

**AVAILABLE FOR LEASE OR SALE**  
(CAN BE SUBDIVIDED)

.....  
**1400 WEST FM 1417**  
**SHERMAN, TX 75092**

**515,654 SF ON 70 ACRES**



**BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931

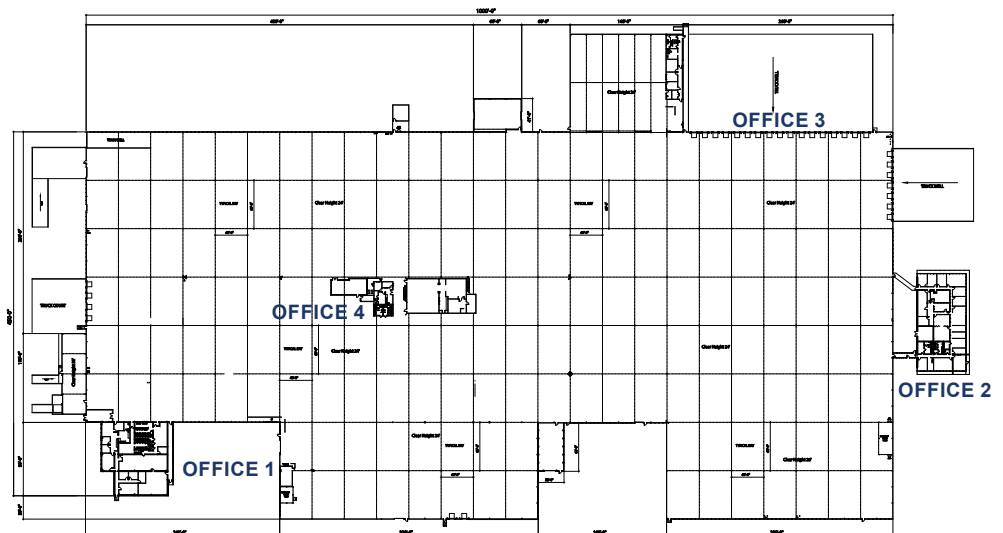


# PROPERTY DETAILS

<b>BUILDING SIZE:</b>	<b>515,654 SF</b>
<b>CONSTRUCTION:</b>	<b>Floors:</b> Predominately 8" reinforced concrete   <b>Walls:</b> Concrete block to 4', w/ insulated metal to roof <b>Roof:</b> Built up metal deck w/ membrane w/ TPO surface (the entire roof was replaced in 2024 w/ a 20 Year NDL year warranty)
<b>CEILING HEIGHTS:</b>	Main warehouse is 24' clear to steel beam; <b>up to 28' clear under joist</b>
<b>LIGHTING:</b>	Provided throughout manufacturing area via LED lighting equipped with motion detectors
<b>WATER:</b>	Supplied by City of Sherman; 24" main 12" line to building; 1MM GPD currently available to building with expansion possible.
<b>SEWER:</b>	Supplied by City of Sherman; 24" main 6" line to building; 800,000 GPD currently available with expansion possible.
<b>NATURAL GAS:</b>	Supplied by Atmos Gas; 12" main with 4" line to building
<b>POWER:</b>	<b>Supplied by Oncor Electric; 9,000 KVA and 12,500 volt; power is distributed throughout the facility via switchgears with 4000 amp capacity, 277/480 volt 3-phase 4 wire. Backup generator is a Kohler diesel powered 200 Kw generator</b>
<b>VENTILATION:</b>	The facility is ventilated via wall mounted exhaust fans
<b>HEAT:</b>	Gas fired space heating is supplied by two (2) Applied Air Systems heaters and some ceiling suspended gas fired space heaters
<b>FIRE PROTECTION:</b>	100% of the facility is covered via a Class IV wet system
<b>TRUCK LOADING:</b>	<b>31 dock high doors and 7 grade level doors as follows:</b> <b>Northwest corner:</b> 7-9'x10' Dock high doors with levelers & seals   <b>West side:</b> 17 - 9'x10 Dock high doors with levelers & seals <b>South side:</b> 1 - 8'x8; 1-16'x12', 1- 8'x10' Grade level doors, 3 - 10'x10', 1-14'x10' 1-9'x10' Dock high doors with levelers & seals <b>East side:</b> 1-16'x16', 1-14'x12', 2-16'x14' Grade level doors, 2- 10'x10' Dock high doors with levelers & seals
<b>RAIL:</b>	<b>BNSF rail spur</b> is available on site; Railcars entered Southwest side of facility via 18'x20' rail door
<b>PARKING:</b>	Paved parking spaces for approximately 592 vehicles, Trailer staging on South side of facility
<b>ZONING:</b>	M-1 Light manufacturing

