

NOW AVAILABLE FOR LEASE! CALL TODAY



Gainesville Texas: Totally Texas. All American.



Industrial Property for Lease | ±168,970 SF

2600/2601 Airport Drive

Gainesville, TX 76240



PROPERTY FEATURES

Lease Rate: *Call for Details*

Building Size(s):

±168,970 SF

Lot Size(s):

±22 Acres

Outside Storage:

±5.8 Acres

Lease Rate:

Call for Details

Zoning:

Industrial District (I)

Building Type:

Steel

Year Built:

Main: Pre-1995

Additions: Pre-2003

Column Spacing: Varies

Clear Height:

±16-20'

Dock/Drive-In Doors:

Eleven (11) Docks (Grade-Level)

Three (3) Docks (Pit-Level)

Expansion Capabilities: Yes

Offices/Conference Rooms:

5 Offices and 2 Meeting Rooms

Sprinkler/Fire Suppression:

100% Wet Sprinkler System with

Four (4) Risers. Monitored 24/7.

Airport Access: Gainesville

Municipal Airport access via taxiway

is permitted, if needed.

Electric Service: Supplied by Oncor

Electric1 3-Phase, 480 V

Water & Sewer Service:

Supplied by City of Gainesville

Water delivered via 16" line at 68 PSI

6" Sewer line.

Natural Gas Service:

Supplied by Atmos Energy

3" poly gas main with 50-pound

operating pressure. 2" service line to

5,000 cfh Rockwell meter set at 5 PSI.

Fiber Optics Infrastructure:

Up to 10 Gbps Supplied by Nortex

Communications. Additional fiber

connectivity can be rapidly deployed to

meet specific tenant needs.²



2601 Airport Dr: ±12 Acres, ±2,451 SF Mobile Office and Employee Parking. ±5.8 Acres of Chain-Link Fenced Outside Storage.

¹One (1) 500KVA 277/480V transformer and one (1) 120/240V transformer currently onsite. Oncor Infrastructure can be expanded or upgraded to provide additional capacity if necessary. ²Approximately 4-6 weeks to install 1,000 ft. for rear of property at ~\$15k. This information has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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INCENTIVES

- ✓ Cash Incentives
- ✓ New Job Creation Grant
- ✓ Chapter 380 and 381 Abatements
- ✓ Sales Tax Rebates
- ✓ New Market Tax Credit Program
- ✓ Opportunity Zone
- ✓ Double Freeport Tax Exemptions
- ✓ Tenant Improvements

17,240

Total Population in
Gainesville (2023) ³

10,195

Total Employees in
Gainesville (2023) ³

6,433

Total Households in
Gainesville (2023) ³

\$47,684

Median Household
Income (2023) ³

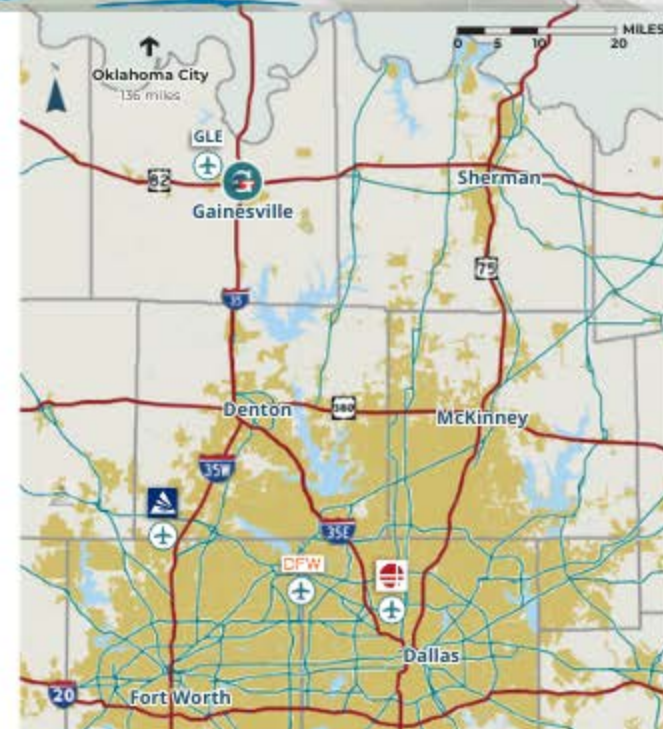
953

Total Businesses in
Gainesville (2023) ³

2.9%

Unemployment Rate in
Cooke County (2023) ⁴

Esri Forecasts, Oct. 2023. U.S. Census Bureau 2000 and 2010 Decennial Census data converted by Esri into 2020 geography.
U.S. Bureau of Labor Statistics Local Area Unemployment Statistics, Seasonally Adjusted.



LOCATION HIGHLIGHTS



Location:

Conveniently located immediately adjacent to 6,000 ft. by 100 ft. runway at Gainesville Municipal Airport. Only 53 miles from Alliance Airport, 59 miles from Dallas-Fort Worth International Airport, and 68 miles from Dallas Love Field.

Street Address:

2600/2601 Airport Drive

City, State, Zip:

Gainesville, TX 76240

County:

Cooke County

Market:

Dallas/Fort Worth

Nearest Highway(s)/Interstate(s):

1 mi. from US Hwy 82

3.9 mi. from Interstate 35

Airport Access:

Gainesville Municipal Airport - 0.1 mi.

Alliance Airport - 53 mi.

Dallas/Fort Worth Int'l Airport - 58.8 mi.

Dallas Love Field - 67.6 mi.

TOP INDUSTRIAL EMPLOYERS IN GAINESVILLE



For Inquiries, Contact:

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