

Former CertainTeed Manufacturing Facility
1400 West FM 1417
Sherman, TX 75092
Approximately 515,654 sf on 70 acres



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BINSWANGER

BUILDING SIZE:	Approximately 515,654 sf as follows: Manufacturing/Warehouse: 451,369 Outparcel warehouse: 38,800 sf Additional structures: 2,663 sf Office: 22,822 sf
GROUNDS:	Approximately 70 acres
DIMENSIONS:	1,000' x 480'
CONSTRUCTION DATE:	1980 with upgrades in 2022
PROPERTY CONDITION:	Excellent
CONSTRUCTION:	Floors: Predominately 8" reinforced concrete Walls: Concrete block to 4', with insulated metal to roof Roof: Built up metal deck with membrane with TPO surface (the entire roof was replaced in 2024 with a 20 Year NDL year warranty) Columns: Square steel beams
CEILING HEIGHTS:	Main warehouse is 24' clear to steel beam; up to 28' clear under joist; 16,800 sf of west appendage is 15'5"-19'10"
COLUMN SPACING:	40' x 60' throughout
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

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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

OFFICE SPACE:

Approximately 22,822 sf of air-conditioned office space throughout the facility featuring private offices, conference rooms and restrooms

RESTROOMS:

Men's and Women's restrooms located throughout manufacturing and office areas

TRUCK LOADING:

31 dock high doors and 7 grade level doors as follows:

Northwest corner:

7-9'x10' Dock high doors with levelers and seals

West side:

17 – 9'x10 Dock high doors with levelers and 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 and seals

East side:

1-16'x16', 1-14'x12', 2-16'x14' Grade level doors

2- 10'x10' Dock high doors with levelers and seals

RAIL:

BNSF rail spur is available on site; Railcars entered Southwest side of facility via 18'x20' rail door

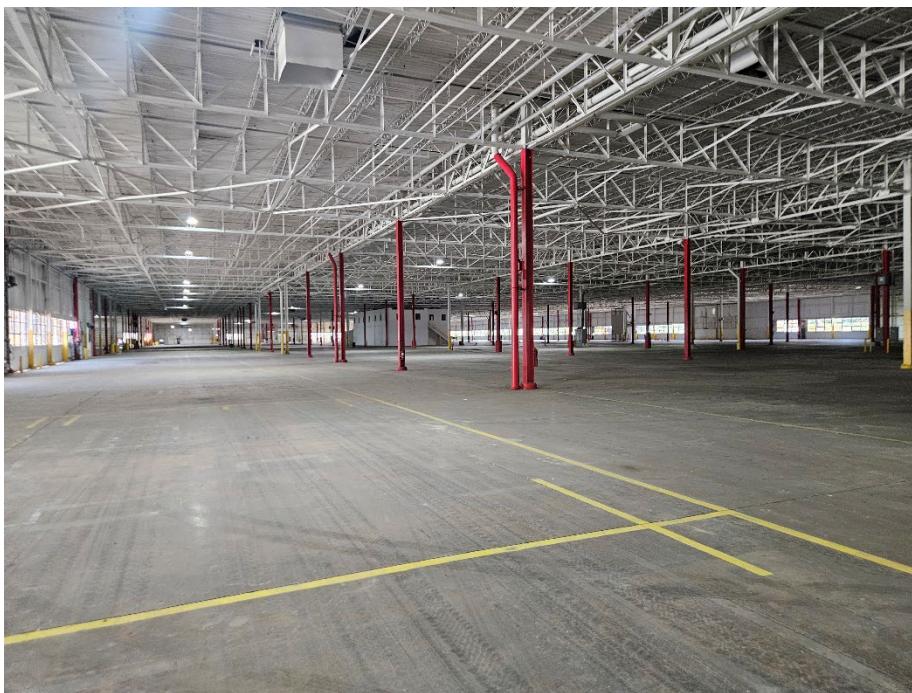
PARKING:

