

6308 & 6101 INDUSTRIAL DRIVE AND JACKSON STREET / GREENVILLE / TEXAS



Manufacturing Plant, Warehouse & Land

Available For Sale

CBRE



The Offering

CBRE is pleased to present a unique opportunity to acquire a versatile industrial portfolio featuring a manufacturing plant, a dedicated warehouse facility, and significant excess land, all strategically located in Greenville, Texas. This offering provides a compelling solution for businesses seeking expansion capabilities, robust storage options, and future growth potential in a dynamic market. Greenville, TX, offers strategic access via Interstate 30 and U.S. Hwy 69/380, with close proximity to the Dallas/Fort Worth Metroplex and major rail service, facilitating product delivery across the continent.



***Greenville,
TX industrial
portfolio offers
manufacturing,
warehousing,
and expansion
with strategic
access.***

Manufacturing Building Overview

6308 Industrial Drive

The largest building offered and a former manufacturing plant, this property provides expansion opportunities and abundant storage space. Positioned to support different kinds of operations according to clients' needs.

BUILDING 1

Building Size	170,000 SF
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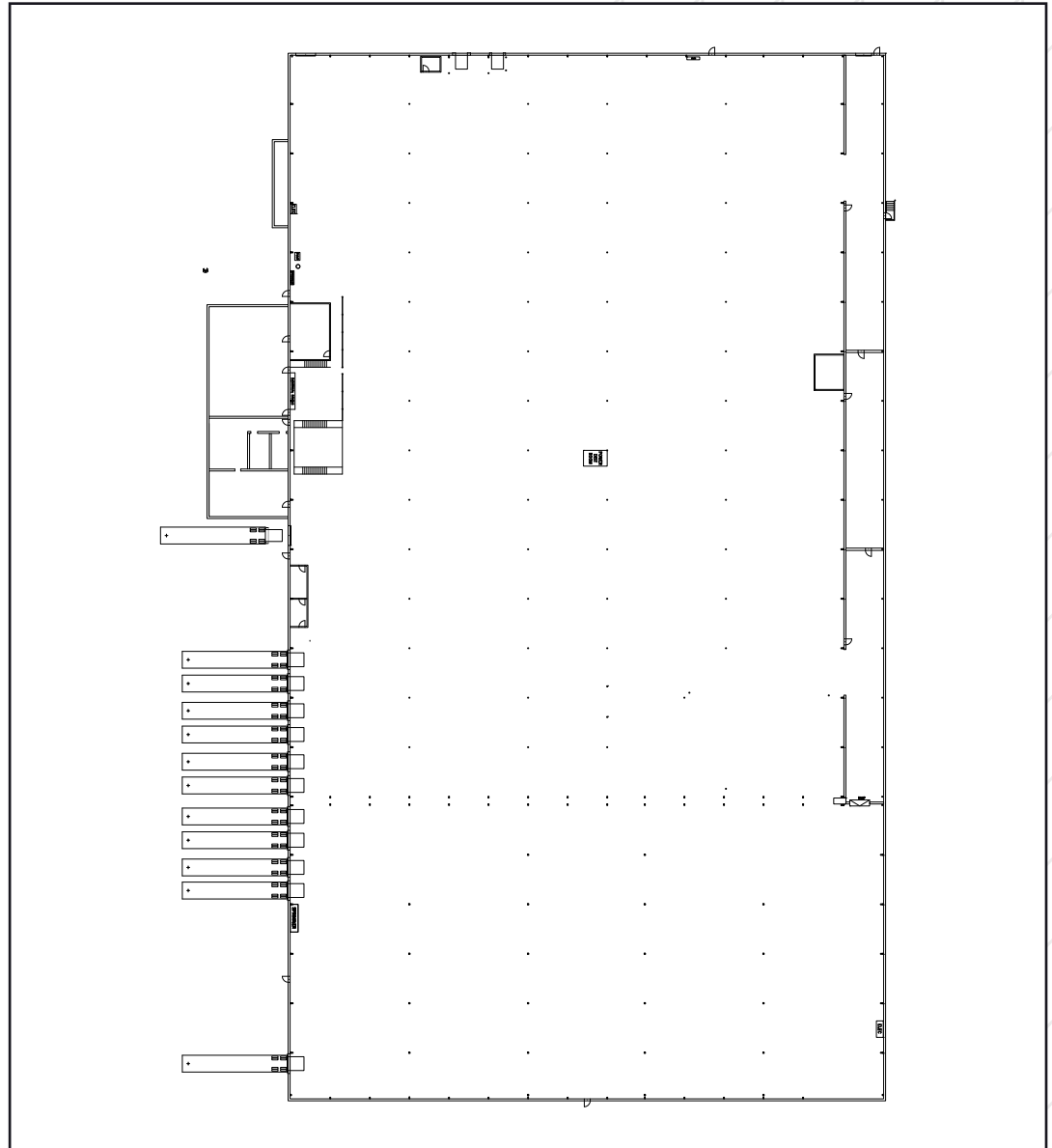
Clear Height	30' Middle Height 25' Side Height
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Column Spacing	23'
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Offices	12+ Offices
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Docks Doors	15 Dock Doors (3 Receiving) with Manual Levers & Locks
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Lighting	LED Light Upgrades along with Incandescent Lights
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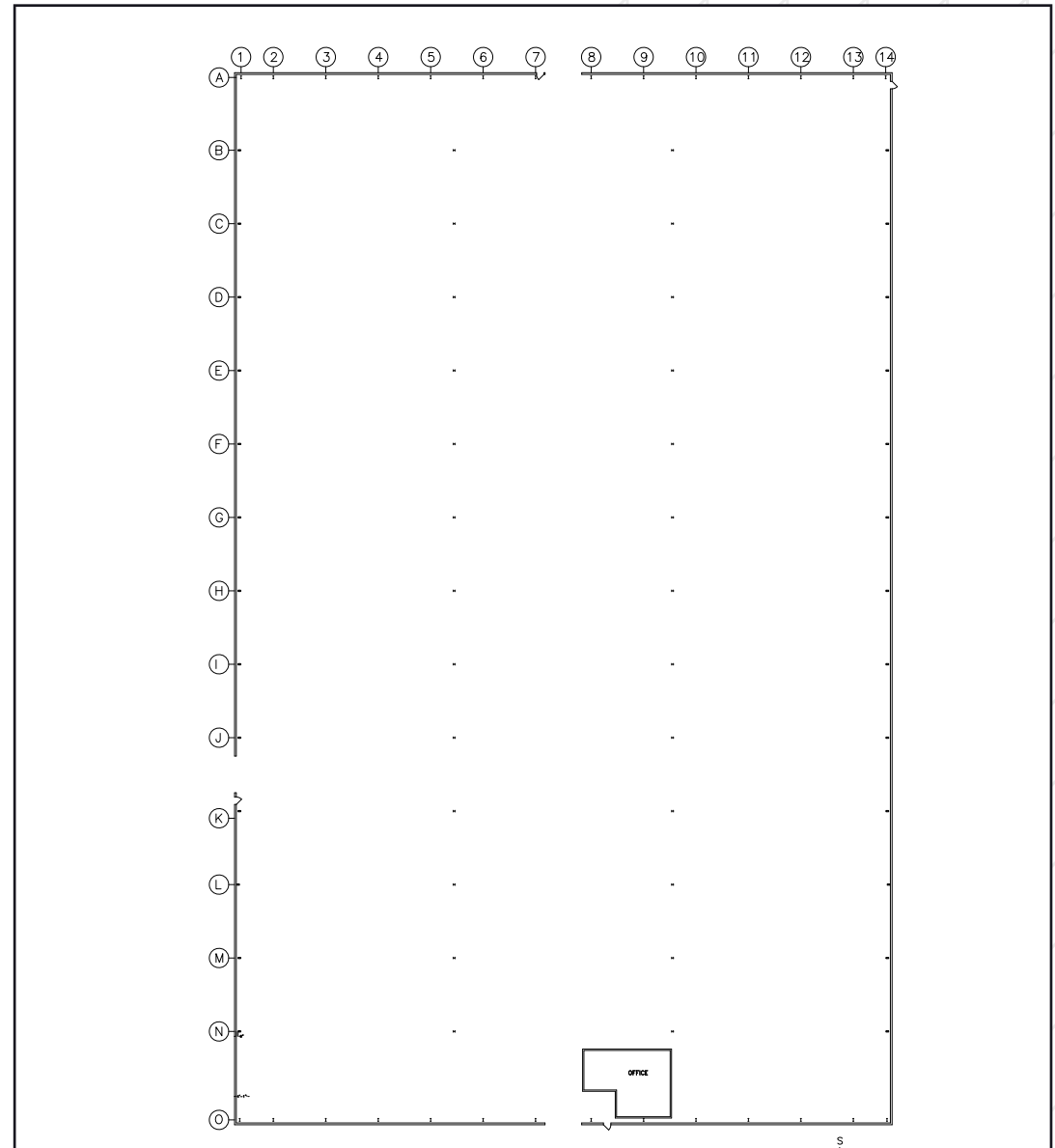
Warehouse Building Overview

6101 Industrial Drive

Warehouse facility 500 feet from 6308 Industrial Drive that could support storage needs for a joint operation between the two buildings

BUILDING 2

Building Size	105,000 SF
Clear Height	28' Middle Height 15' Side Height
Office & Breakroom	1 Office; 1 Breakroom
Docks Doors	3 Dock Doors; 4 Docks with Manual Levers & Locks
Drive-In	1 Drive-In
Lighting	LED Upgrade



Land Parcel Overview

Jackson Street

Land parcel with access from the 6101 Industrial Drive building that could potentially support a future building or as a lot for outdoor storage needs.

