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# PrestonBend

REAL ESTATE

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**FOR SALE**

**401 W. Coffin St, Denison, Texas 75020**



## PROPERTY DETAILS

Great Property For Sale in the Booming Sherman / Denison Market! This 5,000 SF industrial building has been renovated inside and out, has 18' clear ceiling height, and both grade level and dock well loading capabilities. With more than \$35 billion in private tech investment in Grayson County currently under construction, including Texas Instruments and GlobiTech, this property is an excellent choice for your business. Call Broker today for details!



## OVERVIEW

- Total Building Size: 5,000SF
- Lot Size: 0.298 AC
- Sale Price: \$450k
- Ample Parking



[prestonbendre.com](http://prestonbendre.com)

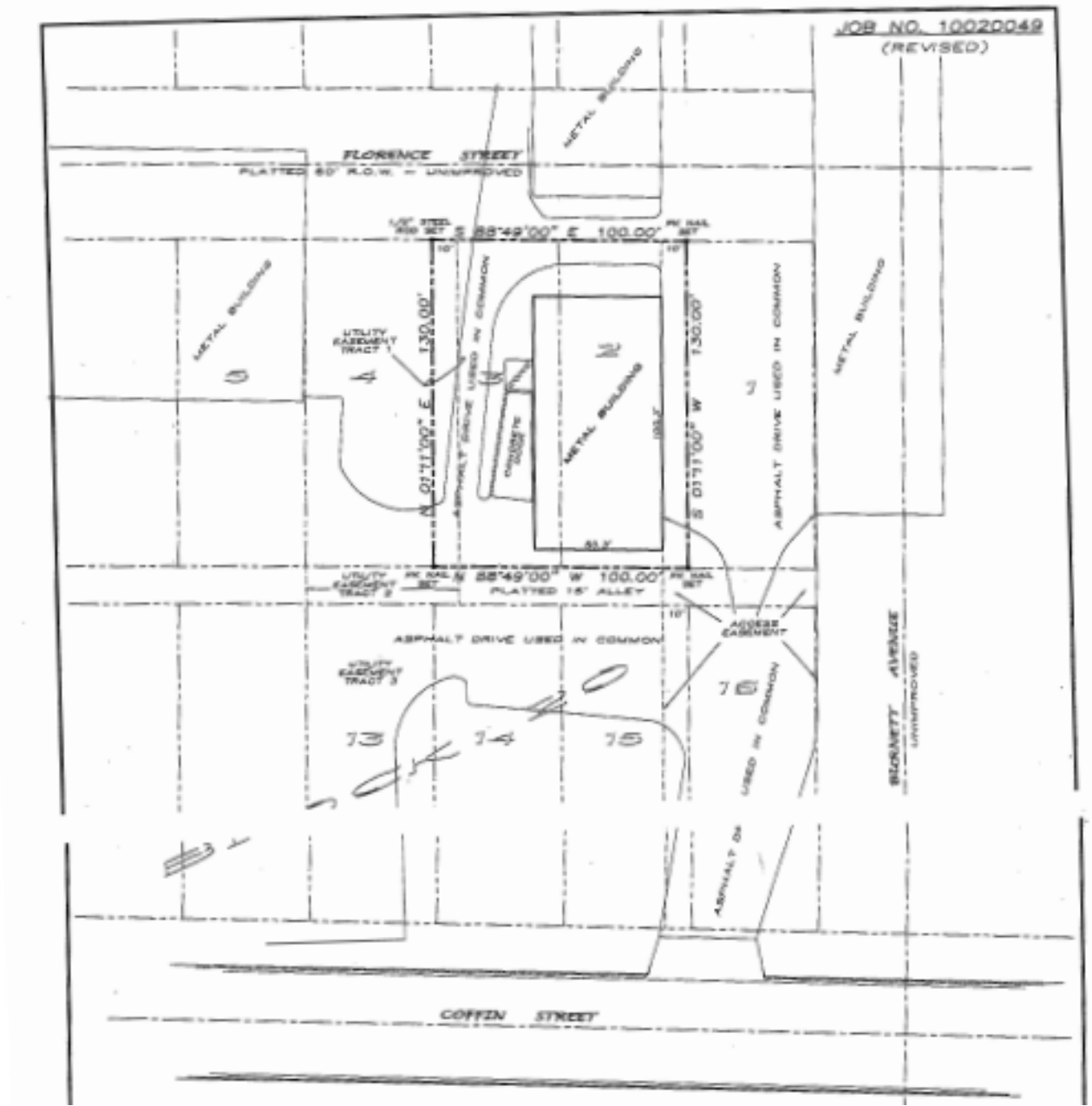
**Randy Jay,**  
Principal Broker

972.413.0375

[randy@prestonbendre.com](mailto:randy@prestonbendre.com)

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# Site Survey



JOB NO. 10020049  
(REVISED)



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# AREA INDUSTRIAL DEALS 2021-23



