

I-30 Occupied Small-Bay/Flex Industrial Investment

±7,200 SF on ±2 Acres for Sale in Caddo Mills ETJ



±7,200 SF Warehouse on ±2 Acres
Occupied Investment Opportunity
±58,389 combined VPD on I-30 &
Frontage Road
Co-op Water/Electric & Suite-
by-Suite HVAC

3145 Interstate 30, Caddo Mills, TX 75135

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Property Overview

3145 I-30 offers 7,200 SF, 4-unit small-bay industrial/flex asset with interstate frontage, office components, multiple roll-up doors, rear loading dock functionality, parking, yard area, and an occupied investment or owner-user upside in Caddo Mills.

For Info:
972.322.3388 | 972.765.2432



Property Overview

I-30 SMALL-BAY INDUSTRIAL INVESTMENT

M&D CRE is pleased to present 3145 I-30 in Caddo Mills, TX, a 7,200 SF occupied industrial/flex property positioned on ±2 acres along the I-30 corridor. It offers ±224 feet of I-30 frontage, exposure to 58,389 VPD on I-30 and its frontage, creating strong visibility for service-industrial, contractor, automotive, equipment-based and small-bay users. The site features a functional warehouse/flex building with small-bay utility, multiple bay doors, office or customer-facing components, parking, fencing, and direct frontage-road presence. This four unit property has 12'x14' roll-up doors, and a 25'x50' rear loading dock; subject to buyer verification.

With its occupancy, interstate exposure, existing improvements, yard capacity and placement within a growing Hunt County corridor, 3145 I-30 is well positioned for an investor seeking small-bay industrial income potential or an owner-user looking to occupy a highly visible operational base with long-term upside. Located in the Caddo Mills ETJ with no zoning, the property offers flexibility for a range of industrial, service, trade and investment uses, subject to buyer verification.

For more information and financials, contact **Chris Hargrave** at **972.765.2432** or email chris.hargrave@mdcregroup.com; **Cody Rollins** at **972.322.3388** or email cody.rollins@mdcregroup.com.

IDEAL FOR

- Small-Bay Industrial Investors
- Owner-User Operators
- Contractor Headquarters
- Automotive Service Users
- Equipment & Fleet Businesses
- Light Industrial Tenants

Building Size	7,200 SF
Property Type	Industrial / Flex
Site Size	±2.00 AC
Frontage	±224' Along I-30 / Frontage Road
Zoning	None Indicated — Caddo Mills ETJ
Traffic Count/VPD	51,797 VPD on I-30; plus 6,592 VPD on I-30 Frontage
Utilities	Co-op Water/Electric, Septic, & Suite-by-Suite HVAC



For Info:
972.322.3388 | 972.765.2432



3145 INTERSTATE 30 — CADDO MILLS



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Highlights

±7,200 SF Industrial/Flex Building on ±2 Acres

Tenant Occupied Investment

±224' I-30 Frontage

51,797 VPD on I-30

6,592 VPD on I-30 Frontage-Road Traffic

4-Unit Small-Bay Configuration

Multiple Roll-Up Doors

Office Components

Rear Loading Dock
Functionality, buyer to verify

Parking and Fenced Yard

Caddo Mills ETJ Flexibility

For Financials or More Info,
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