

5100 Marshall Street
Sherman, Texas 75090

Industrial Outside Storage



50,600
SQUARE FEET

VACANT
USER/INVESTOR

6.53
TOTAL ACRES

SHERMAN
TEXAS 75090



5100 MARSHALL STREET, SHERMAN, TX

IOS/Industrial
bradford.com



38
Miles

McKinney Airport



69
Miles

DFW Airport



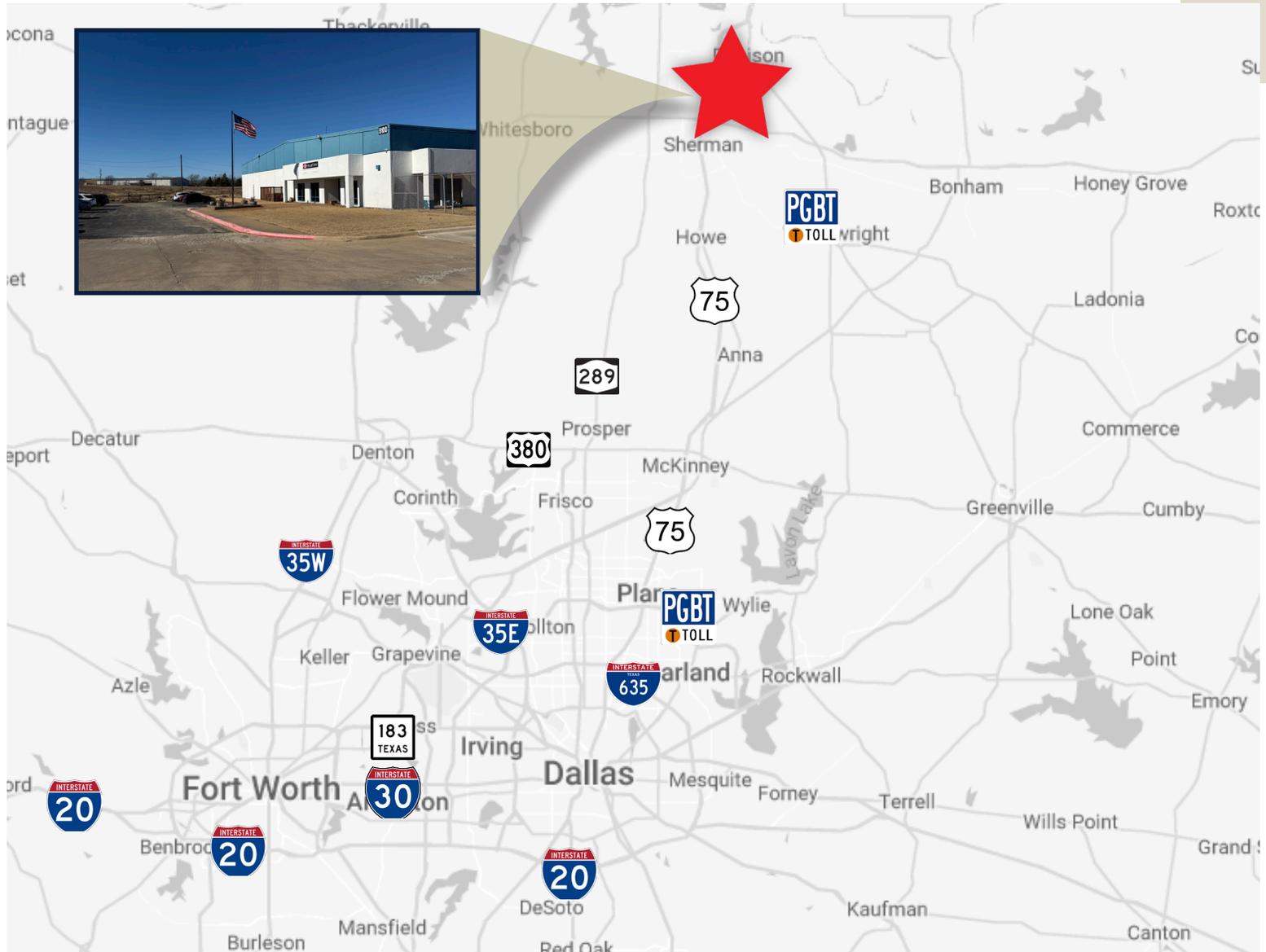
70
Miles

Love Field Airport



83
Miles

Alliance Airport



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Bradford Commercial Real Estate Services
www.bradford.com



