

Prime Industrial Opportunity Near Hwy 31

1391 Flat Creek Road | Athens, Texas 75751

Exceptional 6-acre industrial and commercial facility positioned just off Highway 31 in the growing industrial corridor of Athens, Texas.





Property Highlights

- Approx. 15,000 SF industrial warehouse facility
- Approx. 6 acres
- Separate detached office building
- Approx. 27-foot peak ceiling height
- 800 amps of 460-volt, 3-phase power

- Four roll-up doors
- Three loading docks
- Fiber internet installed
- Extensive parking and storage area
- Ideal for manufacturing, warehouse, or distribution operations

Warehouse Features

The industrial warehouse facility was designed for operational efficiency with exceptional interior height and heavy utility infrastructure rarely found in the Athens market.

Location Advantages

Athens continues to experience commercial and industrial growth due to its strategic East Texas location between Tyler, Dallas, Corsicana, and Palestine.

Offered at \$1,695,000

Presented By

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