



## SPACE DETAILS

- **Rental Rate: \$1,750/Month**
- Building Size: 2,080 SF
- Private Restroom
- Clear Height: 12 Feet
- Secured by Gate & Fenced
- Plumbed for Compressed air
- Modified Gross Lease
- Term: Negotiable
- Zoned: C-2
- Ample Parking
- (2) 12' x 12' Grade Doors
- Outside Storage Available\*

## BUSINESS PARK DETAILS

- Buildings: 8 Buildings
- Lot Size: 17.6 AC
- Year Built: 1990 - 2000
- Construction: Metal buildings
- Secured by Gate & Fenced
- Property Manager On Site
- Easy Access to Hwy 82
- Easy Access to US-75



**2,080 SF for Lease**

4613 N FM 1417- Bldg. 400, Sherman, TX 75092

*Interior Photo*



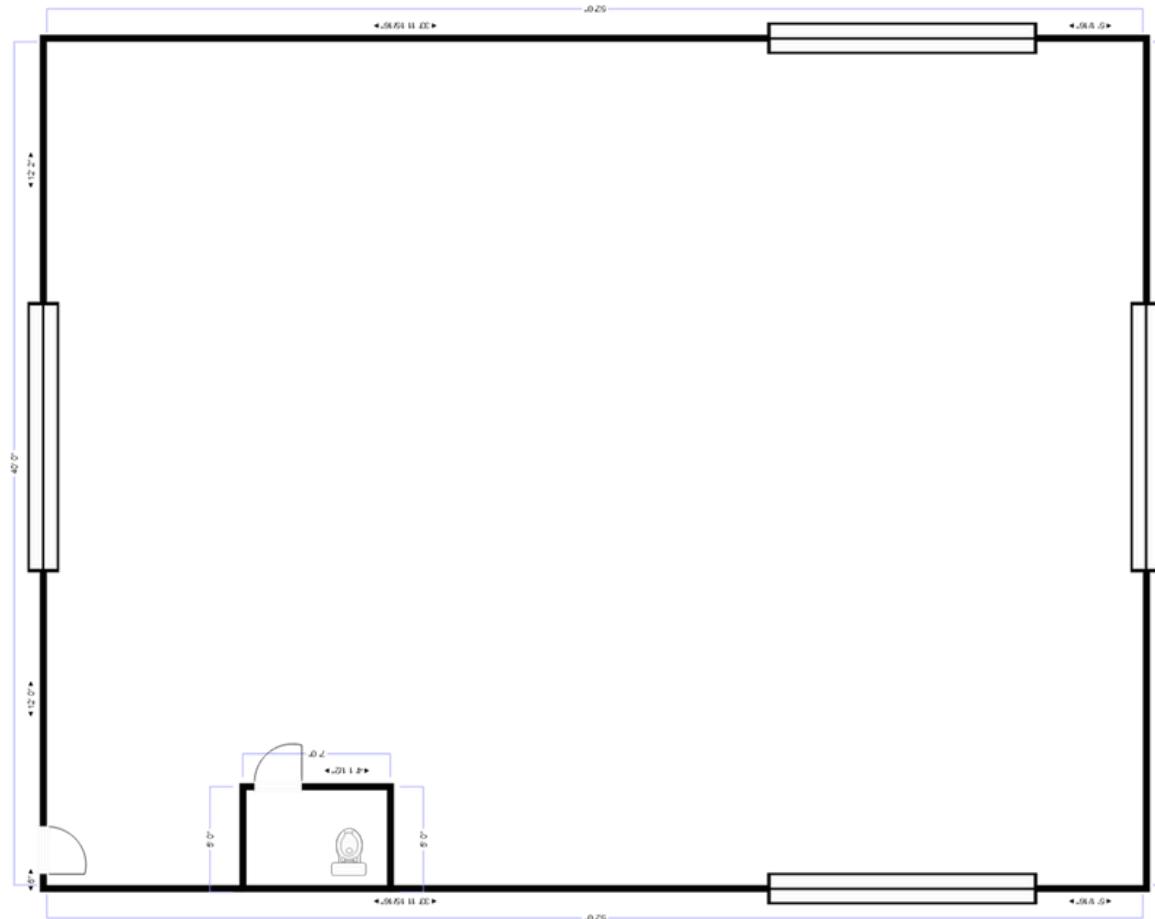
## PROPERTY DETAILS

These standalone industrial buildings are located on N.Heritage Parkway minutes from US 82, TX-289, and US 75. Business park is gated with outside storage available. These buildings are ideal for manufacturing, assembly, or distribution. Call Broker today for more information or to schedule a tour!