The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



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Bradford is pleased to present a premier industrial facility available at 5100 Marshall Street in Sherman, Texas. The subject property consists of an approximately 50,600 square foot industrial building situated on ± 6.53 acres, with an additional $\pm 5,000$ square feet of second-floor/mezzanine space, providing functional flexibility for manufacturing, fabrication, or warehouse operations. The site also includes excess land to the east, offering significant expansion, outdoor storage, or future development potential. The property benefits from substantial infrastructure, approximately 22' clear height (to be verified), dual power feeds with 240V and upgraded 480V service, and a Class IV dry sprinkler system fully updated to 2025 code, along with comprehensive security systems.

Strategically located within Sherman's established industrial corridor, 5100 Marshall Street offers convenient access to major regional thoroughfares serving North Texas and the broader Texoma region. The combination of a large contiguous land parcel, robust power capacity, modernized life-safety systems, and development-ready excess land creates a highly functional opportunity for owner-users or tenants seeking scalable industrial space in a growing North Texas market.



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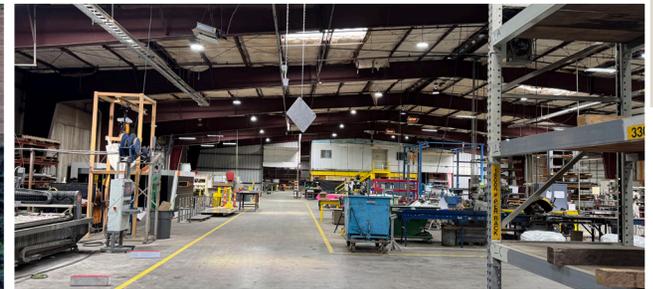
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Property Highlights

Total SF: ± 50,600 SF first Floor | ± 5,000 SF Mezz

Acres: ± 6.53 acres; total land acres

Surface: Concrete parking area

Bay Spacing: 20' bay dimensions

Clear height: 16' - 22'

Power: Dual electrical services for redundancy

240V Service: Estimated ±800 amps

480V Service: New 400-amp service installed 2024

Estimated ±300 amps available for future expansion

External Dock Doors:

(8) 16' × 16' & (2) 12' × 16'

Internal Dock Doors:

