



## **800 E 2nd St**

800 E 2nd St, Bonham, TX 75418



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## 800 E 2nd St

\$6.75 /SF/YR

800 E. 2nd Street is a large industrial building in Bonham, Texas. It is ideally suited for warehouse, distribution and manufacturing tenants. With full LED lighting, over 300,000 square feet of space and a large lot size, it presents a great opportunity. The property has a strategic location 40 miles northeast of McKinney and 72 miles northeast of Dallas in a rapidly growing corridor of north Texas in close proximity to Oklahoma....

- Suitable For Warehouse, Distribution and Manufacturing
- Full LED Lighting
- Property Manager On-Site
- Many Loading Docks
- Strategic North Texas Location



Rental Rate: \$6.75 /SF/YR

Min. Divisible: 20,000 SF

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 320,742 SF

Year Built: 1973

Rental Rate Mo: \$0.56 /SF/MO

## 1st Floor

Space Available	20,000 - 30,000 SF
Rental Rate	\$6.75 /SF/YR
Date Available	July 01, 2026
Service Type	[object Object]
Office Size	1,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	2 - 5 Years

20,000-30,000 square feet of industrial space for lease. Suitable for warehouse, distribution and light manufacturing uses. 18-foot ceiling and full LED Lighting. Access to 2 loading docks. Large yard for loading/unloading.

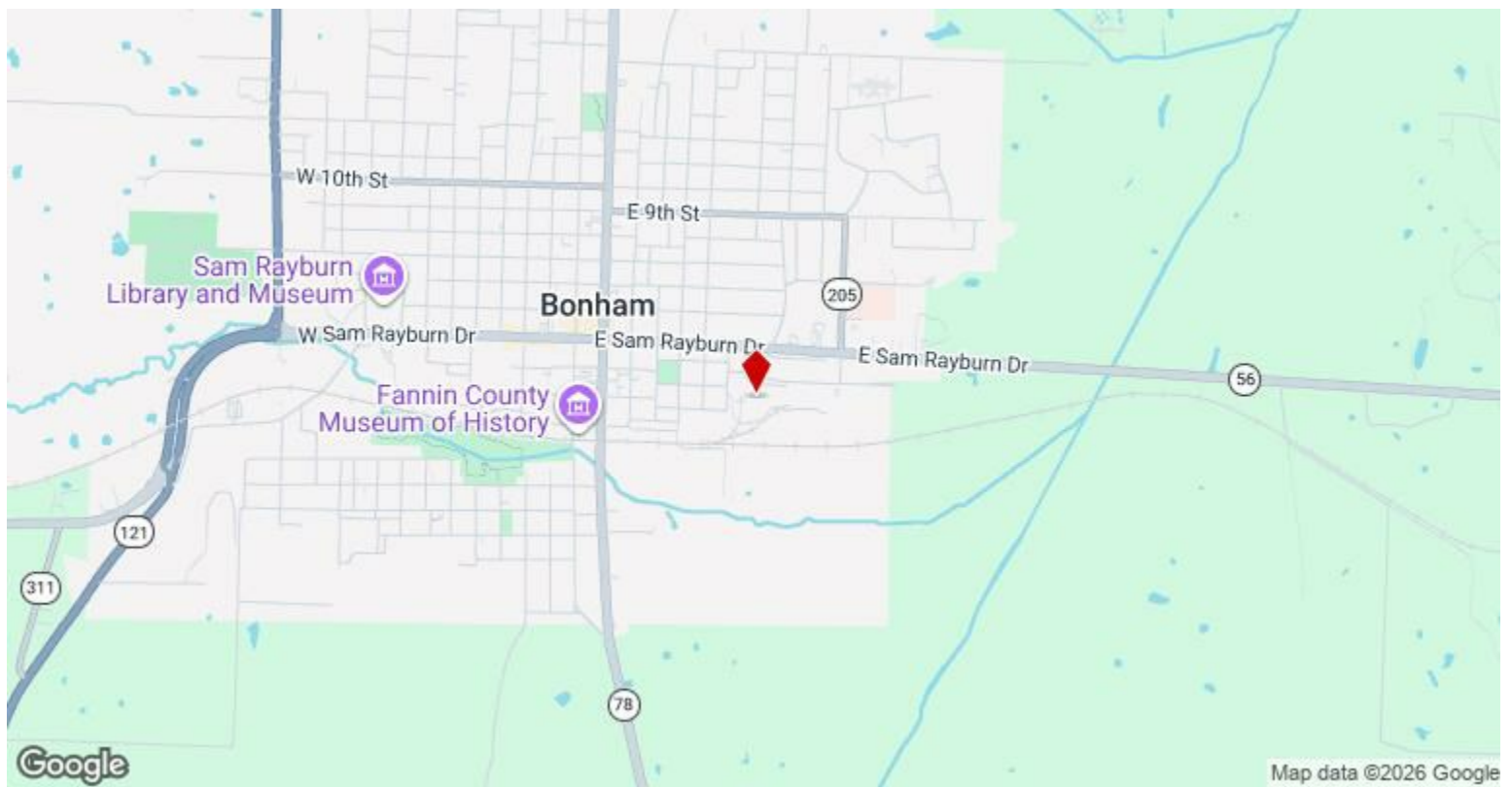
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Fannin County Clerk	-	
Telco Source Connect	-	
Trans Cable International	-	
Wire & Plastic Machinery Co	-	



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