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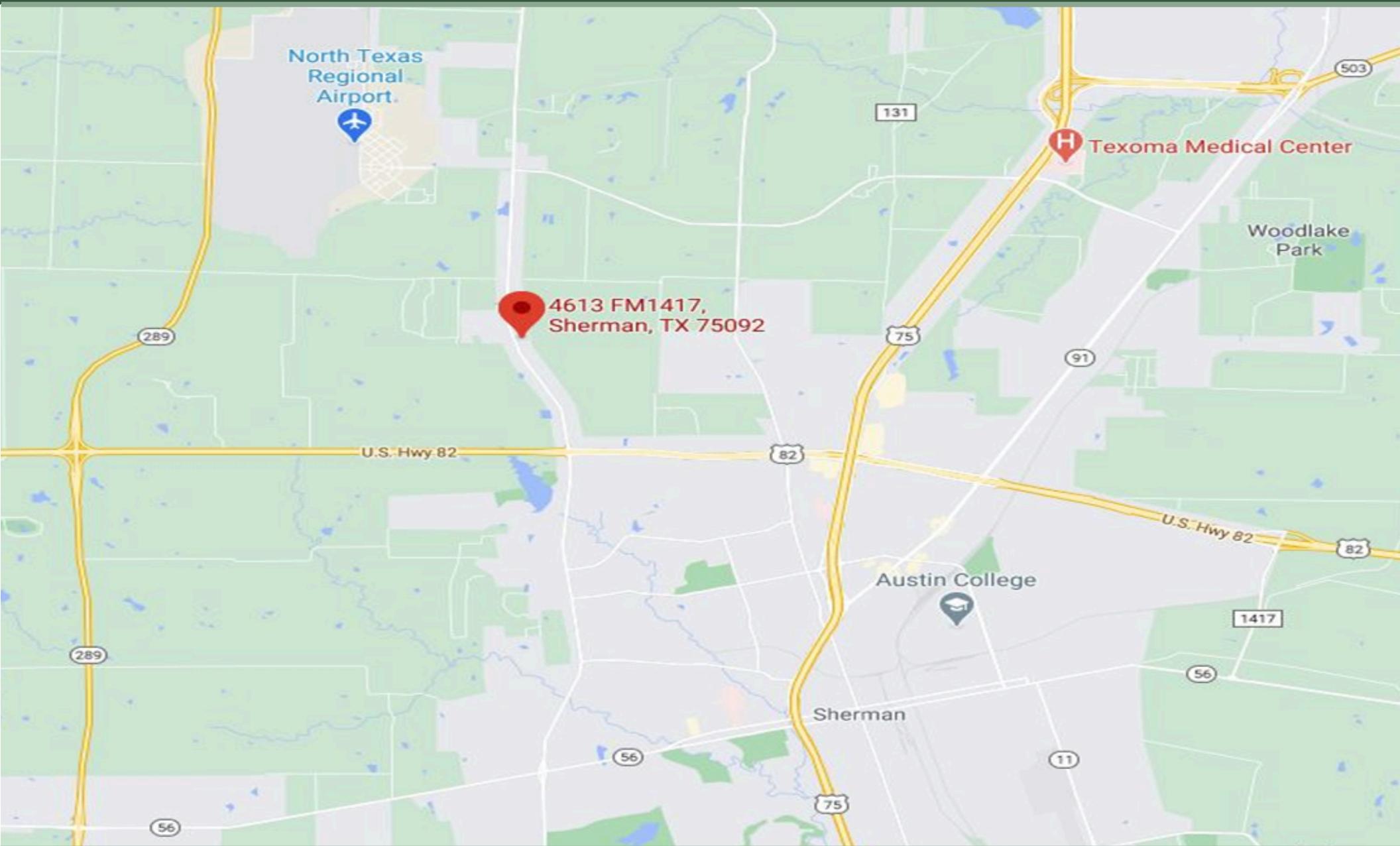
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[Map](#)





**WORKERS 16+**  
**20,971**



**TOTAL BUSINESSES**  
**2,203**



**TOTAL EMPLOYED**  
**27,445**



**SOME HIGH SCHOOL**  
1,700



**GRADUATED HIGH SCHOOL**  
7,680



**ASSOCIATES DEGREE**  
3,744



**BACHELOR'S DEGREE**  
4,760



**GRADUATE DEGREE**  
2,783



