

# Industrial - Honey Grove, TX



## 12900 Farm Road 38 N, Honey Grove, TX, 75446

Offered at \$2,000,000

Super large manufacturing facility (45,000 sf) positioned on 48 acres, two miles south of Tigertown and ap. 20 minutes to Loop 286 in Paris, Texas via FM 38 N. This property can be used as office, warehouse or manufacturing. Previously, the subject property was used as a turnkey trailer manufacturing plant with state-of-the-art design and accommodations. The size and layout allow for many different uses. The exterior walls are 24' in height and the ceiling pitch is 29', 1,568 sf 2-story office space & breakroom, LED lighting, paint booth w fire suppression system, several grade level bay and hangar doors, and acres of gravel parking with security gate. Some equipment will convey with an acceptable price. Manufactured home with shop for security or management services included. Ideally located off Hwy 82W. This excellent turn-key ready industrial opportunity with finished offices for an investor to lease-up or an owner-user to occupy the space and grow their business.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

48 acre (lot size)

Built: 2005



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