

PrestonBend

REAL ESTATE

FOR SALE

4809 Marshall Street, Sherman, Texas 75090



OVERVIEW

- Total Building Size: 7,500 SF
- Total Lot Size: $\pm$ 0.77 AC
- Built 1980
- Sale Price: Please Inquire
- Zoning: M-1(Manufacturing)
- Dock-high loading
- 10'-12' clear heights
- Secure storage

PROPERTY DETAILS

Preston Bend is proud to offer this versatile industrial facility situated on a fenced corner lot in rapidly expanding Sherman. Built in 1980, the property features six dock-high doors, a clear-span warehouse and a secure yard - ideal for warehouse, service or distribution users. Located near more than \$35B in regional tech investment, this site offers strategic positioning within one of North Texas' fastest-growing industrial corridors. Contact Brokers today for more details!



prestonbendre.com

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PROPERTY DETAILS

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- 7,500 Total SF
- Six dock-high loading bays
- Secure, fenced lot
- Office space and restroom
- Ample on-site paved parking
- City of Sherman utilities



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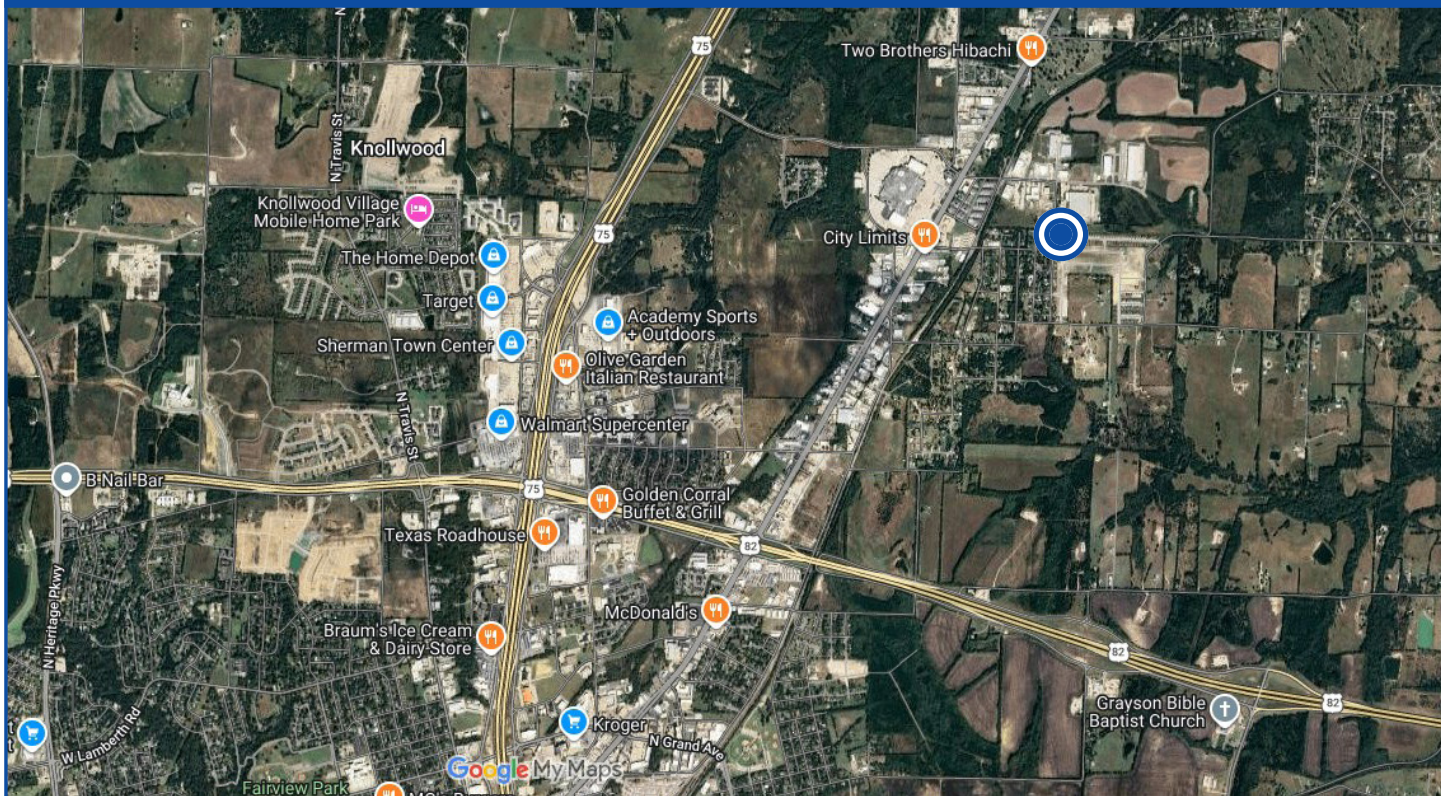
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SITE AERIAL

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LOCATION INFORMATION

Sherman, Texas



Sherman is a thriving city known for its prestigious institutions like Austin College and Grayson College, a vibrant arts community, and its role as the retail hub of far North Texas and Southern Oklahoma. The city is gaining national attention as a center for advanced manufacturing, with Texas Instruments investing \$30 billion in a four-factory semiconductor campus - set to be the largest electronics production facility in Texas - and GlobiTech building a \$5 billion silicon wafer plant. This unprecedented growth is fueling rapid expansion in housing, retail, and services, with Sherman's population projected to double in the next five years.



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