

304 Progress St.

SHERMAN, TX 75092.



BLUESTONE
— REAL ESTATE SERVICES —



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FOR LEASE

10,000 - 20,000 SF
Flex Industrial Warehouse

Rate: \$16-\$18/SF NNN



48,260 ± SF
BLDG. SIZE



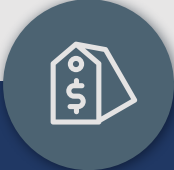
8 ± AC
LAND AREA



5-10 Year
LEASE TERMS



2025 Completion
NEW CONSTRUCTION



\$16-18/SF NNN
RATE

Don't miss this leasing opportunity in a highly accessible location in the vicinity of growing neighborhoods, schools, well-known businesses, and retail spaces!

Building Information:

- Class A Industrial Office/Warehouse
- Shell Delivery Q2 2025
- Market: Sherman
- Tenancy: Single or Multiple
- Dock high and grade level doors
- Ample parking
- Truck court
- 3 Buildings (10,000 SF)
- 1 Building (20,000 SF)



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