

Light Industrial Property for Lease on Hwy 66

±38,125 SF NEAR HWY 66/380 WITH HEAVY POWER, LOADING, OUTDOOR STORAGE, & BUILD-TO-SUIT OFFICE POTENTIAL



38,125 SF on 1.63 Acres For Lease
3-Phase/480-Volt Power
Office Space Build-to-Suit Option
Direct Highway 66 Frontage
16' Clear Height Warehouse

5888 Highway 66 Greenville, Texas

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Table of Contents

Pages 4-7 | Property Overview

Pages 8-10 | Location Overview

Page 11 | Contacts



Property Overview

M&D CRE is pleased to present this 38,125 SF light industrial facility on Highway 66 in Greenville, TX featuring 16-foot clear height, 3-phase/480-volt power, landlord build-out options, and ample outside storage—available now for lease.

Contact:
Ross Miller | 469.352.8147



Property Summary—Premier Flex Space on US-175

Located at 5888 Highway 66 in Greenville, TX, this 38,125 SF light industrial facility sits on 1.63 acres and delivers serious operational capability. The warehouse features 16-foot clear height, 3-phase/480-volt power, a 12' dock-high door at the front, and the option to add a 12' rollup door at the rear for dual-entry access. City water, city sewer, and electricity are all connected. Office space and bathrooms can be built-out to suit tenant's needs, and HVAC is negotiable – making this a flexible, move-in-ready opportunity for the right user.

A concrete apron, paved parking, and yard space support fleet staging, equipment storage, and outdoor operations, all permitted under Light Industrial zoning. With direct Highway 66 frontage and immediate access to the Highway 66/380 interchange, the site offers strong regional connectivity. Ideal for light manufacturing, distribution, contractor operations, or equipment-intensive users. Vacant and available now – contact Ross Miller at 469.352.8147 for details.

Total Square Feet	38,125
Power	3-phase/480-volt
Clear Height	16'
Zoning	Light Industrial
Lot Size	1.63 Acres
Lease Type	NNN
Doors	Dock-High + Roll-Up Option
Office Space	Build-to-Suit Option



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Highlights

38,125 SF Light Industrial Facility
on 1.63 Acres

16-Foot Clear Height Throughout
the Warehouse

3-Phase / 480-Volt Heavy Power
Already In Place

Dock-High Door Plus Optional
Rear Rollup Door

Build to Suit Option for Office &
Bathrooms

HVAC Negotiable

Ample Yard Space for Outside
Storage & Fleet Staging

- City Water, Sewer & Electricity
All Connected

- Direct Highway 66 Frontage with
Immediate 380 Access

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Greenville, TX: A High-Growth Commercial Frontier

Greenville, TX—Overview

Located just 45 miles northeast of Downtown Dallas along Interstate 30, Greenville is an emerging commercial hub in the fast-growing North Texas region. With its strategic location in Hunt County and direct access to major highways and regional transportation corridors, Greenville provides exceptional connectivity and logistical advantages for a wide range of commercial ventures. Greenville's commitment to infrastructure investment, economic diversification, and quality of life makes it an ideal environment for retail, industrial, and mixed-use development. For commercial investors seeking long-term growth and stability, Greenville stands out as a smart, strategic choice in a dynamic regional market.

23,273
2025 15-Min
Population
(STDB)

25,531
2025 Total
Daytime Pop.
(15. Min)

+900,000
Labor Force
Within 40 Miles
(Greenville EDC)

45%
2025 Employed
in Services
(Greenville EDC)



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date