

92,000 SF INDUSTRIAL WAREHOUSE ON 16.3 AC FOR SALE

RAIL FRONTAGE & OUTSIDE STORAGE IN THE SEQ OF HWY 121 E & US 69

600 AUGUSTUS ST. TRENTON, TX 75490

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

TOTAL ACREAGE +/- 16.3 AC
TOTAL LAND SF 713,764 SF
BUILDING SIZE 92,000 SF
PRICE CALL FOR PRICING

BUILDING 1

32,000 SF (CLEAR SPAN)
5 GRADE LEVEL OVERHEAD DOORS
20 FT CLEAR AT CENTER
15 FT CLEAR AT SIDE WALLS
1200 AMPS 3 PHASE POWER

BUILDING 2

60,000 SF
4 DOCK HIGH DOORS
5 GRADE LEVEL OVERHEAD DOORS
COLUMN SPACING: (50'X25')
26 FT CLEAR AT CENTER
20 FT CLEAR AT SIDE WALLS
277/480 VOLT, 2500 AMPS 3 PHASE POWER WITH ABILITY TO GO TO 4000 AMPS

ZONING

INDUSTRIAL/LIGHT MANUFACTURING

AVAILABLE UTILITIES

ELECTRIC, WATER, GAS, SEWER

RAIL SERVED BY

DGNO



OUTSIDE STORAGE

DOCK HIGH & GRADE LEVEL LOADING

careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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TRENTON INDUSTRIAL BUILDINGS FOR SALE

Offered for sale, this ±92,000-square-foot industrial/warehouse property sits on a substantial ±16.9-acre site in the heart of Trenton, providing rare scale and flexibility for industrial, distribution, food processing, or light manufacturing uses. The single-story building features four dock-high doors and 10 grade-level drive-in doors with 26-foot clear heights, supporting efficient material handling and multiple tenant or operational configurations. The property includes essential utilities (electric, water, sewer, gas) and heavy-power capacity, and benefits from strong access to regional transportation routes serving Northeast Texas and surrounding markets. With significant land area and industrial zoning, this offering presents a compelling opportunity for owner-users or investors seeking a large-format industrial asset in a market with limited comparable supply.

