

\$2,250 - 608 N I-35, Gainesville

MLS® #20994848

\$2,250

0 Bedroom, 0.00 Bathroom, 2,184 sqft
Commercial Lease on 0.13 Acres

Peery Addition, Gainesville, TX

IMMEDIATE AVAILABILITY ON A PRIME LOCATION, 2184SF METAL SHOP SPACE OFF I-35N IN GAINESVILLE! This 2184 metal building features 3 phase power, one bathroom, a new HVAC unit and 14' ceiling height. Property resides in the C2 General Commercial zoning district which also encompasses the C1, Restricted Commercial zoning area. Building sits ideally on the corner of I-35 N Frontage Rd and Foreman St, featuring 3 ground level bay doors. Building is now being offered at the straight monthly rent plus tenant pays for all repairs and maintenance. Tenant will be responsible for city services, electricity and gas. Minimum of 12 month lease required, landlord has their own lease form.

Built in 1981

Essential Information

MLS® #	20994848
Price	\$2,250
Bathrooms	0.00
Square Footage	2,184
Acres	0.13
Year Built	1981
Type	Commercial Lease
Sub-Type	Warehouse
Status	Active

Community Information



Address	608 N I-35
Subdivision	Peery Addition
City	Gainesville
County	Cooke
State	TX
Zip Code	76240

Amenities

Utilities	City Sewer, City Water, Electricity Available
Garages	Driveway, Off Street

Interior

Heating	Central, Electric
# of Stories	1
Stories	1

Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Slab

Additional Information

Zoning	C2 General Commercial
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Listing Details

Listing Agent	Jennifer Bryson
Listing Office	THE REAL ESTATE COMPANY

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Listing information last updated on November 21st, 2025 at 12:04pm CST