(2) 10' × 12' doors at wall separating front and rear bays

(1) 16' × 16' door separating final bay

Sprinklered: Class IV dry sprinkler system

Security System: Fully monitored fire/burglary systems

Card-access controlled doors

Comprehensive camera surveillance system

Zoning: M-1 Industrial

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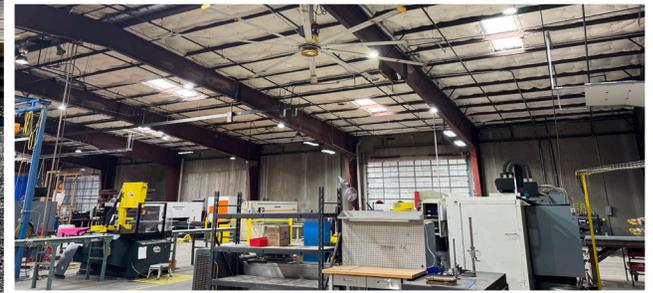
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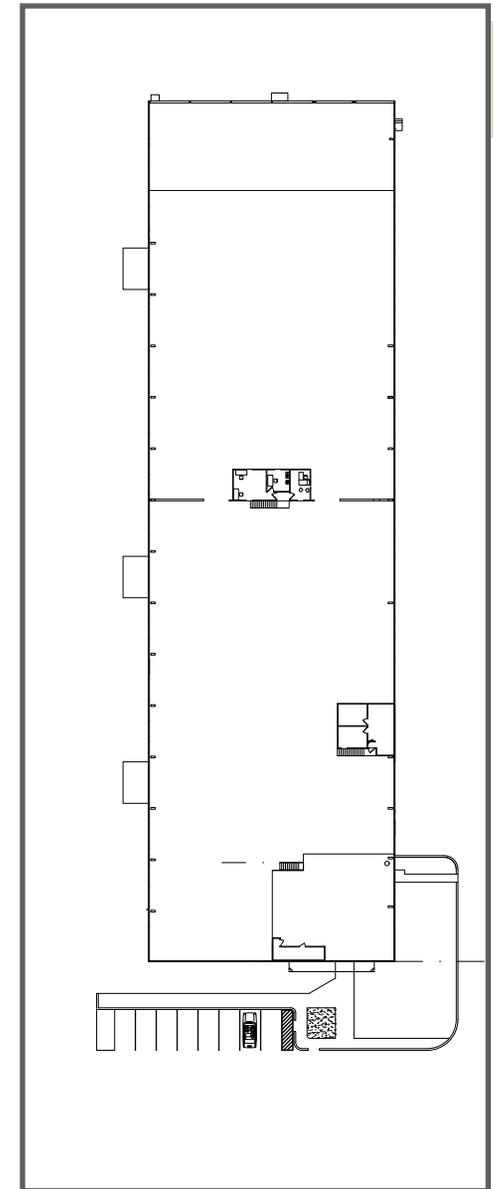
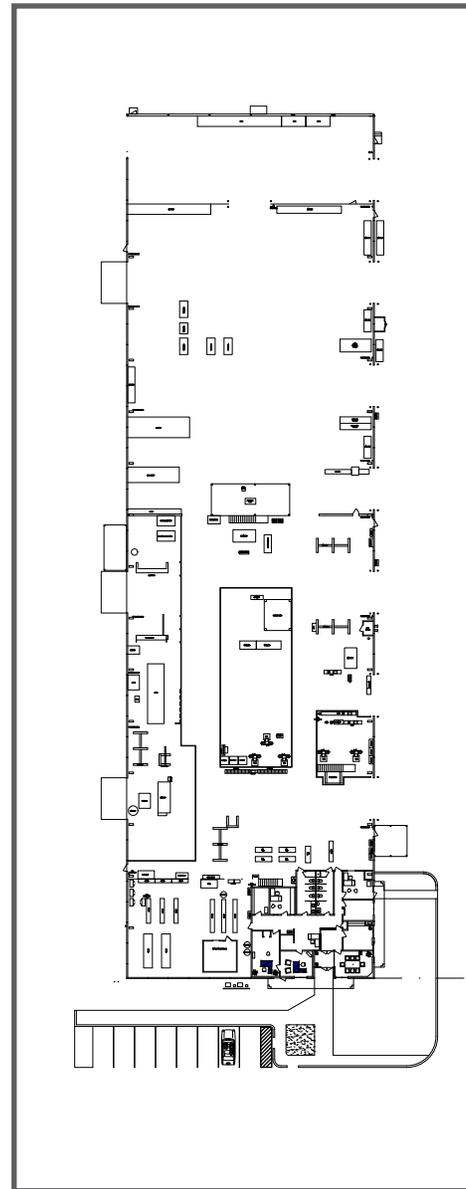
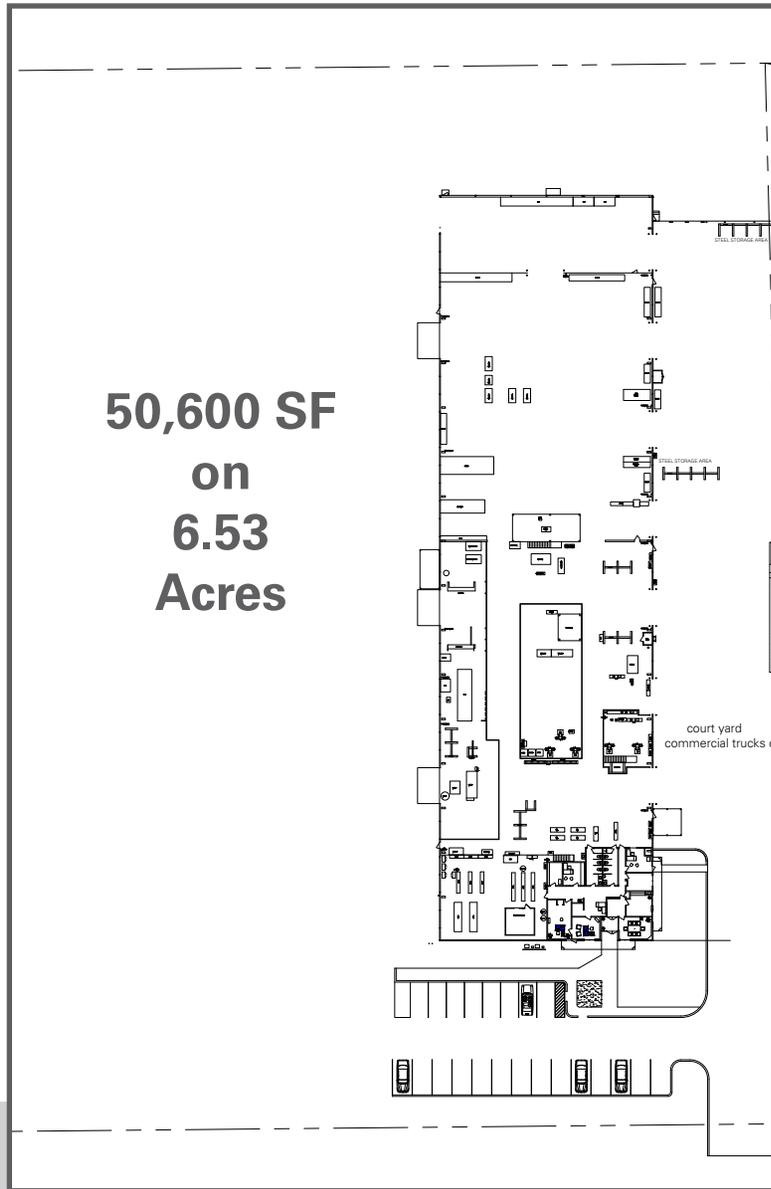
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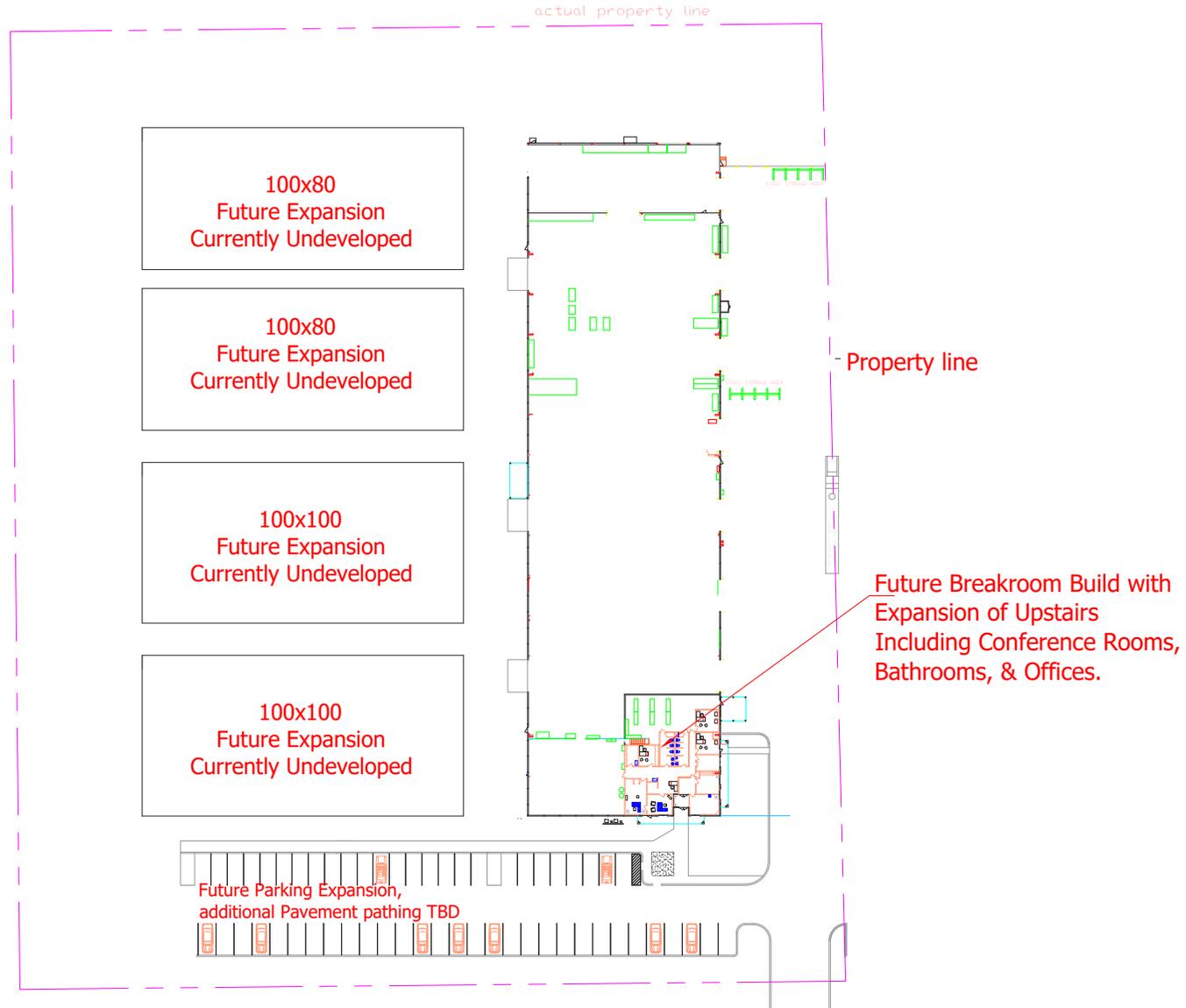
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Future Expansion Options