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NEARBY BUSINESSES



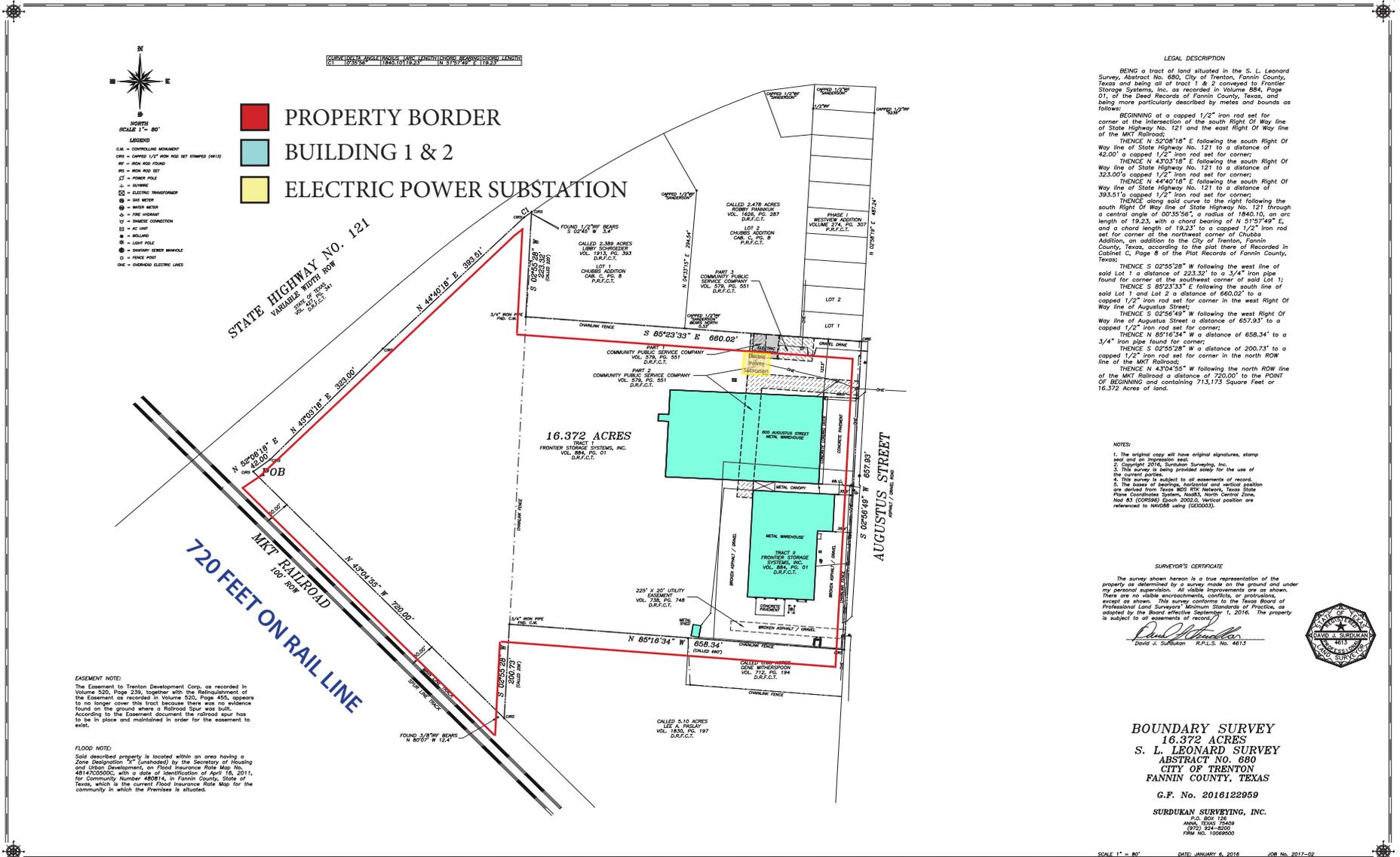
DEMOGRAPHICS

2024 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	868	3,009	5,547
Median Household Income	\$69,526	\$91,319	\$91,229

