



## OWNER/USER OPPORTUNITY – INDUSTRIAL WAREHOUSE

[VIEW PHOTOS](#)

### INDUSTRIAL PROPERTY

Total: ± 80,000 SF  
Office: ±2,000 SF  
Land: ±3.43 Acres  
Loading: Dock-High + Grade-Level  
Power: 3-Phase | 480V | 1200 Amps

# FOR SALE

370 ENGLISH TRAIL | VENUS, TX 76084

Contact Brokers For Price

### CONTACTS

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# PROPERTY OVERVIEW:

370 English Trail is a functional industrial warehouse property located in Venus, TX, within the southern DFW industrial corridor. The property sits on  $\pm 3.43$  acres and includes approximately  $\pm 80,000$  SF, including  $\pm 2,000$  SF of office space. The building features steel-frame construction with metal exterior panels, multiple dock-high and grade-level loading positions, and heavy power (3-Phase | 480V | 1200 amps). With Johnson City Co-op water, septic sewer, and a location outside city limits, the property offers flexibility and efficiency for a variety of industrial users.

## PROPERTY HIGHLIGHTS:

- $\pm 80,000$  SF industrial warehouse on  $\pm 3.43$  acres
- Steel-frame construction with metal exterior panels
- $\pm 2,000$  SF office component
- Clear Height: Eave 14'-22' | Center 29'
- Loading: 6 dock-high doors + 3 grade-level doors (one grade-level door: 16' H x 16'4" W)
- Heavy power: 3-Phase | 480V | 1200 Amps
- Water: Johnson City Co-op | Sewer: Septic
- Outside city limits (added operational flexibility)





# LOCATION HIGHLIGHTS:

370 English Trail | Venus, TX 76084

370 English Trail is located in Venus, TX within the southern DFW industrial corridor, an area that continues to attract industrial users seeking affordability, functional space, and larger land components. Demand for mid-size warehouses remains steady, supported by access to Highway 67 and I-35 and limited supply of comparable inventory in nearby markets like Midlothian and Mansfield. Positioned outside city limits, the property offers added operational flexibility for owner-users and specialized industrial users that may face restrictions in more heavily regulated municipalities.

## TRANSPORTATION

Hwy 67  
I-35W  
Midlothian / Mansfield industrial corridor access

## MAJOR AREA DRIVERS

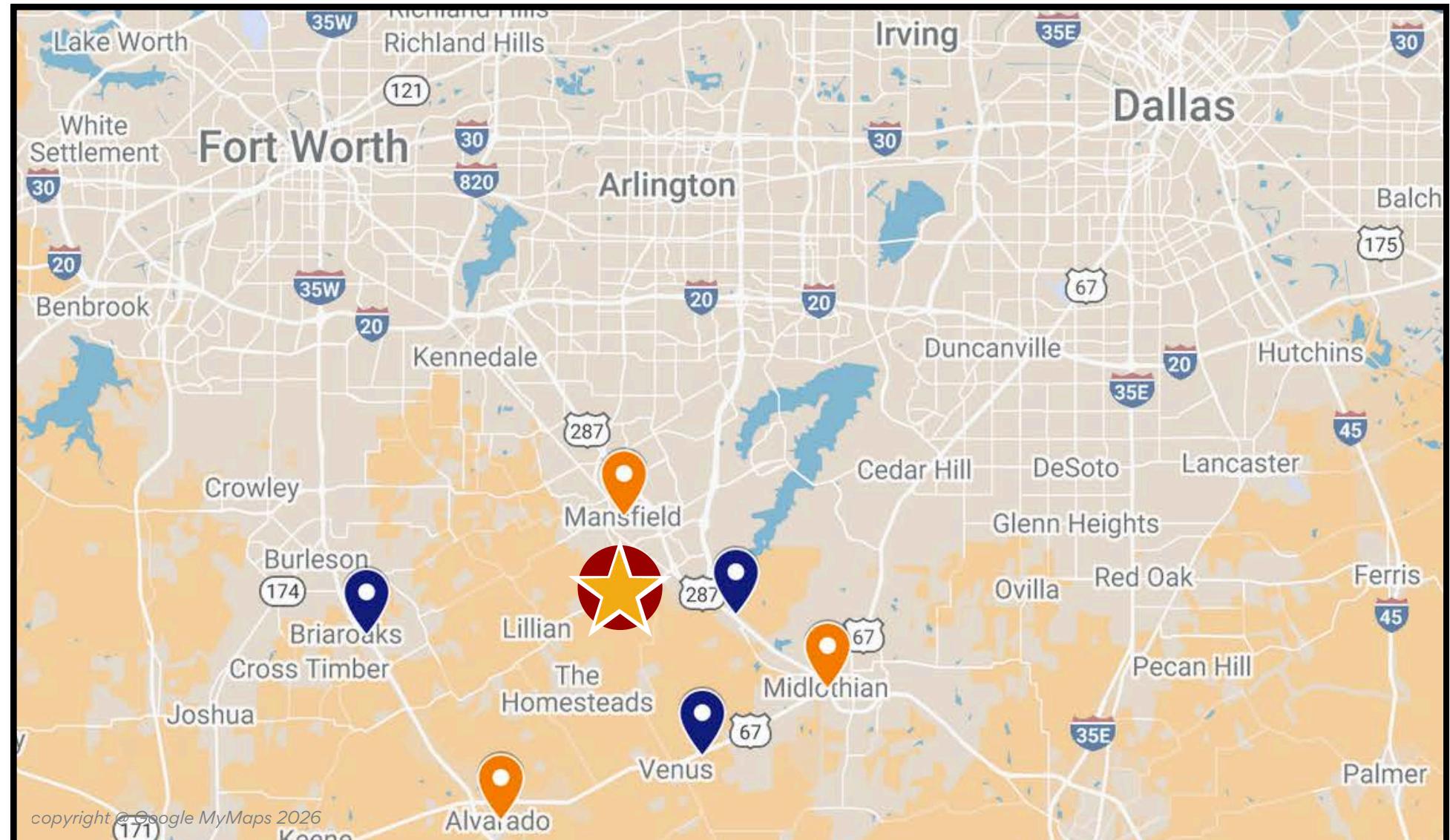
Southern DFW manufacturing and service-user demand

