

FOR LEASE | FOR SALE · INDUSTRIAL

905 E Broad Street

Forney, Texas 75126 · Kaufman County · US Highway 80 Corridor



TOTAL BUILDING

57,000 SF

2.6 ac concreted site

LEASE RATE

\$8.85 /SF

NNN, divisible

SALE PRICE

\$5,400,000

Approx. \$95/SF

CRANES

4 x 5-Ton

34 ft ceilings, Bldg B

THE OFFERING

One-of-a-kind 57,000 SF crane-served manufacturing facility on a fully concreted 2.6-acre site fronting E Broad Street (US Hwy 80 corridor) in Forney. Building A (39,000 SF) offers 20 ft center clear, six overhead doors including dock-high, approx. 3,000 SF of office, and heavy power: 800 amp 3-phase plus 480V distribution with an 80 ft bus bar. Building B (18,000 SF steel shop) runs four 5-ton bridge cranes at 24 ft with full-length travel, ceilings to 34 ft, and a 39.5 ft x 19.5 ft folding hangar door. Horseshoe configuration takes full-size semis into either building. Both the infrastructure and the cost to recreate this facility today would be tremendous. Lease at \$8.85/SF NNN, divisible, or purchase at \$5,400,000. East Dallas offers nothing comparable between small older warehouses and new 100,000 SF tilt-wall.

HIGHLIGHTS

- Four 5-ton F&H Stahl bridge cranes with full-length automatic travel
- Heavy power: 800A 3-phase, dual 480V transformers, bus-bar machine drops
- Fully concreted 2.6 ac site, 4 automatic gates, semi access to both buildings
- Compressed-air loop, generator, 42 parking spaces

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Information deemed reliable but not guaranteed. All figures approximate. Buyer or tenant to verify all information. Broker: Keller Williams Rockwall.

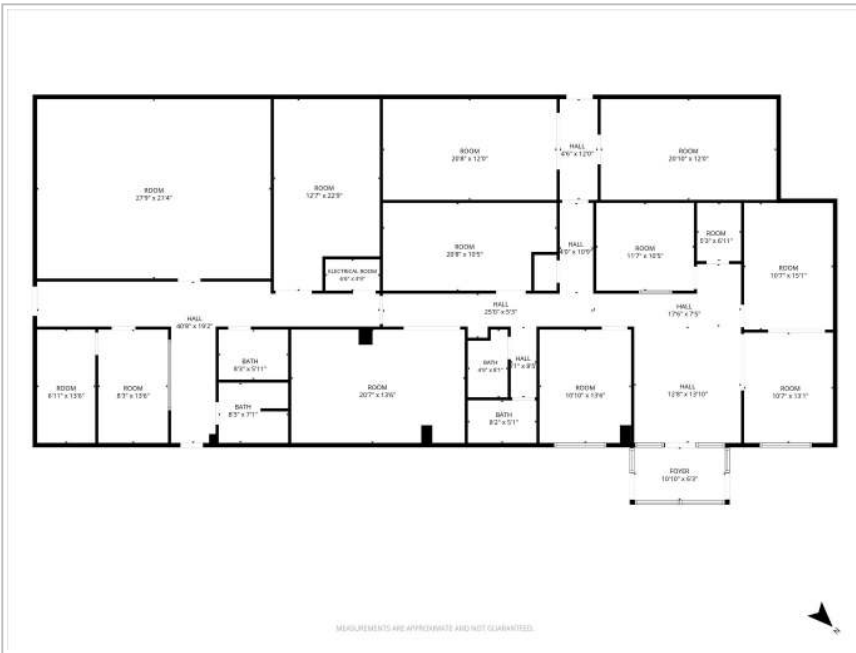
PROPERTY DETAIL

905 E Broad Street

Forney, Texas 75126 · Kaufman County



OFFICE FLOOR PLAN (BUILDING A)



SPECIFICATIONS

Address	905 E Broad St, Forney 75126
Total SF	57,000 SF (two bldgs)
Building A	39,000 SF, 20 ft center clear
Office	3,000 SF, new carpet + paint
Building B	18,000 SF, 30-34 ft ceilings
Cranes	4 x 5-ton at 24 ft, auto travel
Doors	13 OH incl. hangar + dock-high
Power	800A 3ph + dual 480V 3ph
Lot size	113,470 SF (2.6 ac) per CAD
Parking	42 spaces (12 covered)
Zoning	GR, legal non-conforming ind.
Lease rate	\$8.85/SF NNN, divisible
Sale price	\$5,400,000
Lease term	36 to 120 months

INTERIOR



Building A warehouse



Building B steel shop



Offices: new carpet + paint

LOCATION

US Highway 80 corridor in Forney, 20 miles east of downtown Dallas, in one of the fastest-growing counties in the United States. Legacy rail spur into the property offers potential reactivation through the neighboring parcel. Full photo package, floor plans, equipment list, and due diligence materials available on request.

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