



Utility Rd.

Available For Lease
1850 N Stemmons St
Sanger, TX 76266

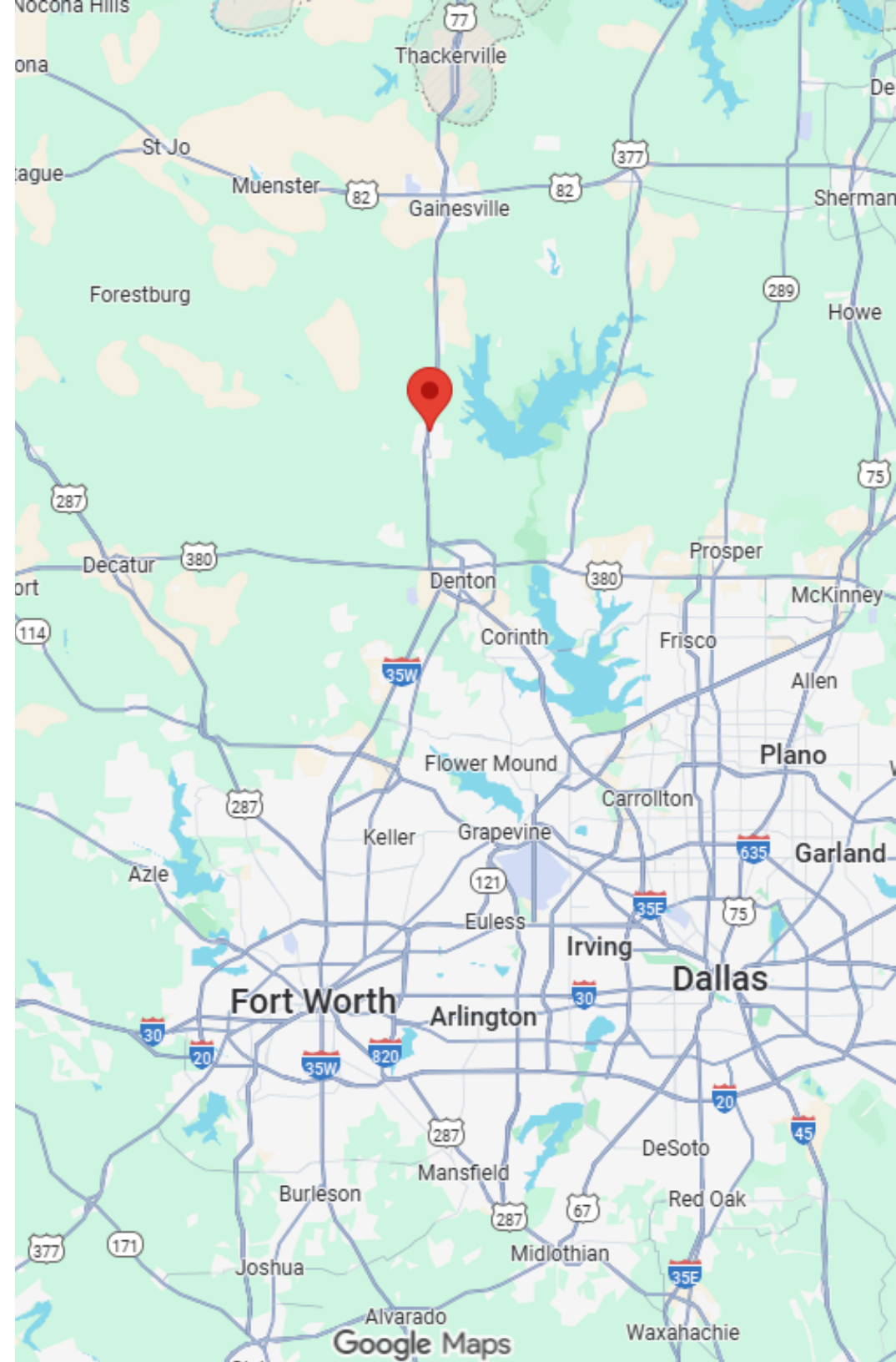


Property Summary

1850 Stemmons St in Sanger, TX offers a highly functional 43,179 SF industrial facility on ±4 acres, designed for efficient production, warehousing, and fleet-oriented operations. The warehouse features a dust exhaust system, 23' clear height, five (5) drive-in doors, and heavy 1,200A power, supporting power-intensive users and equipment-heavy workflows. With ample land for circulation, parking, or outdoor storage, this property provides a strong mix of building capability and site flexibility. Positioned along the I-35 corridor with excellent visibility and frontage (including signage exposure to the interstate), the site sits just north of Denton and within easy reach of the broader DFW market—ideal for regional distribution and workforce access.

