

FOR LEASE

3910 N Frisco, Sherman, Texas



OVERVIEW

- Total Building Size: 6,992 SF
- Lease Rate: \$8.00/NNN
- Renovated in 2022
- Zoning: M-1 (Manufacturing)
- Ample Parking
- Dock & Grade Level Doors
- Easy Access to Texoma Pkwy, Hwy 82 and US 91

PROPERTY DETAILS

This 6,992 SF building, situated on 0.47 acres, offers an excellent location with convenient access to Texoma Parkway, Highway 82 and US 91. Renovated in 2022, the property features dock-high, ramp, and grade-level loading. The 3,848 SF clear-span warehouse is heated, while the 3,144 SF office/showroom area is fully air-conditioned. This versatile setup is ideal for businesses requiring a combination of warehouse, showroom, and office space. Contact the brokers today for more information!



prestonbendre.com

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Location Overview



SHERMAN, TEXAS



The subject property is in Sherman, Texas, long known as home to renowned colleges, Austin College and Grayson College, three top-rated hospitals, a vibrant arts community, and the retail hub for far North Texas and Southern Oklahoma. In addition, Sherman is now known as a global leader in chip manufacturing and is experiencing unprecedented growth and national attention due to a set of multibillion-dollar chip-making facilities currently under construction.

Texas Instruments is building a \$30 billion, four-factory semiconductor manufacturing campus - the largest electronics production facility in Texas and among the largest in the country. GlobiTech is currently constructing the first phase of its \$5 billion silicon wafer manufacturing plant. This tech boom has led to an explosion in the housing and retail markets in Sherman. Sherman's population is expected to double in the next five years and residents from surrounding counties travel to Sherman for business, education, healthcare, entertainment, and retail.

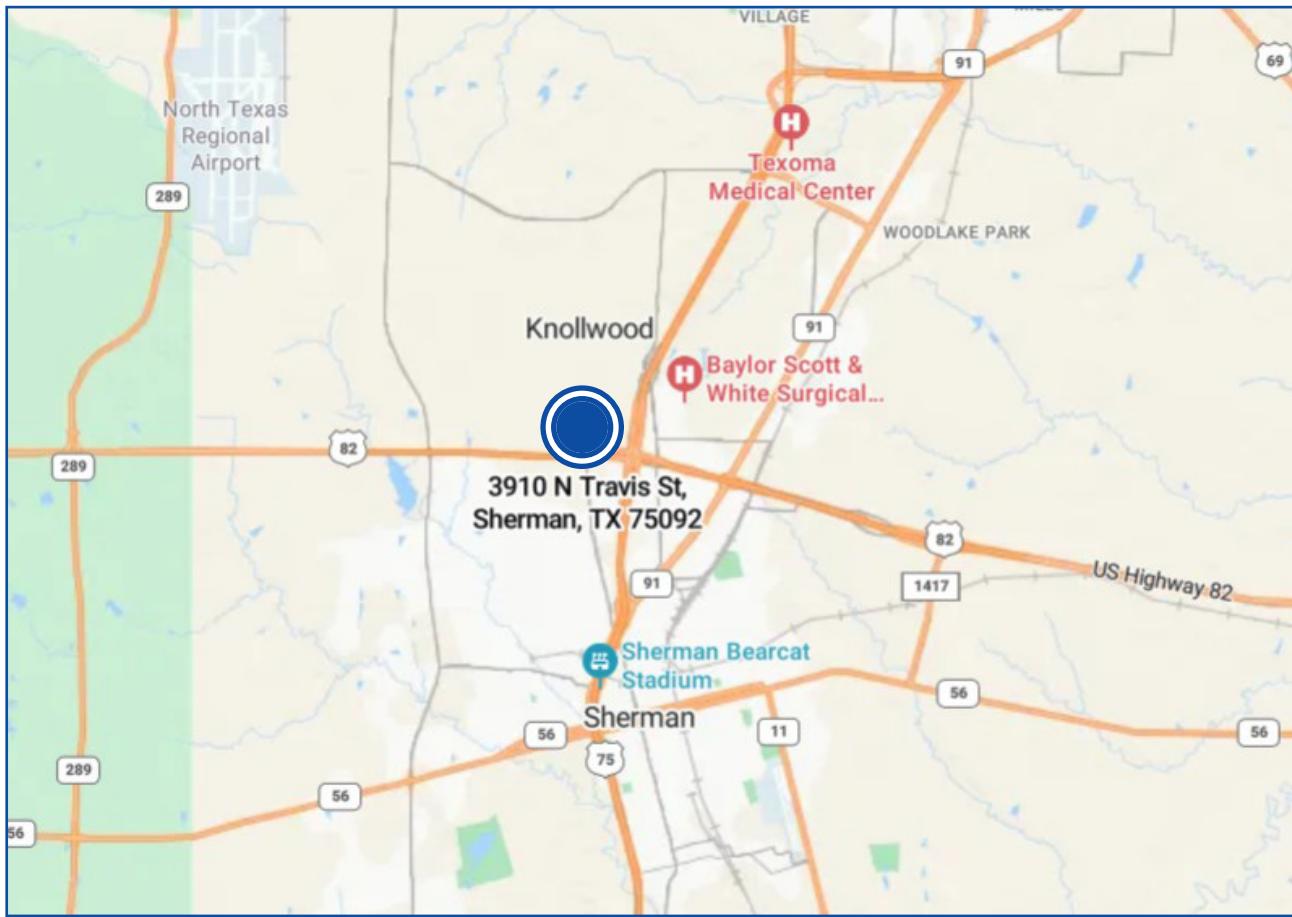


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Site Aerial



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