Access
- Warehouse Details: **(5) Dock-High Doors** (10' Clear Height) | (2) 10' OH Doors | (2) 12' OH Doors
- Power: 1200V + 240V | 1400 Amps
- Overhead Heaters in Secondary Warehouse

Location Description

Positioned on the east side of Hereford, TX along US Highway 60, this 7.44-acre property offers great visibility and convenient access for transportation and distribution. The site is surrounded by established industrial and agricultural users such as Cargill, Caviness Beef Packers, Panhandle Milling, Plains Dairy, and HTC, making it a strong location for efficient operations and reliable supply chain connectivity.

Offering Summary

Sale Price:	\$3,016,800.00
Lot Size:	7.44 Acres
Building Size:	62,850 SF

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