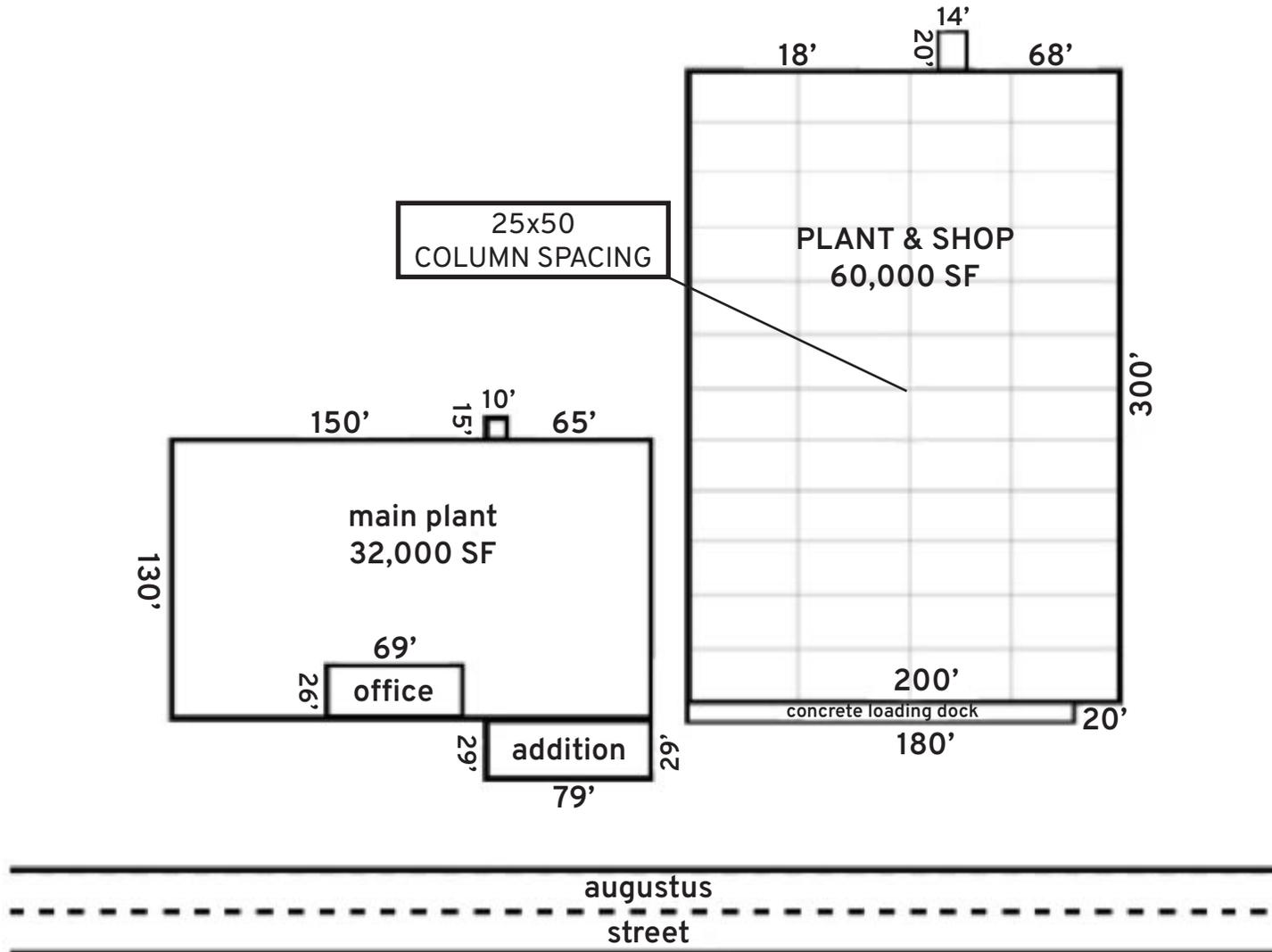
TRAFFIC COUNTS

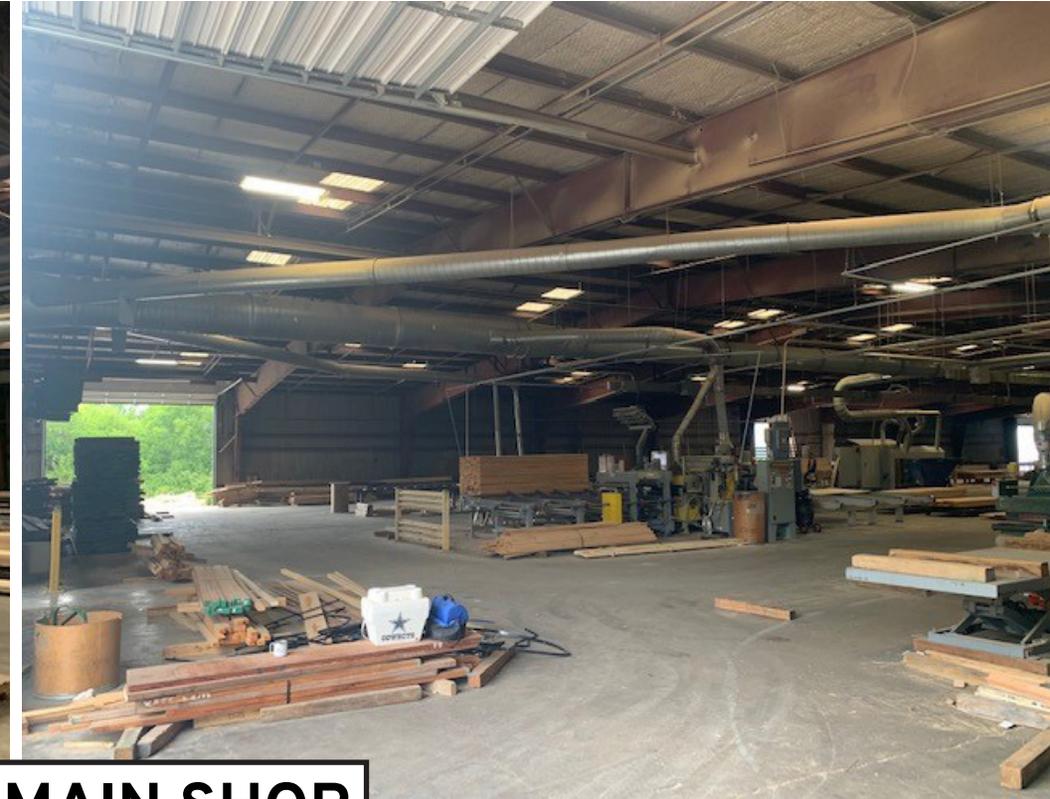
HWY 60 @ TX 45	11,638 VPD
HWY 69 @ SH 121	10,286 VPD

