
PrestonBend

REAL ESTATE

FOR LEASE

428 Gibbons Road, Sherman Texas



OVERVIEW

- Total Building Size: \pm 126,900 SF
- Lot Size: \pm 12.45 AC
- 33,000-75,000 SF available
- Lease Rate: Contact Broker
- Located off TX-56 with easy access from US-82, US-75 and TX-289

PROPERTY DETAILS

Preston Bend Real Estate is pleased to offer this rare opportunity to lease space in a fully renovated industrial facility located in Sherman, Texas. Positioned in proximity to more than \$35 billion in private technology investments, including major developments by Texas Instruments and GlobiTech, this property is ideal for manufacturing, warehousing, or distribution operations. For pricing information and additional details, please contact the listing broker.



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PROPERTY DETAILS

428 Gibbons Road, Sherman Texas



- New roof
- New metal siding
- Front lot chip seal
- New overhead doors
- Dock-high & grade-level loading options
- LED exterior lighting



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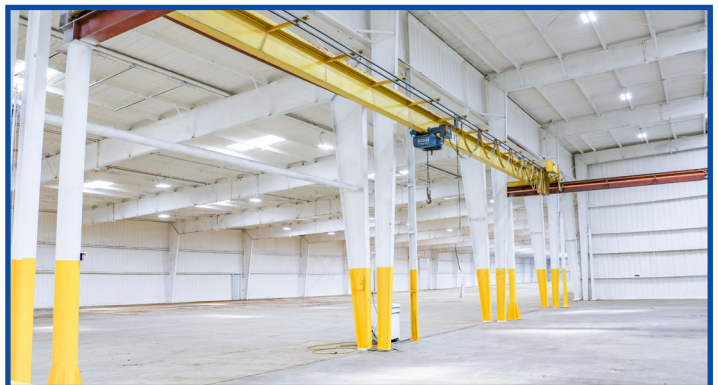
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PROPERTY DETAILS

428 Gibbons Road, Sherman Texas



- 18' - 31' Clear heights
- 1200 Amp, three-phase power
- City water, Atmos gas, TXU electricity
- Spray-foam insulation
- New interior paint
- Full office remodel



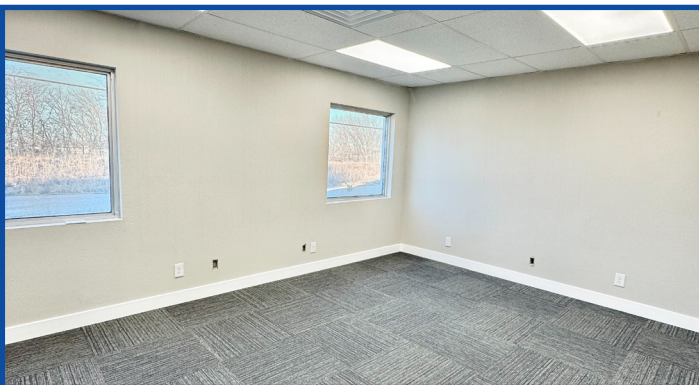
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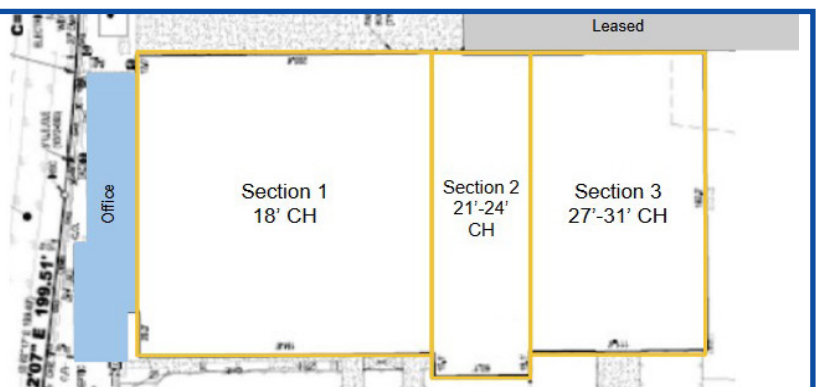
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SUITE OPTION A: +/- 75,000 SF INCLUDES 5,500 SF OFFICE 428 Gibbons Road, Sherman Texas