## ABOUT SHERMAN

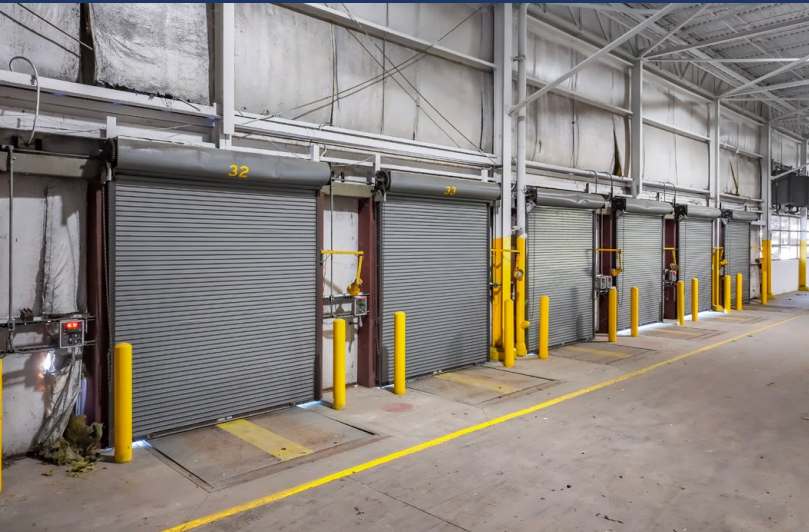
Sherman, the county seat, anchors a rapidly growing region of 55,268 residents, with 146,906 in Grayson County and 214,920 across Grayson, Cooke, and Fannin counties. Within a 60-mile radius, companies gain access to a labor shed of more than 4.5 million people, creating a strong base for manufacturing, business, retail, and service industries and supporting access to the broader US and North American markets.



## FLOOR PLAN



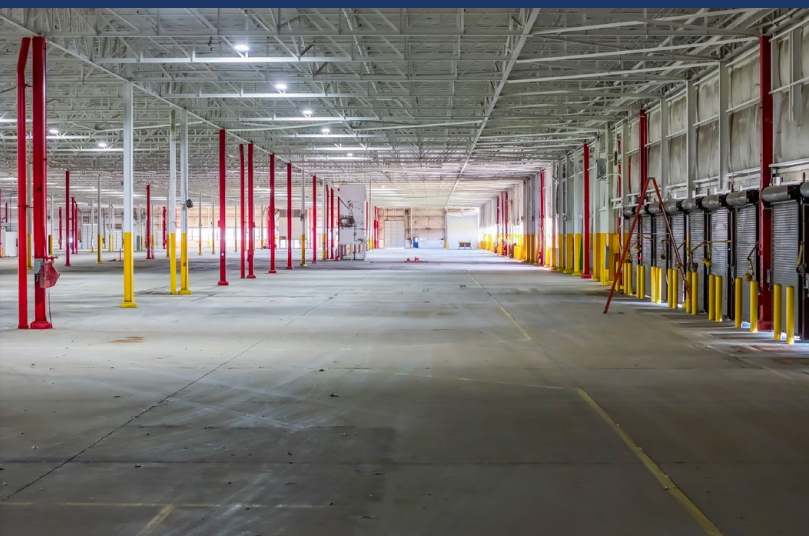
Approx. **515,654 SF**  
on **70 AC**



**31 Dock High Doors**  
**7 Grade Level Doors**



**1,000' x 480'**  
**Dimensions**



**40' x 60' Columns**  
**Throughout**



# AREA MAP

## LOCATION INFORMATION

Ideally located ½ mile off Hwy 75 in Progress Park Industrial Park; 10 miles to Route 289; 22 miles to Hwy 377 and 36 miles to I-35; Sherman Municipal Airport is approximately 4.8 miles; North Texas Regional Airport – 10 miles; Dallas/Fort Worth International Airport - 64 miles; Dallas Love Field - 65 miles and 307 miles from Port of Houston.

## LOCAL COMPANIES

**FedEx**  
Express

**EMERSON**

**Progress Rail**  
A Caterpillar Company

**COHERENT**

**Sunny**  
Delight

**TEXAS**  
INSTRUMENTS

**Tyson Foods**

**GW** GlobalWafers  
America

**SHERMAN, TX**

**PLANO, TX**  
46 MILES

**DALLAS, TX**  
67 MILES

**FORT WORTH, TX**  
89 MILES

**AUSTIN, TX**  
259 MILES

**PORT OF HOUSTON**  
307 MILES

**CONTACT**



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