

FOR SALE

1916 Gallagher Drive, Sherman, Texas



OVERVIEW

- Total Building Size: 28,712 SF
- Total Lot Size: 3.9976 AC
- Sale Price: Please Inquire
- 100% Climate-controlled
- Multiple dock doors
- Heavy power
- Expansion-ready property

PROPERTY DETAILS

Exceptional industrial warehouse in the heart of Sherman, Texas, currently operating as an FDA-registered, HACCP-compliant feed manufacturing facility. This well-maintained facility offers climate-controlled warehouse space, 650-amp/480-volt three-phase power and a versatile mix of dock-high and grade-level loading. Recent improvements through 2021 and a functional office build-out make this an ideal owner-user or investment opportunity in a rapidly expanding North Texas market. Contact Broker today for details!

prestonbendre.com



Randy Jay,
Principal Broker
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REAL ESTATE

PROPERTY DETAILS

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- 28,712 SF on 3.9976 acres
- Varied clear heights across warehouse sections, ranging 16'-23'
- Modern office build-out
- Drive-in and dock doors:
 - Three grade-level 14' x 14'
 - Two ramped 12' x 12'
 - Three dock-high 10' x 8'
 - One leveler



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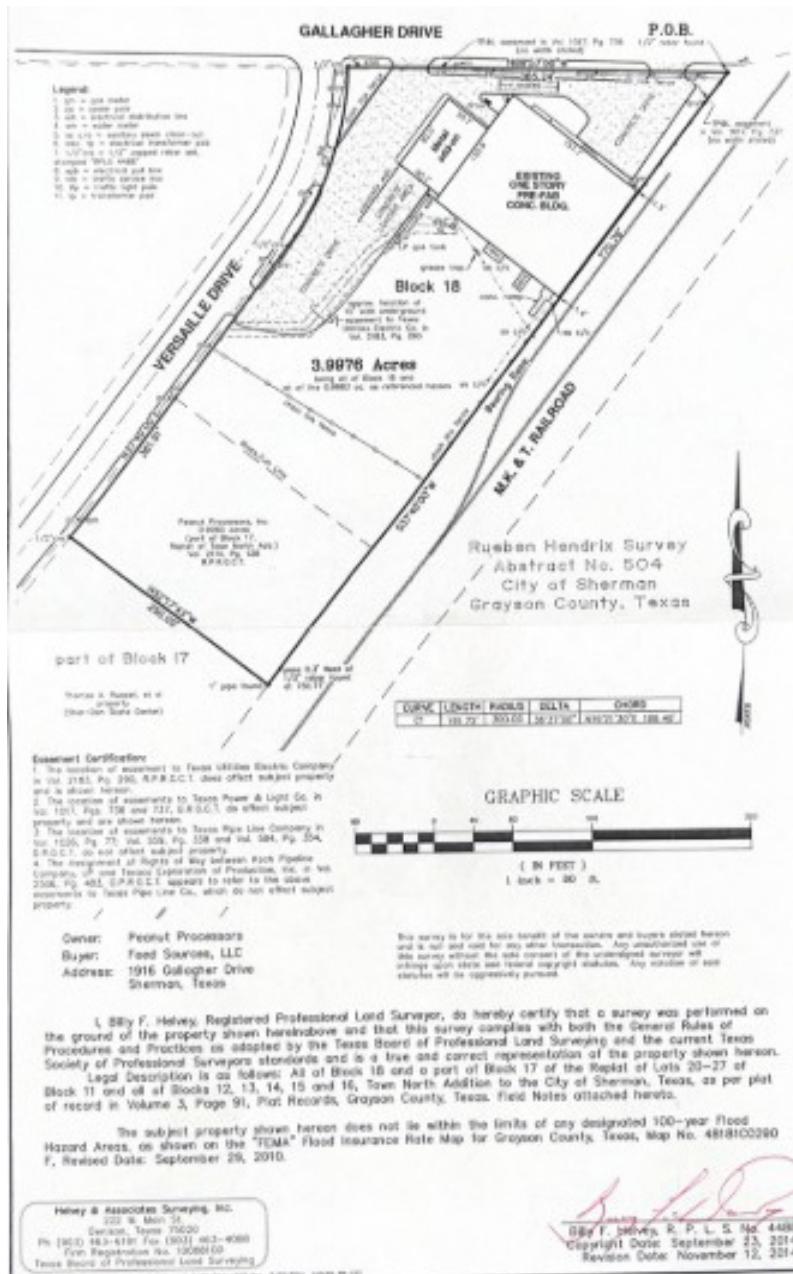
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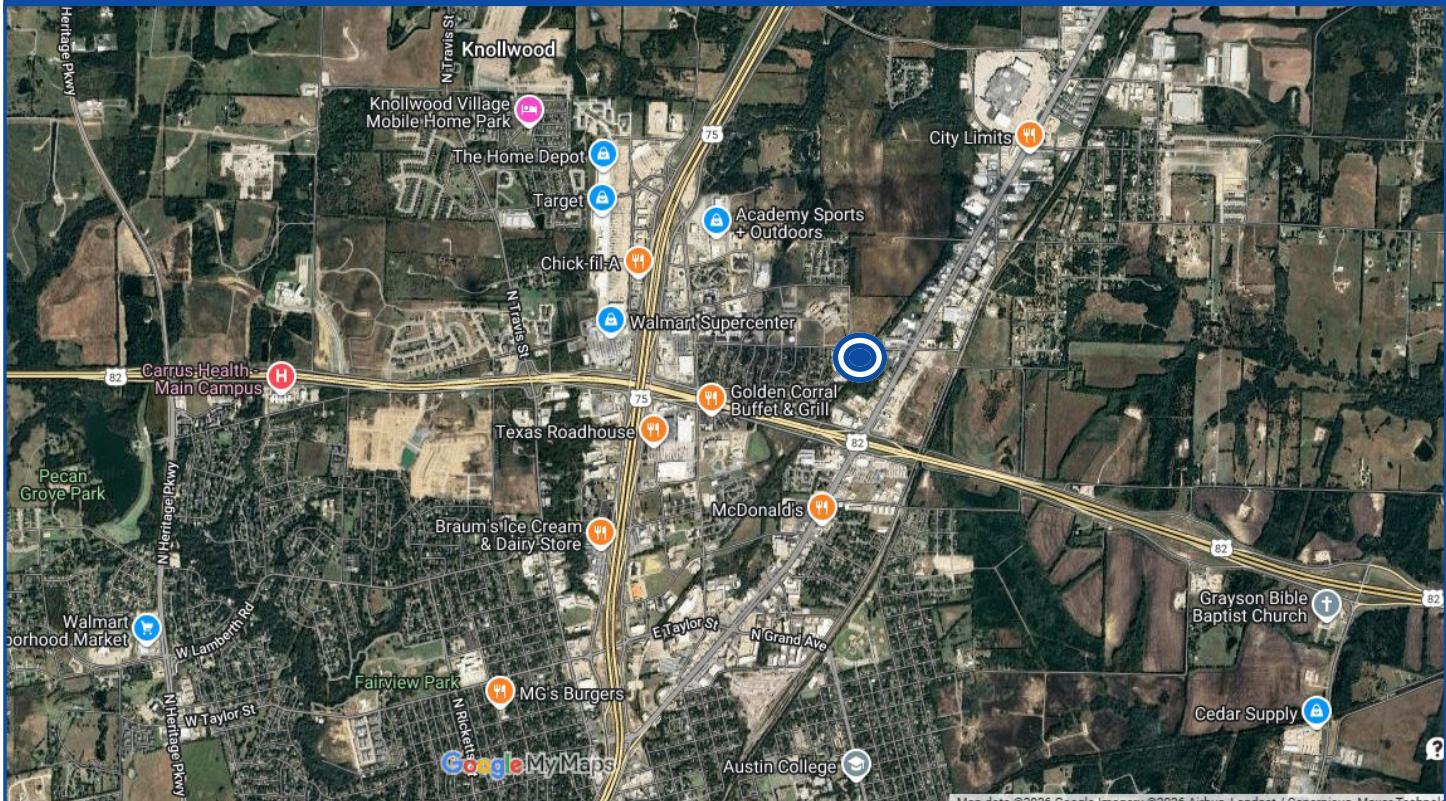


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REAL ESTATE

SITE AERIAL

1916 Gallagher Drive, Sherman, Texas



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REAL ESTATE

LOCATION INFORMATION

Sherman, Texas



Sherman is a thriving city known for its prestigious institutions like Austin College and Grayson College, a vibrant arts community, and its role as the retail hub of far North Texas and Southern Oklahoma. The city is gaining national attention as a center for advanced manufacturing, with Texas Instruments investing \$30 billion in a four-factory semiconductor campus - set to be the largest electronics production facility in Texas - and GlobiTech building a \$5 billion silicon wafer plant. This unprecedented growth is fueling rapid expansion in housing, retail, and services, with Sherman's population projected to double in the next five years.

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