

\$1,910 - 4581 Highway 380 Business Highway 4, Greenville

MLS® #20904283

\$1,910

0 Bedroom, 0.00 Bathroom, 21,000 sqft
Commercial Lease on 1.53 Acres

A0542, Greenville, TX

21,000 sq ft metal construction building with up to 14 bays of 1500 sq ft each. The side walls are 16 ft high and the overhead doors are 14 ft high. the highest point in the ceiling is approx 28 feet. There is 3 phase power available to the building. Internet is made available through 360 Broadband. The lease rate for this 1500 square foot space is based on \$12 per square foot per year plus triple net fees of \$3.27 per square ft per year. This 1500 square ft space has approx 500 sq ft finished out air conditioned office space with reception, rest room, break room and private office and approx 1000 square ft of open warehouse with 14 ft overhead door. The office space is decked on top and can be used for storage with warehouse space access.

NOTE: Current contiguous space available is up to 9000 square foot.

Built in 2024

Essential Information

MLS® #	20904283
Price	\$1,910
Bathrooms	0.00
Square Footage	21,000
Acres	1.53
Year Built	2024



Type	Commercial Lease
Sub-Type	Industrial
Status	Active

Community Information

Address	4581 Highway 380 Business Highway 4
Subdivision	A0542
City	Greenville
County	Hunt
State	TX
Zip Code	75401-7590

Amenities

Utilities	Aerobic Septic, Asphalt, Co-op Water, Concrete, Electricity Available, Outside City Limits, Overhead Utilities, Phone Available, Underground Utilities
Garages	Common, Concrete, Electric Gate

Interior

Heating	Central, Electric, Other
# of Stories	1
Stories	1

Exterior

Lot Description	Cleared
Roof	Metal
Construction	Frame, Metal Siding
Foundation	Slab

Additional Information

Zoning	Greenville address but in Hunt County. No official zoning
--------	--

Listing Details

Listing Agent	Arthur Rhodes
Listing Office	Texas Premier Realty

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 21st, 2025 at 4:45am CST