Owner-user activity in the Midlothian-Venus-Mansfield corridor

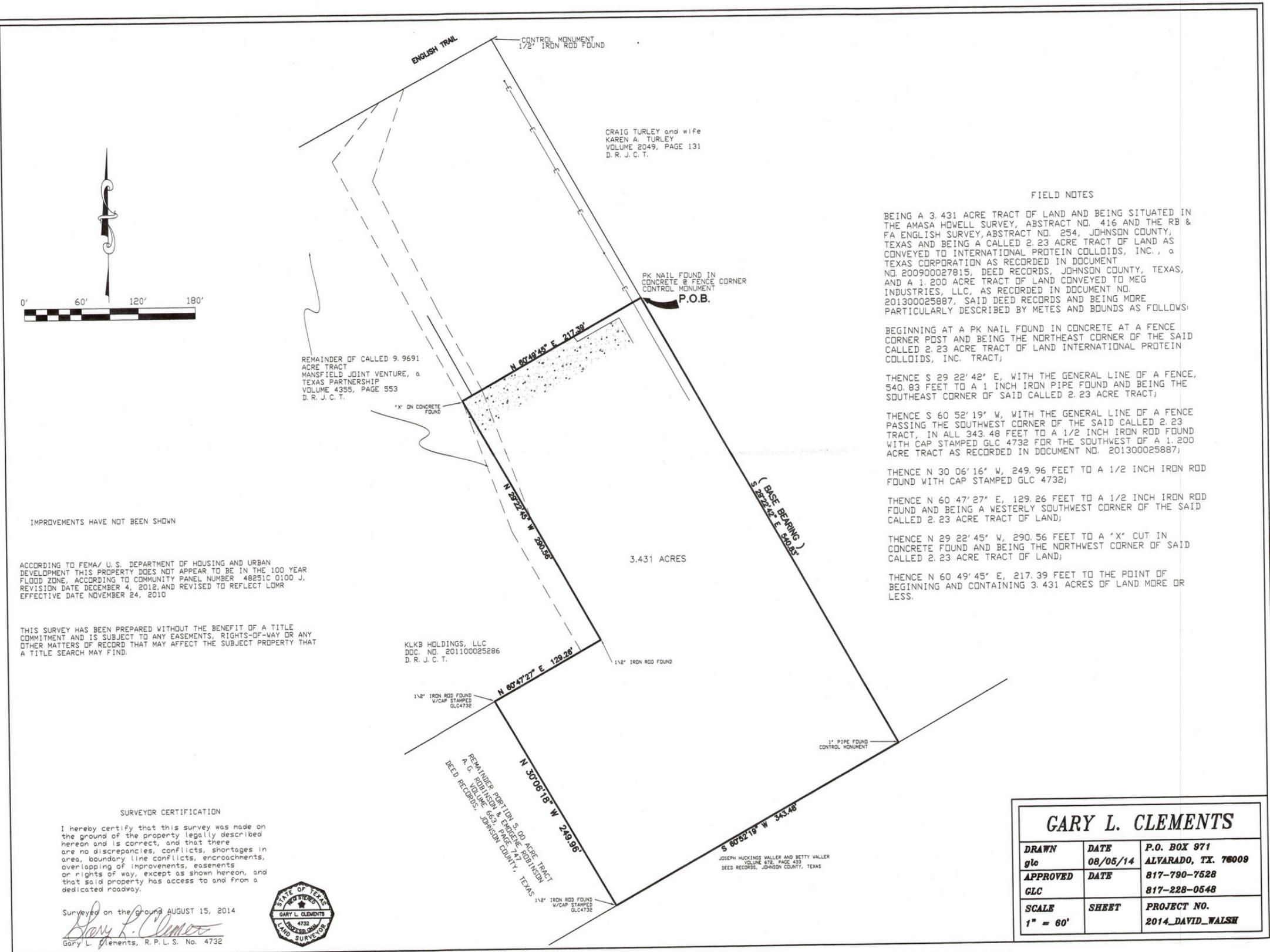
Limited comparable mid-size warehouse supply

## NEARBY CITIES

Midlothian  
Mansfield  
Alvarado  
Fort Worth / Dallas access routes







# OWNER/USER OPPORTUNITY - INDUSTRIAL WAREHOUSE

## SALES TEAM

**Casey Borgers, Vice President**

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My Information About Brokerage Services

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