- Includes 5,500 SF office and sections 1, 2 and 3 of warehouse
- 18' - 31' CH
- Existing warehouse storage
- Fenced outside storage
- 7 Dock-high doors
- 3 Grade-level drive-in doors

Approximate Clear Heights
by Warehouse Section



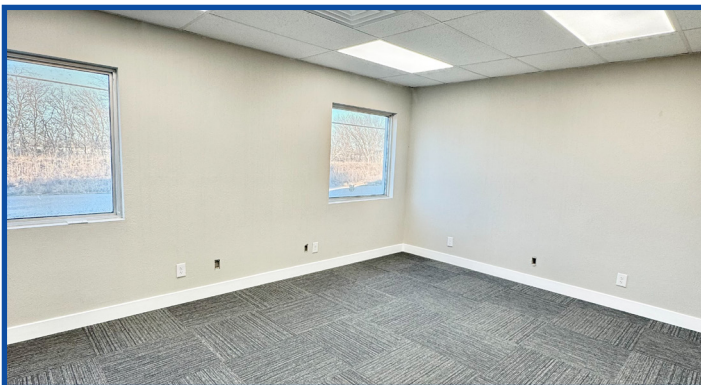
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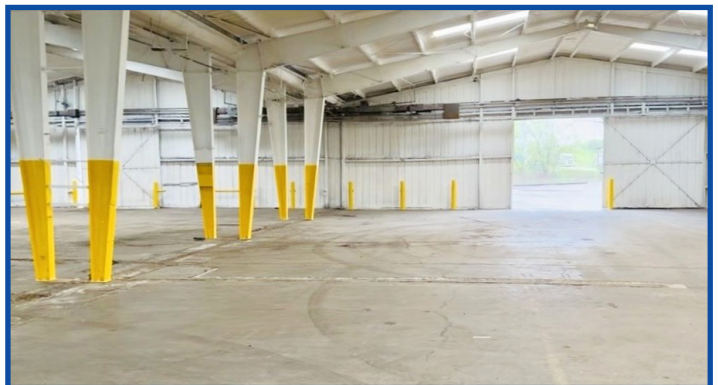
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SUITE OPTION B: +/-42,000 SF INCLUDES 5,500 SF OFFICE
428 Gibbons Road, Sherman Texas



- Includes 5,500 SF office and section 1 of warehouse
- 18' CH
- Existing warehouse storage
- Fenced outside storage
- 5 Dock-high doors
- 3 Grade-level drive-in doors



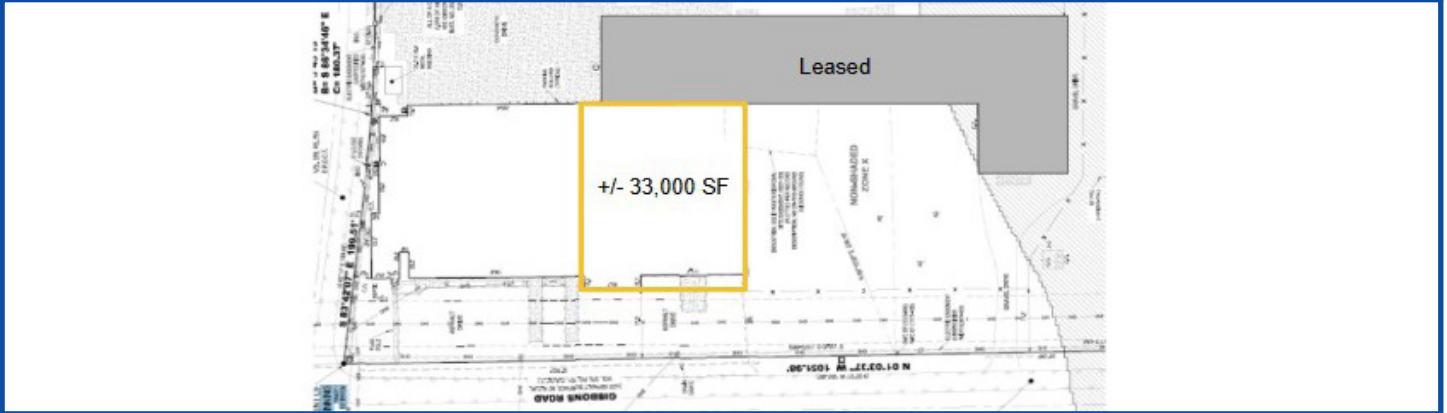
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SUITE OPTION C: +/- 33,000 SF
428 Gibbons Road, Sherman Texas



