

±8,400 SF COMMERCIAL OFFICE + WAREHOUSE OPPORTUNITY

FOR LEASE

5605 Wesley St. Greenville, Texas 75402.



**OFFICE + WAREHOUSE + SECURED YARD
±8,400 SF OPPORTUNITY**

Rare opportunity to lease a versatile ±8,400 SF commercial office-flex property with secured yard access along high-traffic Wesley Street in Greenville, TX. Situated on ±1.02 acres, the property is well suited for service-based businesses, contractors, office users, and light operational uses.

The building offers a functional mix of office, open workspace, warehouse, and yard area, allowing tenants to efficiently operate in one centralized location. The space can be demised to a minimum of ±3,088 SF, accommodating both single and multi-tenant users. With a combination of visibility, accessibility, and gated outdoor storage, this property provides a practical solution for businesses needing both administrative and operational space.

BUILDING BREAKDOWN:

±3,088 SF – Front Space

- Office or showroom build-out opportunity
- Open layout for flexible configuration
- Office build-out opportunity
- Restroom(s) cut outs
- Ideal for customer-facing operations with warehouse support behind.

±5,312 SF – Rear (Office + Warehouse)

- ±19' clear height warehouse
- Direct access to gated yard with concrete entry
- Existing office build-out
- Large kitchen/breakroom
- Two separate restrooms
- Storage areas
- Warehouse configuration supports light distribution, trade operations, and service-based businesses.

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KEY ADVANTAGES:

- Commercial zoning supports a range of office, service, and light operational uses
- Gated yard with concrete access — rare for this type of property
- Clear height for operational flexibility
- High visibility
- ±1.02 acres
- Newly remodeled
- Ample on-site parking
- Flexible demising options

IDEAL USES:

- General contractors (HVAC, plumbing, electrical, etc.)
- Service-based businesses
- Office and warehouse users
- Equipment and service companies
- Light assembly or distribution
- Trade supply (contractor-oriented)
- Regional operations or headquarters
- Fitness or training facilities
- Educational or vocational training uses
- Administrative offices with storage needs
- Other similar commercial uses