Paved parking spaces for approximately 592 vehicles

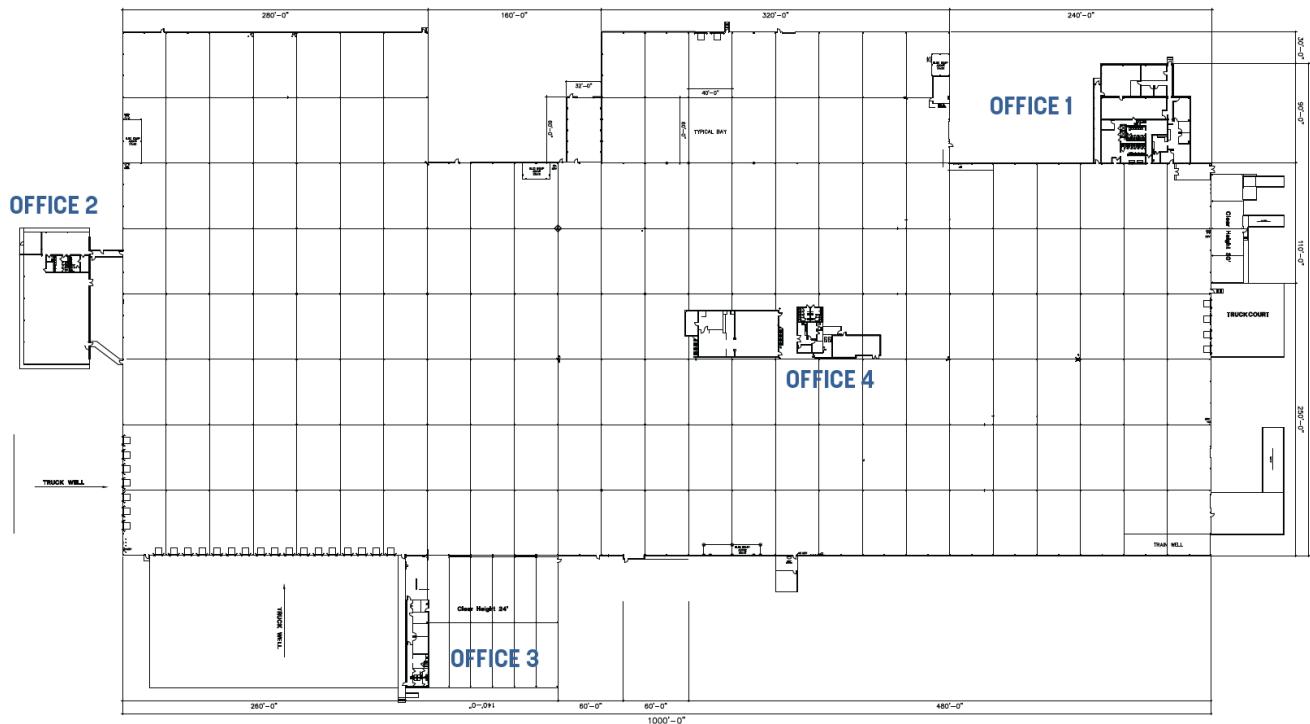
MISCELLANEOUS:

Trailer staging on South side of facility

ZONING:	M-1 Light manufacturing
FIBER OPTICS:	Available through AT&T
SECURITY:	Security Fence and Guard Shack
FORMER USE:	Facility was originally built for Pilkington Glass to manufacture aircraft glass and the most recent occupant was CertainTeed, they manufactured various types of piping insulation
LOCATION:	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
MAJOR INDUSTRIES IN THE AREA:	Emerson, Tyson Foods, Sunny Delight, Texas Instruments, Coherent, Global Wafers, Progress Rail, and Federal Express
2025 PROPERTY TAXES:	\$312,543.84 (\$0.65/sf)
2025 INSURANCE:	\$398,088 (\$0.78/sf)
CAM:	\$0.20/sf