PROPERTY SUMMARY

Address	1850 N Stemmons St, Sanger, TX 76266
Type	For Lease
Total SF	43,179
Acreage	4
Year Built	2002
Drive-ins	2
Clear Height	23'



Property Photos



Property Photos



Sanger, TX

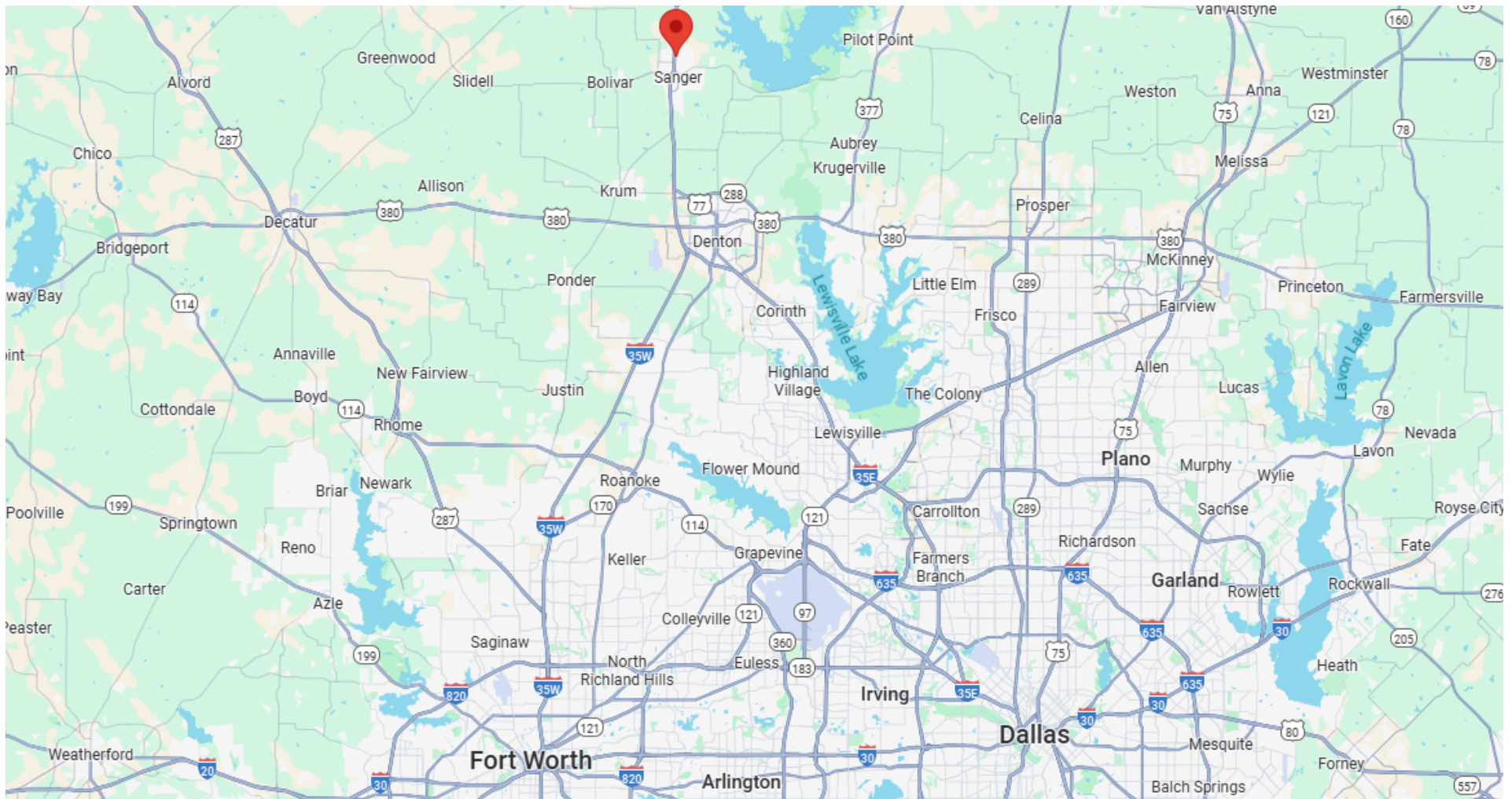
Sanger, TX offers a strategic North Texas industrial location along the I-35 corridor, providing efficient access for manufacturing, warehousing, and distribution users seeking regional reach without core DFW congestion. Located approximately 50 miles north of Dallas and 70 miles north of Fort Worth, Sanger allows tenants to serve the entire DFW metroplex while benefiting from lower operating costs, easier truck movement, and growing industrial momentum in Denton County.

Distance

Fort Worth - 48 Miles

Dallas - 55 Miles

I-35 - Directly On





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