



**SALE / LEASE**

**615 FM 371**

**615 FM 371**

Gainesville, TX 76240

**PRESENTED BY:**

**BRYSON HUDGENS**

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

This 10800 SF industrial facility at 615 FM 371 offers a high-performance environment for businesses seeking a professional operational base in Gainesville, TX. Engineered for maximum utility, the building features a 17' clear height and 14' overhead doors, accommodating large equipment and high-density storage with ease. Each unit is optimized for year-round efficiency with spray foam insulation and includes a dedicated private office and restroom to support administrative needs on-site. The property provides ample yard space and lower operating costs than traditional metro-area parks, making it an ideal choice for light manufacturing, service trades, or regional distribution.

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### LOCATION DESCRIPTION

Strategically situated in Gainesville, TX, this location offers exceptional logistical connectivity for businesses requiring efficient access to North Texas and Southern Oklahoma. The property is positioned with immediate proximity to US Highway 82 and I-35, providing a high-visibility industrial corridor that bypasses the congestion and high operating costs of major metro-area parks. This "right-sized" site is designed for ease of movement, featuring ample yard space and generous parking to accommodate service vehicles and transport equipment. Located near key regional hubs like Oak Ridge and Whitesboro, it serves as a hassle-free operational base for companies prioritizing a practical, growth-oriented location with direct links to Gainesville's primary transit routes.

### PROPERTY HIGHLIGHTS

- 12'x12' office to be provided
- Restroom to be provided
- 14' Overhead Doors
- 17' Clear Height
- Spray Foam Insulation
- Yard Space Available

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,800,000
<b>LEASE RATE:</b>	\$1,800 - \$7,500 per month (MG)
<b>AVAILABLE SF:</b>	1,800 - 9,000 SF
<b>BUILDING SIZE:</b>	10,800 SF

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## INTERIOR PHOTOS



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# AERIAL PHOTOS



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**ADDITIONAL AERIAL**

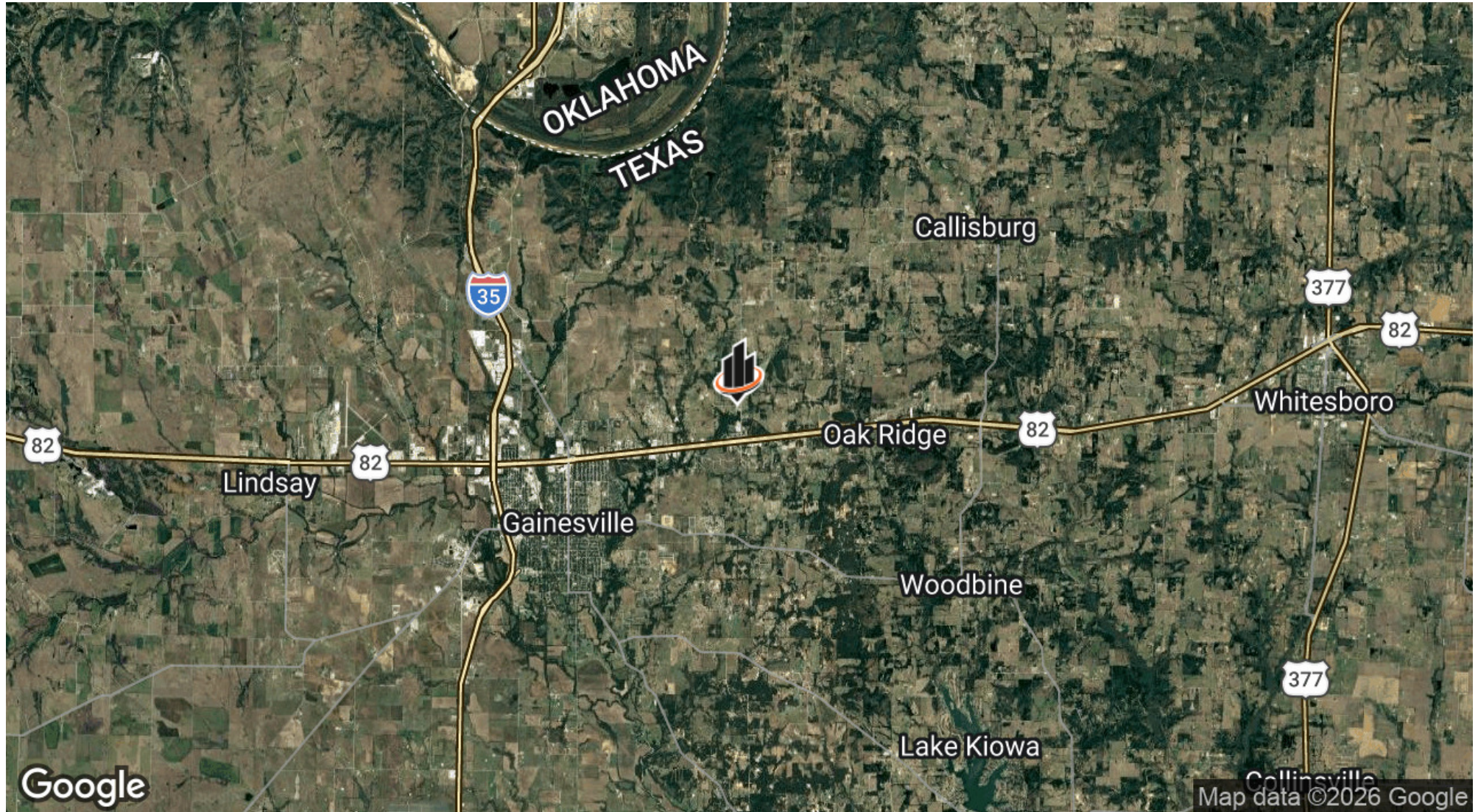


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## LOCATION MAP



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