For more information, please contact **Jillian Fifold**

(o) 972-961-8532 • (c) 903-905-2909 • jfifold@ridgepcr.com

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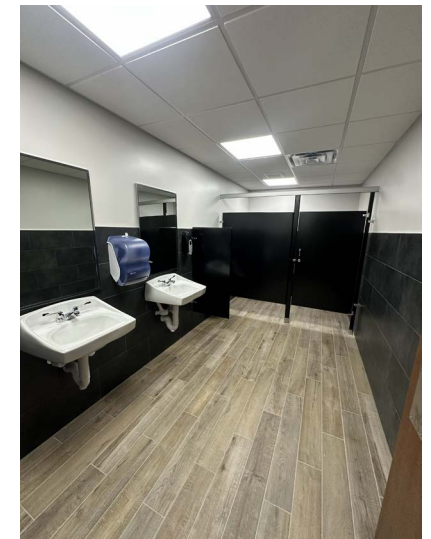
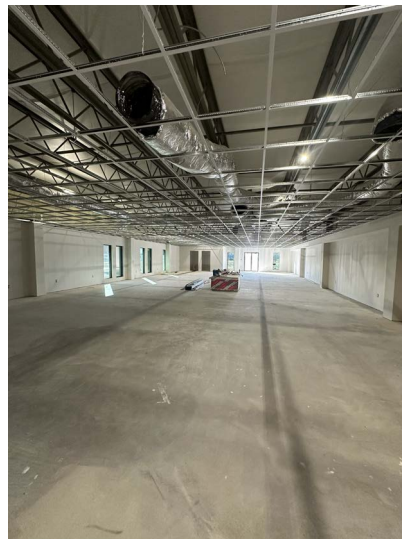
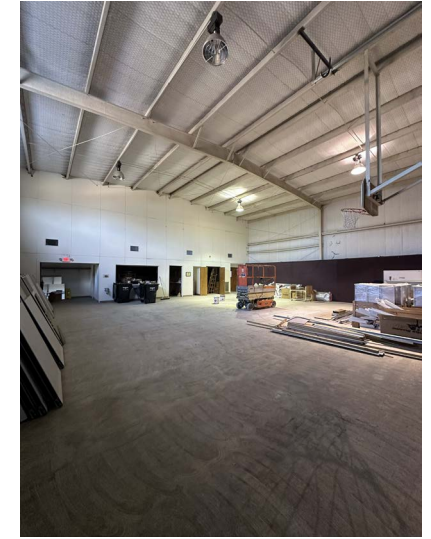
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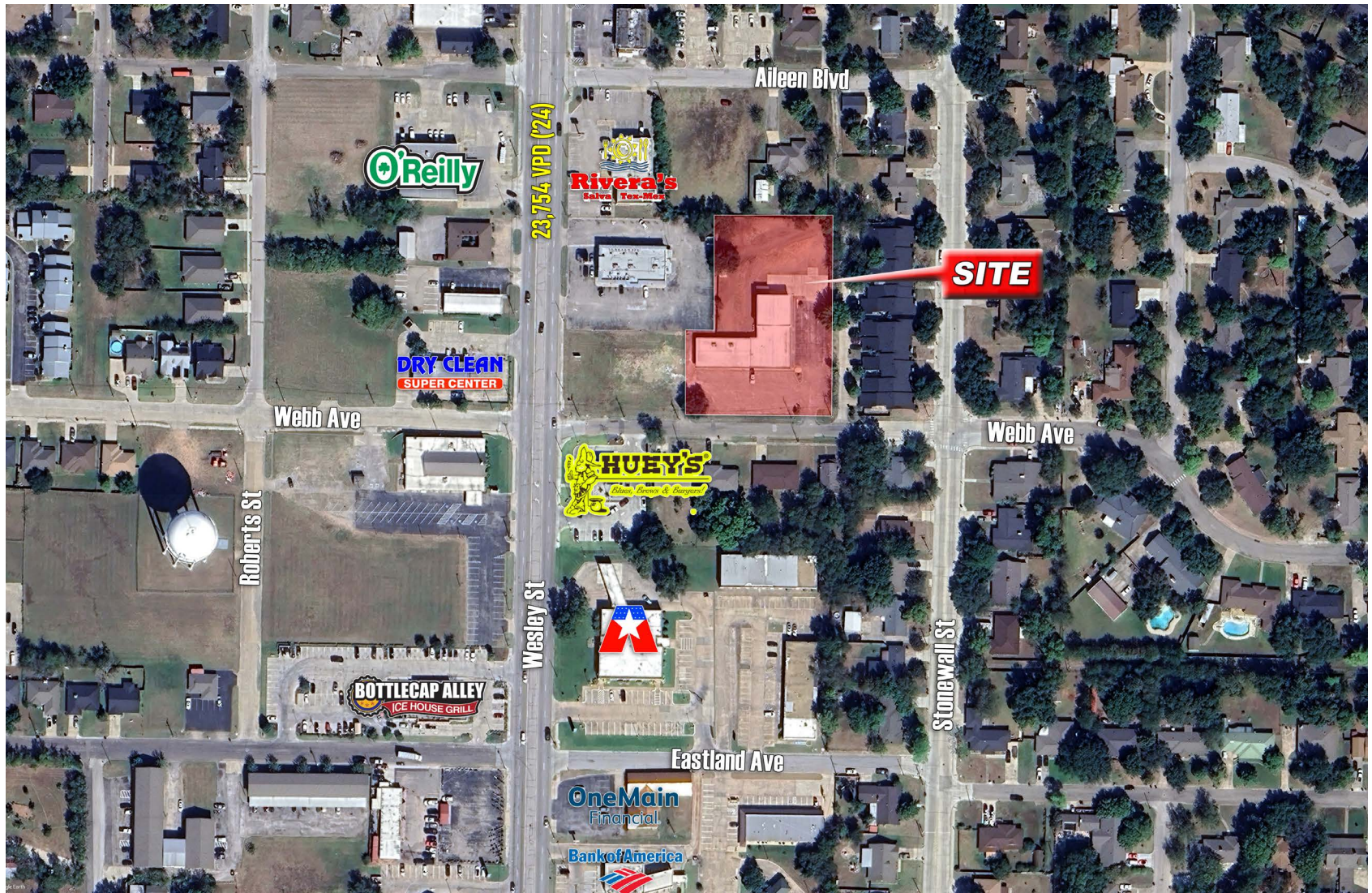