David Cox / 972.632.5050
dcox@careycoxcompany.com



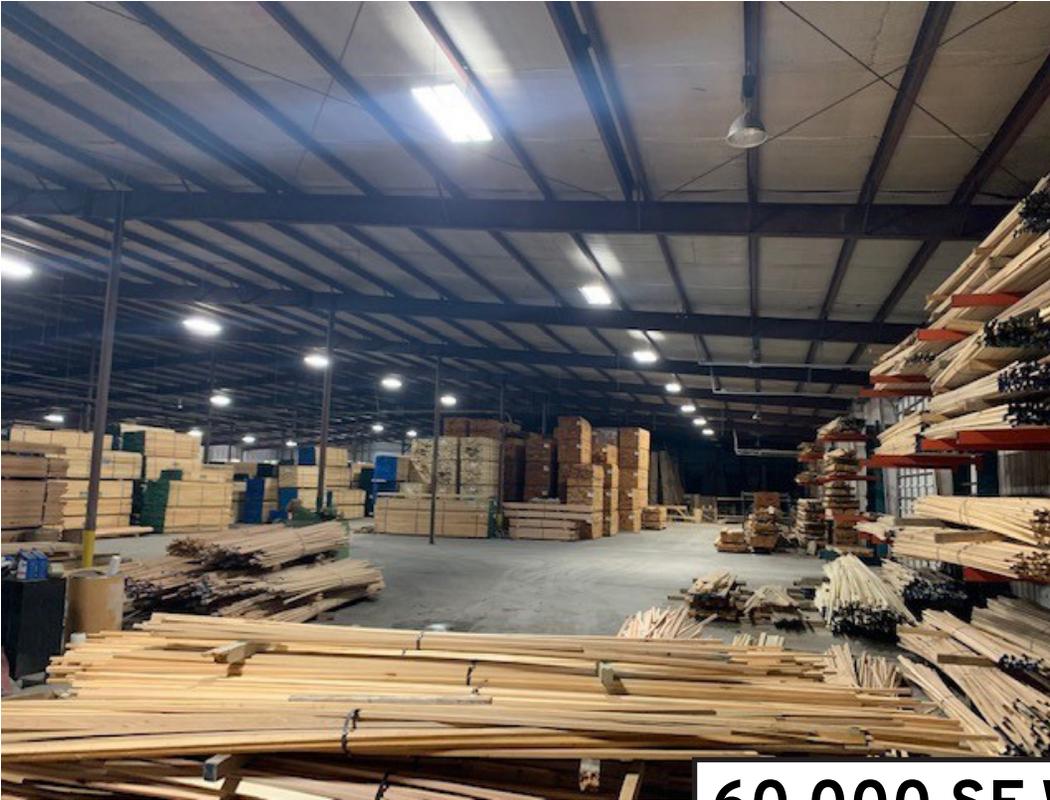
BUILDING FOOTPRINT



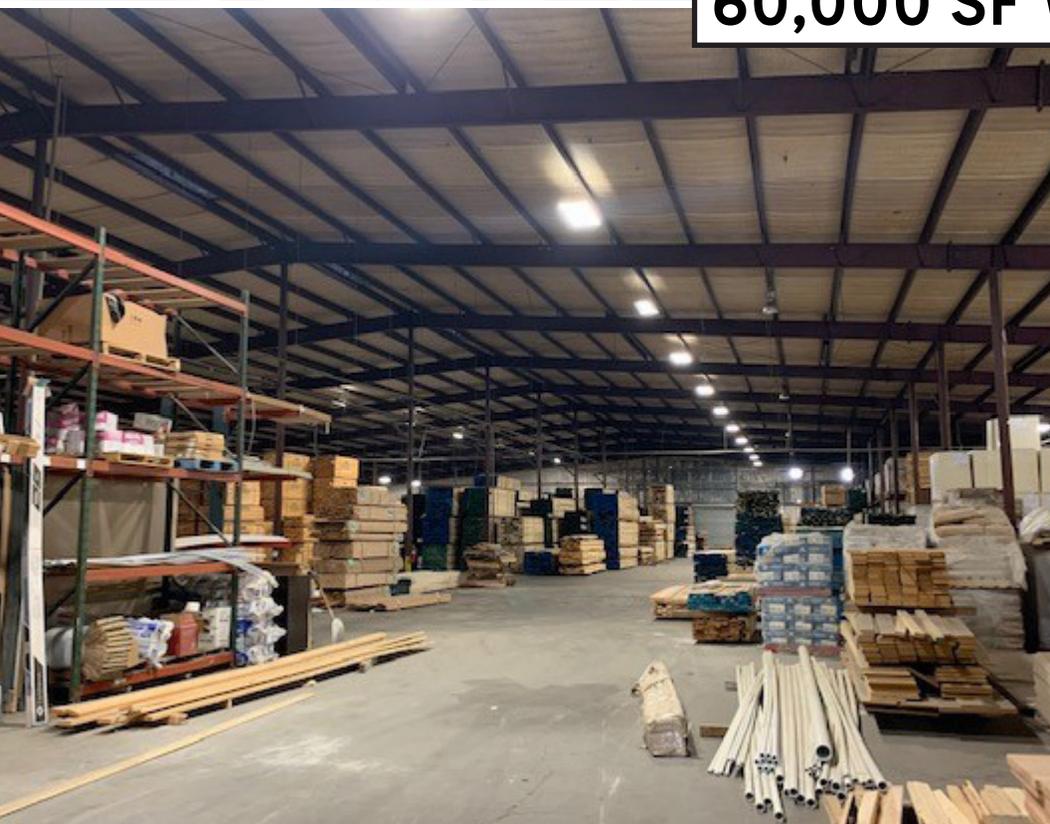