Year	Company Name	Industry	New / Expansion	CAPEX	New Jobs	Retained Jobs
2021	Texas Instruments	300-mm Wafers	New	\$ 30,000,000,000.00	3,200	
2022	GlobalWafers USA	300-mm Silicon Wafers	New	\$ 5,000,000,000.00	1,500	
2022	Coherent (formerly Finisar/II-VI)	Vertical Cavity Surface Emitting Lasers	Expansion	\$ 53,000,000.00	150	369
2022	Tyson Fresh Meats	Beef and Pork	Expansion	\$ 32,000,000.00		1,600
2022	Sunny Delight	Beverages	Expansion	\$ 30,060,000.00	74	125
2022	Arctic Bracing	Post operative and conservative care external medical devices	New	\$ 3,000,000.00	16	
2022	Commissary Express	Food and hygiene commissary products	Expansion	\$ 150,000.00		18
2022	The Charlotte Letter	Adaptive apparel for children with special medical needs	New	\$ 128,524.00	10	
2022	Quality Ingredients	Corn Tortilla Preservatives	New	\$ 118,000.00	5	
2023	GlobiTech	Silicon carbide (SiC) deposition on silicon wafers	Expansion	\$ 100,500,000.00		214
2023	Eaton B-Line	Metal Enclosures	Expansion	\$ 1,990,096.00	35	283
2023	Jade United	General freight transporting services	New	\$ 241,800.00	3	3
2023	Taylor'd Trends	E-Commerce Women's Clothing, Accessory Distributor	New	\$ 160,959.95	11	7
2023	Big Girl Spa	Bathtub Footrests	New	\$ 406,500.00	30	1
2023	Tokyo Electron	Semiconductor equipment supplier	New	\$ 10,000,000.00	100	
2023	Persys Engineering	Decontamination and cleaning services for semiconductors	New	\$ 2,000,000.00	20	



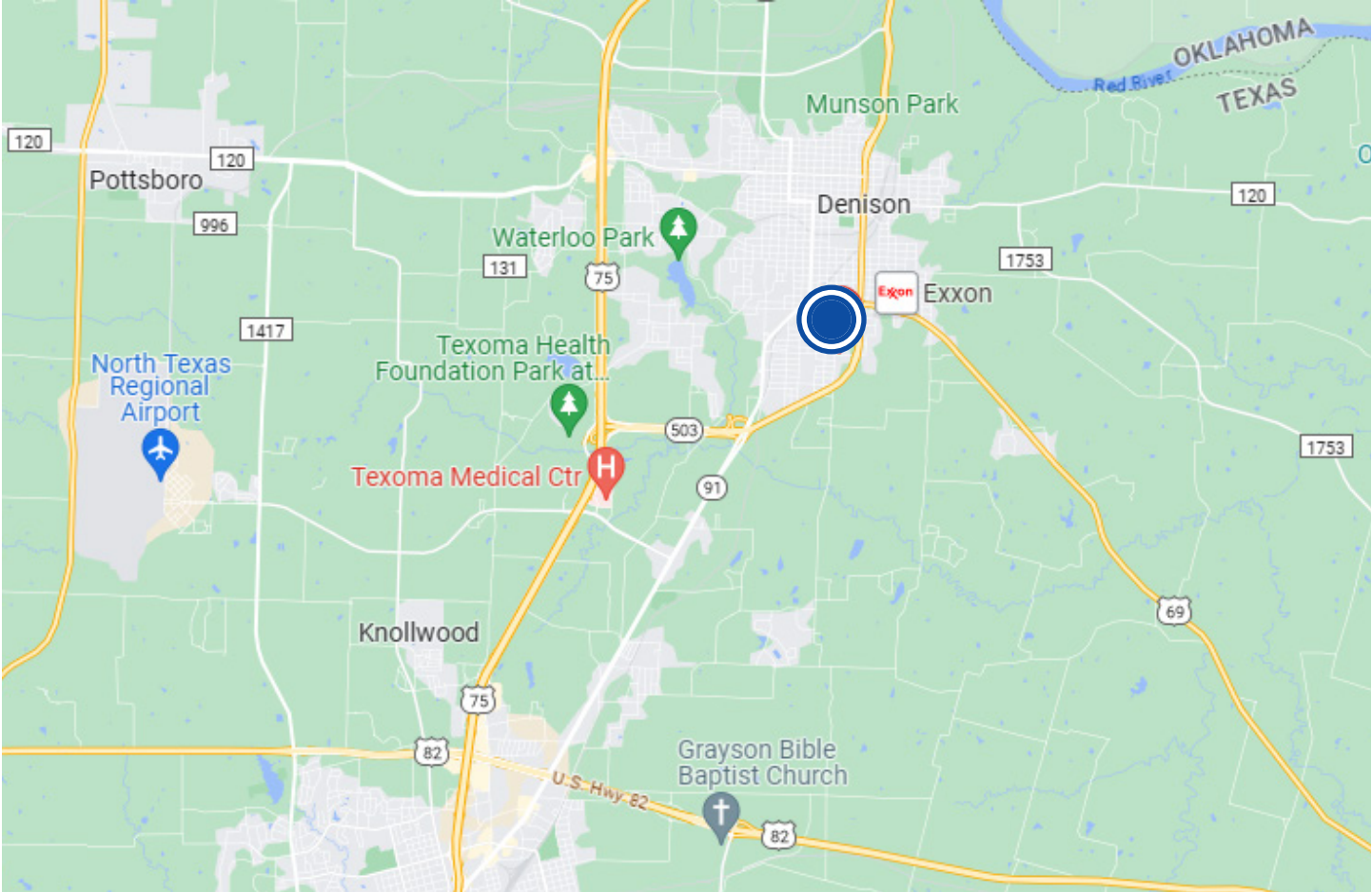
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# Site Aerial



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**Randy Jay,**  
Principal Broker  
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[randy@prestonbendre.com](mailto:randy@prestonbendre.com)