- Section 2 & 3 of warehouse
- 21' - 31' CH
- Currently warehouse-only
- Fenced outside storage
- 2 Dock-high doors



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SITE AERIAL

428 Gibbons Road, Sherman Texas



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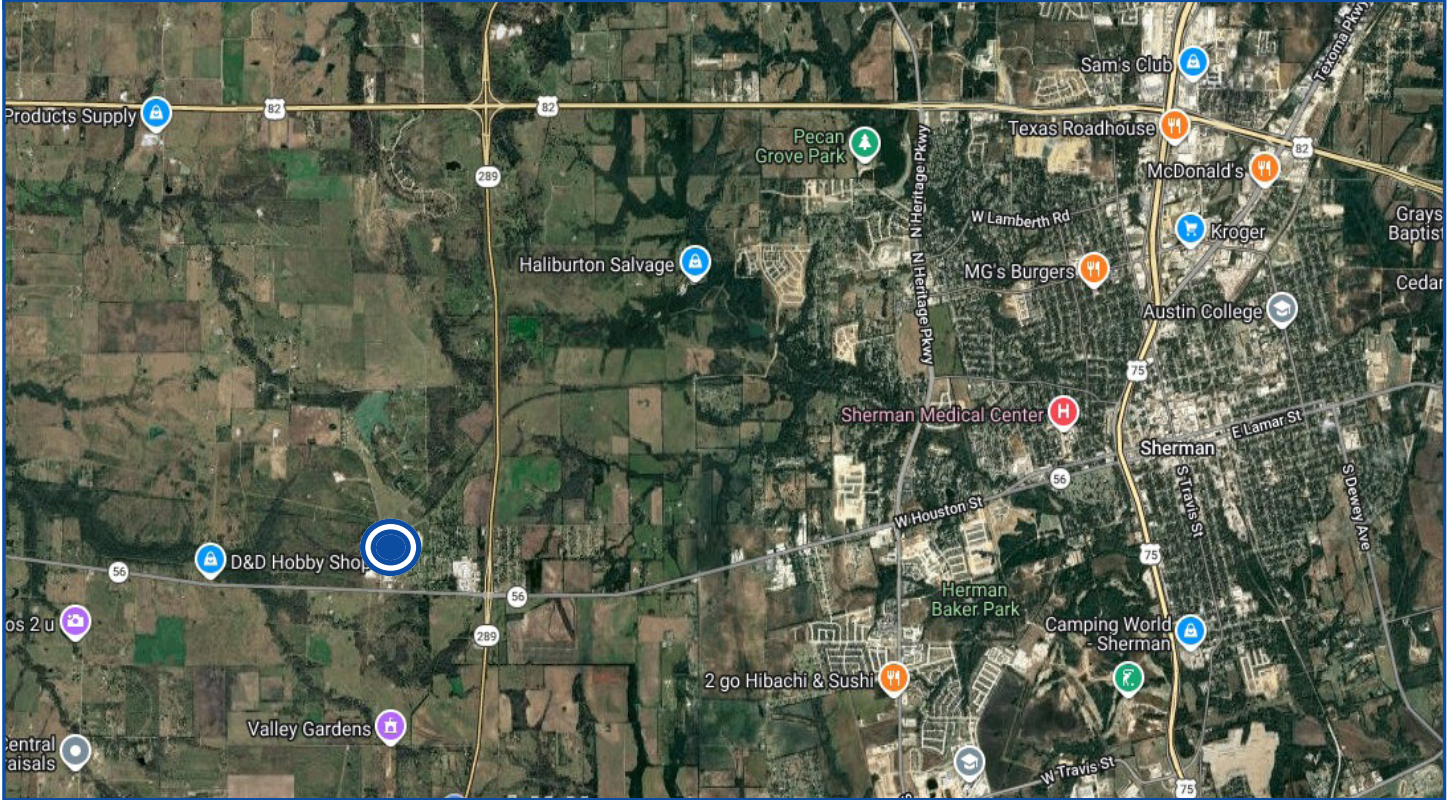
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SITE AERIAL

428 Gibbons Road, Sherman Texas



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LOCATION OVERVIEW

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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