

\$12,244,900 - 611 Sanden Boulevard Lots 4-5, Wylie

MLS® #20870651

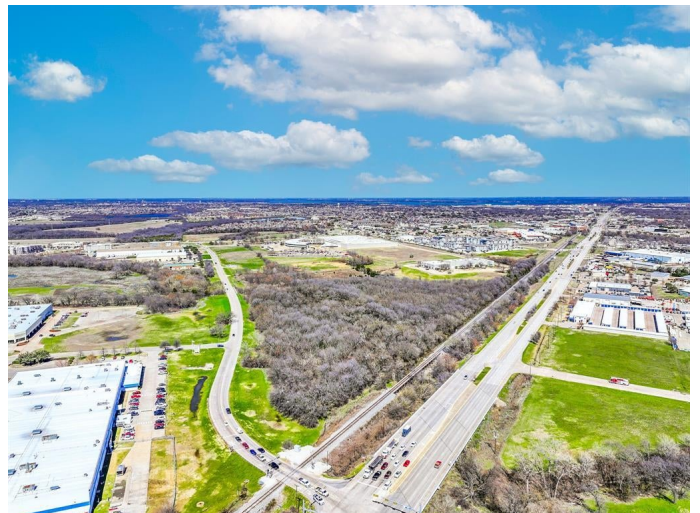
\$12,244,900

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 57.93 Acres

Sanden Add, Wylie, TX

Lot 4 offers 19.88 acres, and Lot 5 offers 38.05 acres, totaling 57.93 acres. Lots 4 and 5 present significant potential for light industrial relocation and development. The property includes a 30,875-square-foot industrial space, temporarily accessible via the rear (west end) of the site, behind Sanden USA. The new owner will need to coordinate with the City of Wylie to establish a new access point through the available curb cut on Sanden Blvd. With approximately 26.56 acres in floodplain, the property offers approximately 27.57 buildable acres, along with on-site rail access and the potential to establish a stop for shipping and distribution through the Wylie Intermodal Terminal.

Located on Lot 5, the property features a 30,875-square-foot industrial building that includes office space and four divided warehouses with clear heights ranging from 16 to 25 feet. The facility is equipped with 3-phase heavy power (480 volts), two loading docks, and three grade-level doors, all with automatic overhead doors. Additional features include an overhead crane, ventilation system, spot coolers, a dock leveler, and a service pit. The front portion of the building offers built-out office space, fully HVAC-equipped with fire sprinklers. The office area includes four restrooms, open office space, a conference room, private offices, and a lobby with direct access to the shop area. Chillers and air compressors on-site are available for



negotiation.

The building sits on approximately four acres and offers ample parking for employees, with internal roads surrounding the structure. Previously used for die-casting manufacturing, the site presents a variety of potential uses, including product manufacturing, automotive-truck services, light distribution, and more.

Just south of the building offers rail access to the Wylie Intermodal Terminal. There is potential to develop a station to fit distribution needs, if necessary. (Not confirmed)

Built in 1999

Essential Information

MLS® #	20870651
Price	\$12,244,900
Bathrooms	0.00
Acres	57.93
Year Built	1999
Type	Commercial Sale
Sub-Type	Industrial
Status	Active

Community Information

Address	611 Sanden Boulevard Lots 4-5
Subdivision	Sanden Add
City	Wylie
County	Collin
State	TX
Zip Code	75098-4923

Amenities

Utilities	City Sewer, City Water, Electricity Connected
Garages	Electric Gate, Gated, On Site, Parking Lot, Paved

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Lot Description	Acreage, Few Trees, Level
Roof	Other
Construction	Tilt Wall
Foundation	Slab

Additional Information

Zoning	Light Industrial
--------	------------------

Listing Details

Listing Agent	Kevin Weable
Listing Office	M&D CRE, LLC

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 21st, 2025 at 5:46am CST