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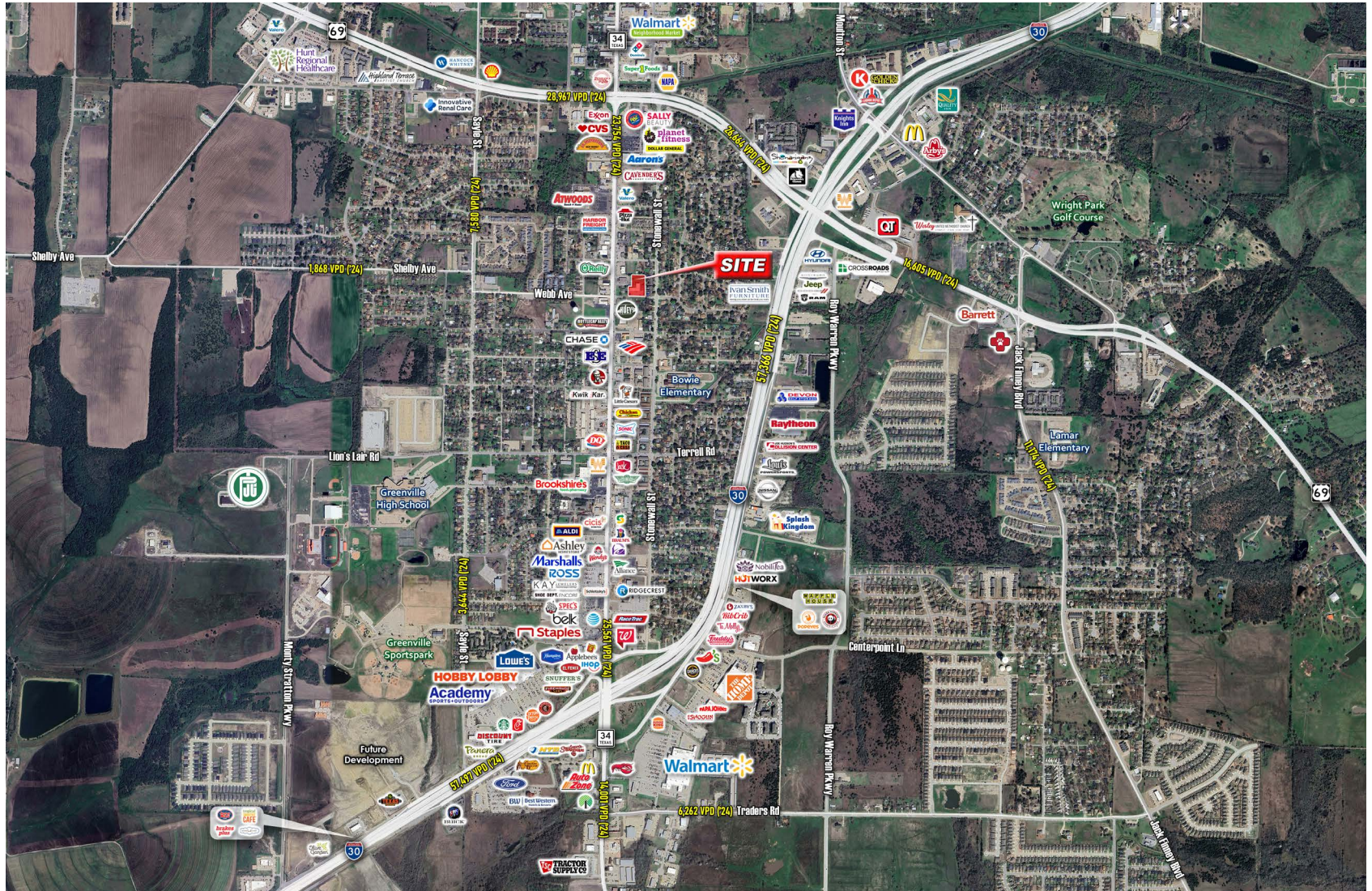
BRIDGE POINTE

