
PrestonBend

REAL ESTATE

FOR LEASE

3910 Frisco Road, Sherman, Texas 75090



OVERVIEW

- Total Building Size: 6,992 SF
- Built 1965; Renovated 2022
- Lease Rate: \$8.00/NNN
- Zoning: M-1(Manufacturing)
- Multiple loading options
- Ample parking
- Easy access to TX-91/Texoma Pkwy and US-82

PROPERTY DETAILS

This well-located facility situated on 0.47 acres offers quick access to the area's primary commercial corridors. Renovated in 2022, it offers dock-high, ramp and grade-level loading options. The clear-span 3,848 SF warehouse is heated, while the 3,144 SF office/showroom area is fully air-conditioned, creating a practical balance of workspace and customer-facing area. Contact the brokers today for more information!



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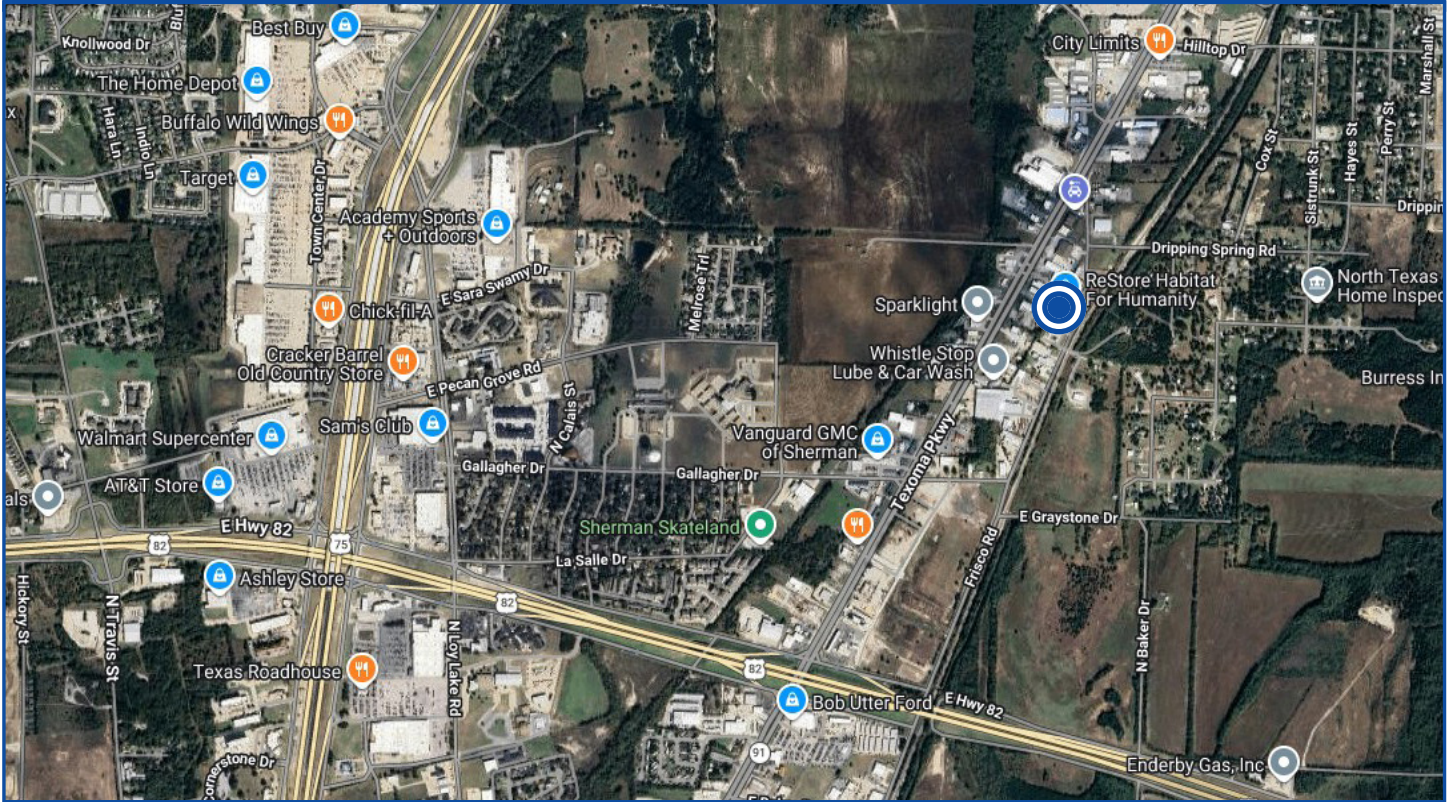
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SITE AERIAL

3910 Frisco Road, Sherman, Texas 75090



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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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