

AVAILABLE FOR LEASE OR SALE
(CAN BE SUBDIVIDED)

1400 WEST FM 1417
SHERMAN, TX 75092



515,654 SF ON 70 ACRES



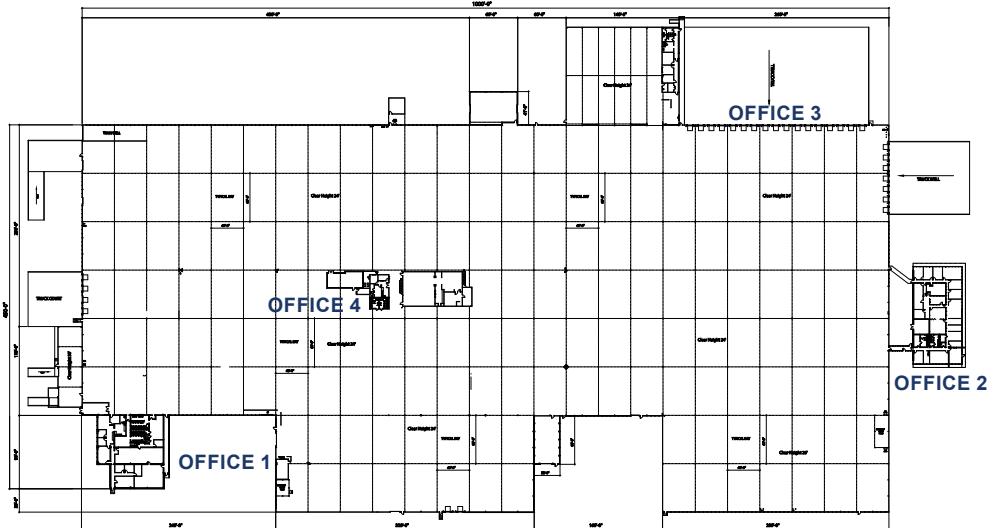
BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

PROPERTY DETAILS

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

ABOUT SHERMAN

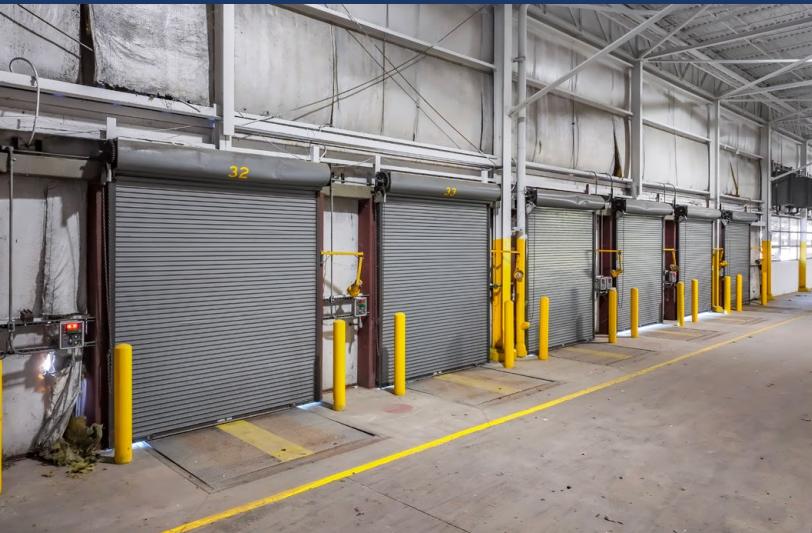
Sherman, the county seat, anchors a rapidly growing region of 55,268 residents, with 146,906 in Grayson County and 214,920 across Grayson, Cooke, and Fannin counties. Within a 60-mile radius, companies gain access to a labor shed of more than 4.5 million people, creating a strong base for manufacturing,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



SHERMAN, TX

PLANO, TX
46 MILES

DALLAS, TX
67 MILES

FORT WORTH, TX

89 MIL ES

AUSTIN, TX
259 MILES

259 MILES

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CONACT

Holmes Davis

Find out more at: properties.binswanger.com/1400-fm-1417-sherman

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