# \$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 in 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

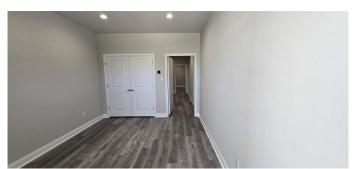
Square Footage 21,000

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

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