commercial real estate

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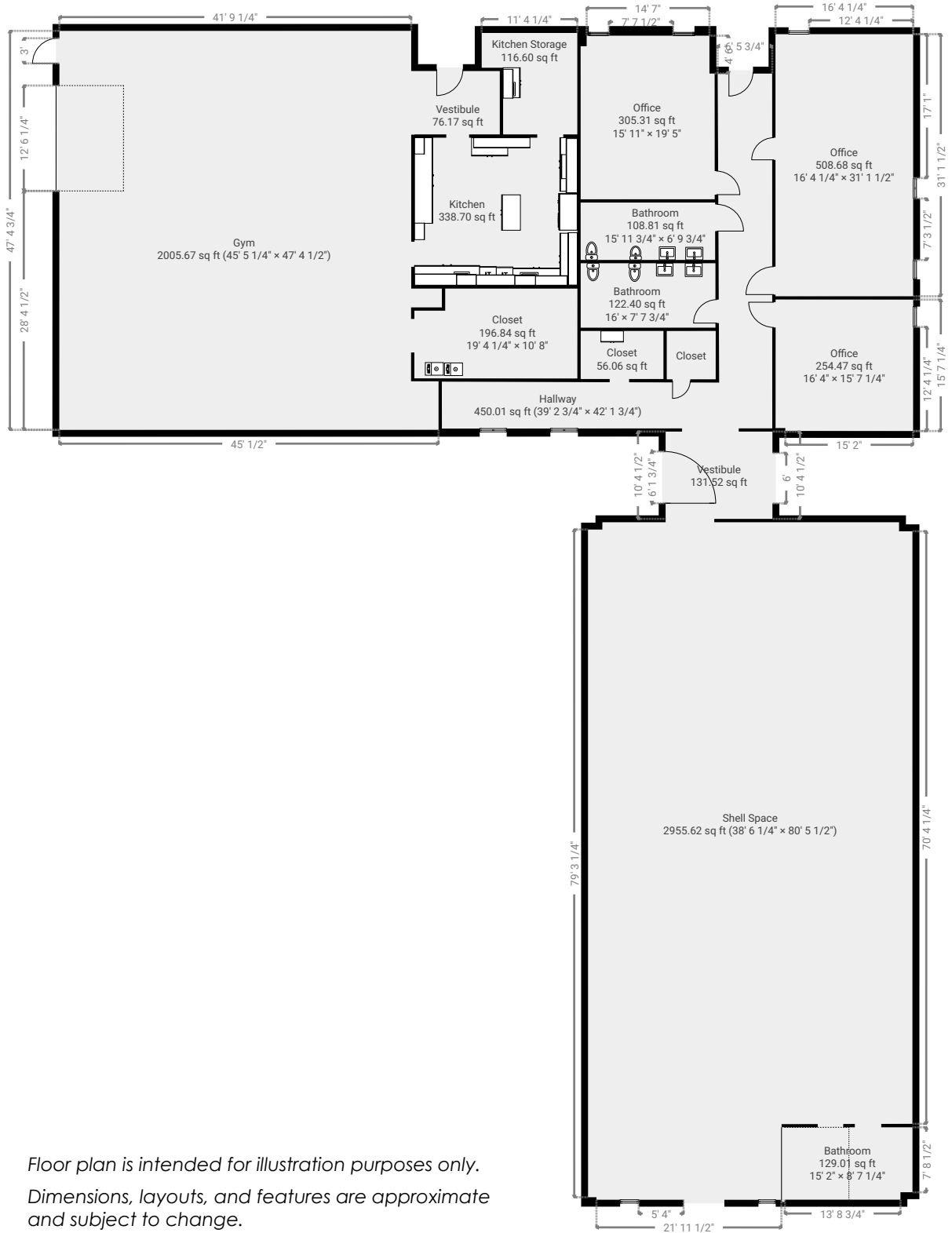
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RIDGE POINTE commercial real estate

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*Floor plan is intended for illustration purposes only.
Dimensions, layouts, and features are approximate
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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.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcr.com	972-961-8532
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jillian Fifield	840845	jfifield@ridgepcr.com	214-454-7384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date