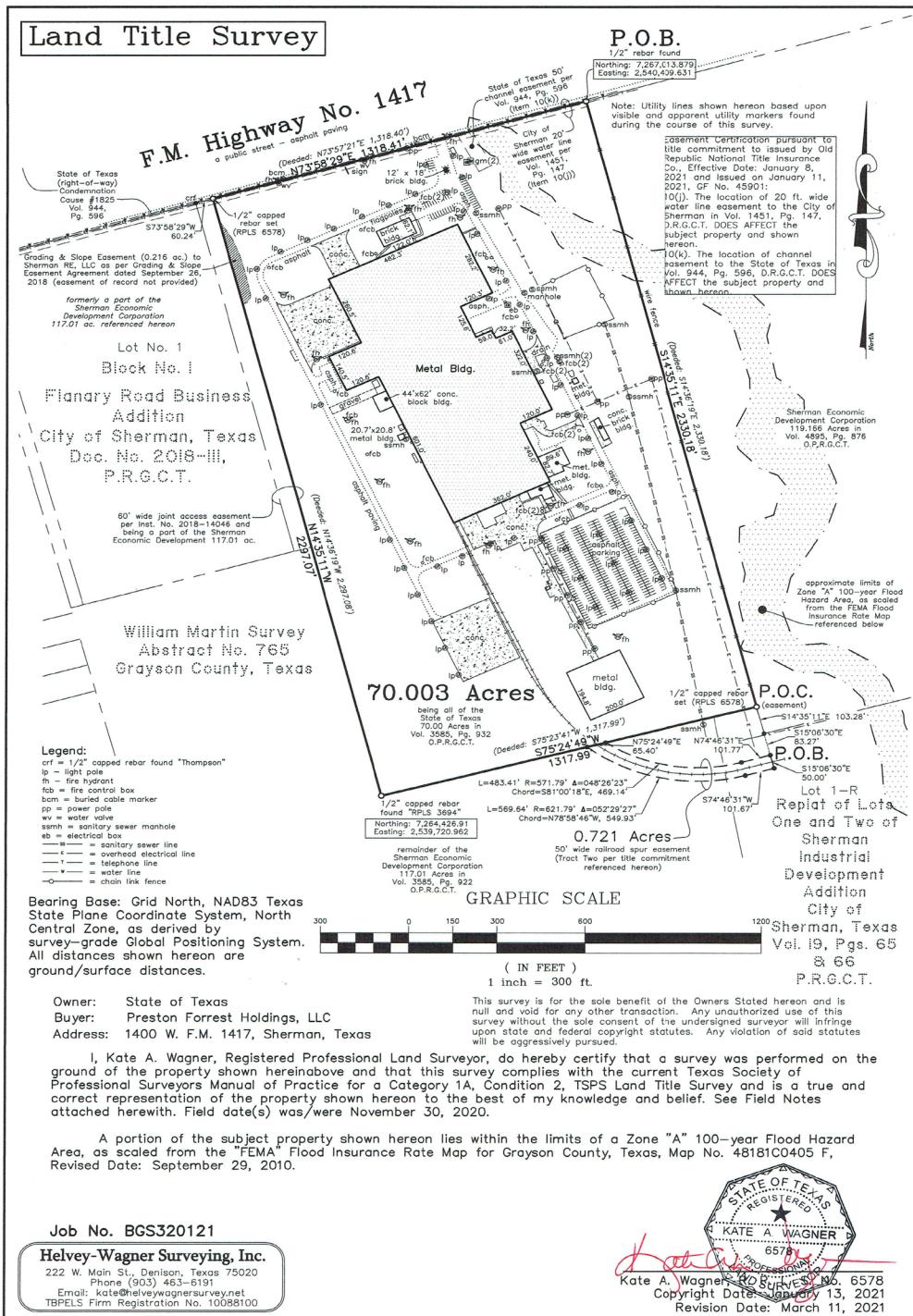
PHOTOS:

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FLOOR PLANS:


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SURVEY/SITE PLAN:



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