

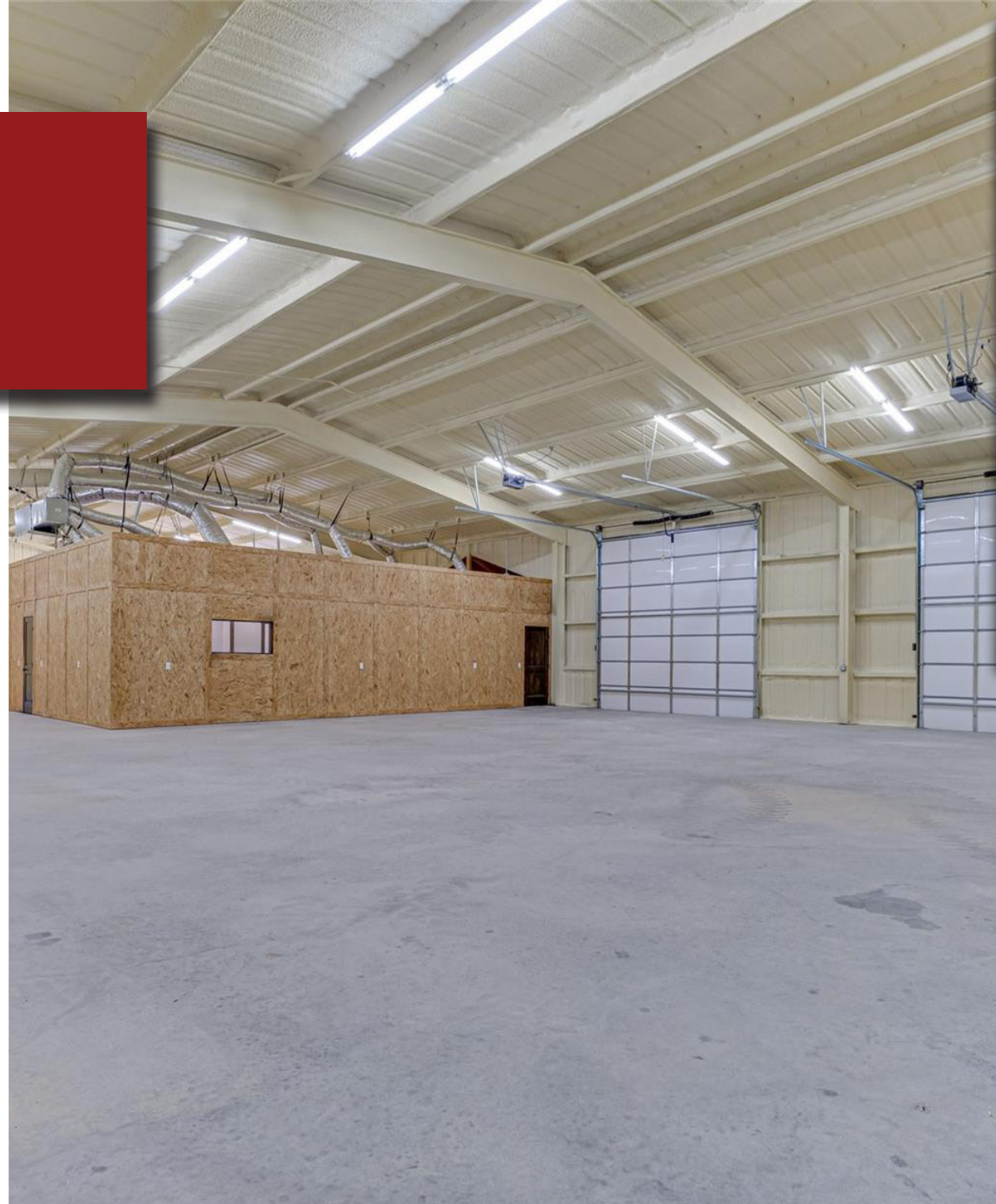
# 3408 W. INTERSTATE 30 CADDO MILLS, TX



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# PROPERTY overview

Asking Price	\$1,595,000
Location	3408 W. Interstate 30 Caddo Mills, TX 75135
Year Built	Larger Building 2024
Square Footage New Construction Shop Building	9,720 Total Sq. Ft. 7,290 Sq. Ft. 2,425 Sq. Ft.
Lot Size	1.5 Acres
Zoning	No Restrictions Outside City Limits



**3408 W. Interstate 30, Caddo Mills, TX**



**Dell Osborn | 214.676.8589**

# PROPERTY description

This unique property, located just minutes east of Rockwall, includes 2 versatile buildings totaling 9,720 square feet on a spacious 1.5-acre lot. Situated outside city limits, the site offers extensive possibilities for both commercial & personal use. The larger building (7290 sq ft) completed in November 2024 offers office & shop space with a range of high-quality finishes & practical features, office area, and 24x16 lobby. Three offices provide additional private spaces. Warehouse boasts five 14x14 insulated overhead doors with electric openers. Shop has 16-foot walls that rise to 20 feet at the peak. The smaller building (2,425 sq ft) offers additional shop space with restroom, making it ideal for storage, light manufacturing, or overflow work areas. Spray foam insulation helps maintain the building's interior climate & it is equipped with 2-14x12 overhead doors with electric openers. This property's strategic location, coupled with its substantial square footage and practical design, makes it an ideal choice for business operations or other multipurpose use.



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# PROPERTY

## features



Type	Warehouse / Industrial
Heating	Central Heating, Electric
Cooling	Central Air, Electric
Sewer	Aerobic System
Warehouse	Five 14'x14 insulated overhead doors
Shop	16' walls; 20' at the peak
Larger Building	7,290 sq. ft. completed in 2024

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# BUILDING

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## exteriors



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