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M-1 (Light Manufacturing)

The property is zoned **M-1 (Light Manufacturing)** under the City of Sherman zoning ordinance, which is intended to accommodate light industrial, manufacturing, processing, and warehousing uses that do not create significant nuisances. Permitted uses within the M-1 district include a wide range of manufacturing and assembly operations, equipment repair, machine shops, metal fabrication, food and paper product manufacturing, electronic components, automotive and motorcycle repair, heavy equipment sales and service, general warehousing and storage, and similar industrial activities. The zoning also allows for accessory office space and limited residential quarters for on-site watchmen or caretakers. M-1 zoning serves as a transitional buffer between heavier industrial districts and adjacent commercial or residential areas, making it well-suited for operationally intensive users seeking flexibility without heavy industrial restrictions.

Permitted Uses Highlights

- Light manufacturing and assembly
- General warehousing and distribution
- Metal fabrication and machine shops
- Automotive and motorcycle repair
- Heavy equipment sales, service, and storage
- Equipment repair and maintenance facilities
- Electronic components and specialized manufacturing
- Food, paper, and packaging product manufacturing
- Contractor shops with yard or equipment storage
- Accessory office space
- On-site residential quarters for watchmen or caretakers (accessory use)

Uses Not Permitted (M-1 Zoning)

- Heavy industrial uses requiring M-2 zoning
- Slaughterhouses or animal processing facilities
- Large-scale junkyards or salvage operations
- Hazardous or high-impact chemical manufacturing
- Uses generating excessive noise, odor, vibration, moke, or other nuisances
- Standalone residential uses (except accessory watchman/caretaker quarters)

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SALES INFORMATION



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials Date