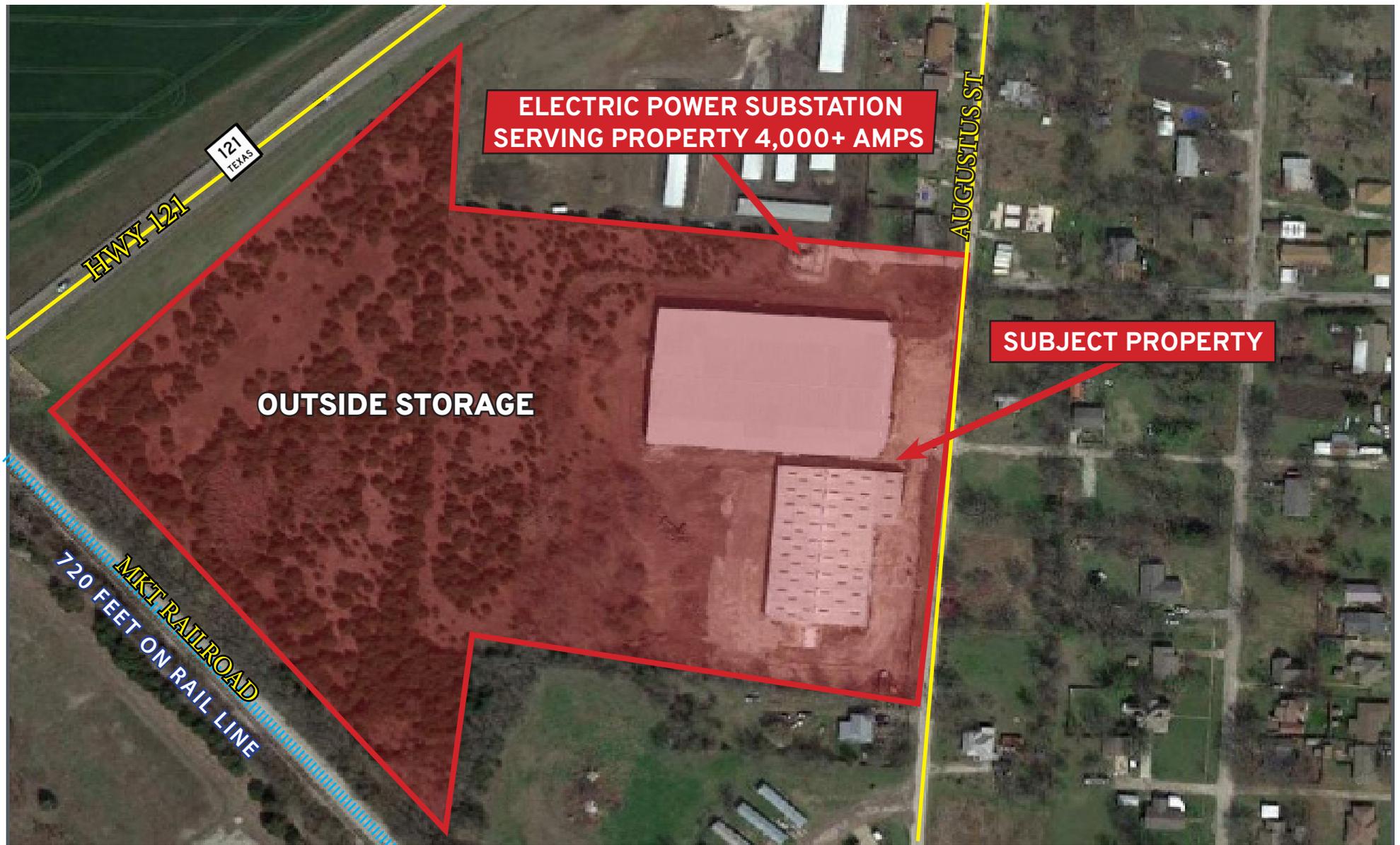
32,000 SF MAIN SHOP





60,000 SF WAREHOUSE





SURROUNDING AREA





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1