

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



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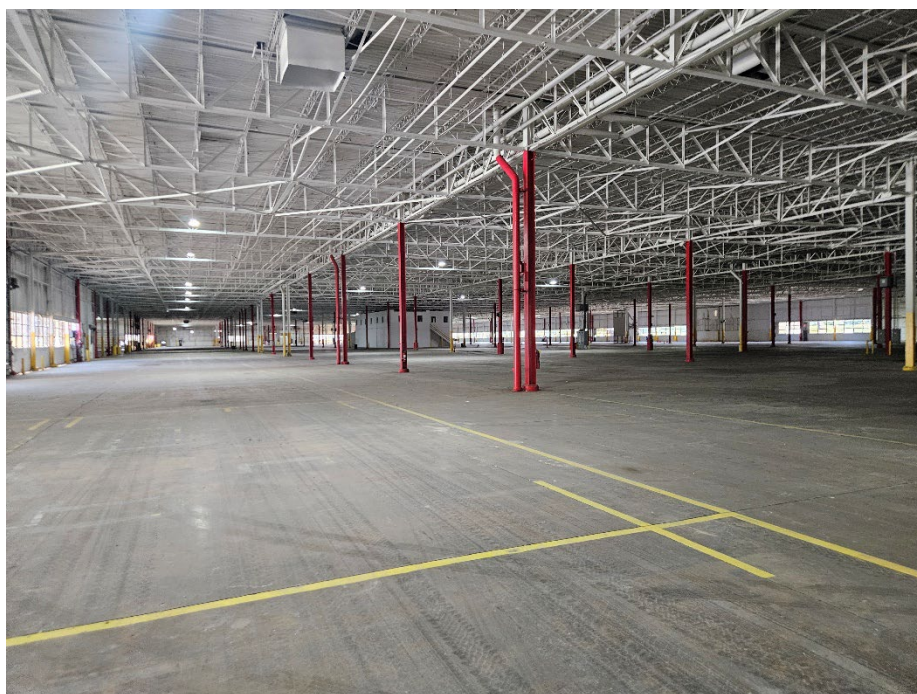
<b>BUILDING SIZE:</b>	Approximately 515,654 sf as follows:  Manufacturing/Warehouse: 451,369  Outparcel warehouse: 38,800 sf  Additional structures: 2,663 sf  Office: 22,822 sf
<b>GROUNDS:</b>	Approximately 70 acres
<b>DIMENSIONS:</b>	1,000' x 480'
<b>CONSTRUCTION DATE:</b>	1980 with upgrades in 2022
<b>PROPERTY CONDITION:</b>	Excellent
<b>CONSTRUCTION:</b>	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
<b>CEILING HEIGHTS:</b>	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"
<b>COLUMN SPACING:</b>	40' x 60' throughout
<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>	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>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>OFFICE SPACE:</b>	Approximately 22,822 sf of air-conditioned office space throughout the facility featuring private offices, conference rooms and restrooms
<b>RESTROOMS:</b>	Men's and Women's restrooms located throughout manufacturing and office areas
<b>TRUCK LOADING:</b>	<p>31 dock high doors and 7 grade level doors as follows:</p> <p><u>Northwest corner:</u></p> <p>7-9'x10' Dock high doors with levelers and seals</p> <p><u>West side:</u></p> <p>17 – 9'x10 Dock high doors with levelers and seals</p> <p><u>South side:</u></p> <p>1 - 8'x8; 1-16'x12', 1- 8'x10' Grade level doors</p> <p>3 - 10'x10', 1-14'x10' 1-9'x10' Dock high doors with levelers and seals</p> <p><u>East side:</u></p> <p>1-16'x16', 1-14'x12', 2-16'x14' Grade level doors</p> <p>2- 10'x10' Dock high doors with levelers and seals</p>
<b>RAIL:</b>	BNSF rail spur 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
<b>MISCELLANEOUS:</b>	Trailer staging on South side of facility

<b>ZONING:</b>	M-1 Light manufacturing
<b>FIBER OPTICS:</b>	Available through AT&T
<b>SECURITY:</b>	Security Fence and Guard Shack
<b>FORMER USE:</b>	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
<b>LOCATION:</b>	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
<b>MAJOR INDUSTRIES IN THE AREA:</b>	Emerson, Tyson Foods, Sunny Delight, Texas Instruments, Coherent, Global Wafers, Progress Rail, and Federal Express
<b>2025 PROPERTY TAXES:</b>	\$312,543.84 (\$0.65/sf)
<b>2025 INSURANCE:</b>	\$398,088 (\$0.78/sf)
<b>CAM:</b>	\$0.20/sf



**PHOTOS:**



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