LAND PARCEL

Parcel Size 3.456 Acres

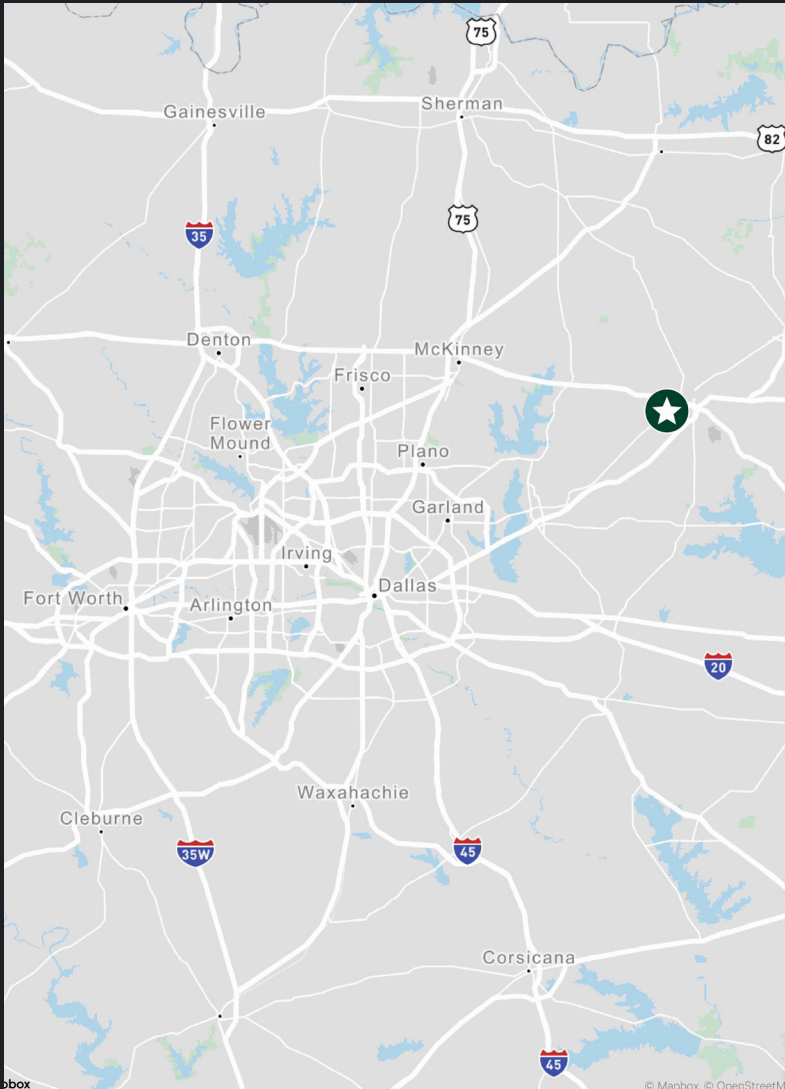


Property Photos



Market Overview

Greenville, TX



Greenville, Texas is a rapidly growing industrial and residential hub offering a strong business climate, strategic logistics advantages, and an affordable, high-quality lifestyle.

Strategic Advantages for Industrial Users

High-growth industrial submarket with record leasing volumes.

- Cost-effective alternative to traditional Dallas/Fort Worth industrial markets.
- Strong manufacturing workforce supported by business-friendly policies.

Recent & Ongoing City Investments

Long-term market stability supported by city-backed infrastructure and economic investment.

- Major public infrastructure enhancements, including a \$250M water system expansion.
- Consistent sales tax growth, with Greenville emerging as a regional commercial hub.

Transportation & Logistics Connectivity

Logistically strategic location with access to interstate, rail, and air infrastructure.

- Direct access to Interstate 30.
- Rail service via Kansas City Southern and regional short-line operators.
- Close proximity to major airports, including DFW International and Dallas Love Field.
- Only 45–60 minutes northeast of Dallas, offering both connectivity and lower operating costs.



INDUSTRIAL DRIVE
& JACKSON STREET
GREENVILLE, TX



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Available For Sale

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