

**Former CertainTeed Manufacturing Facility**  
**1400 West FM 1417**  
**Sherman, TX 75092**  
**Approximately 282,654 sf available on**  
**70 acres**



**CONTACT:**

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<b>BUILDING SIZE:</b>	Approximately 282,654 sf available as follows: Manufacturing/Warehouse: 230,000 sf Outparcel warehouse: 38,800 sf Additional structures: 4,713 sf Office: 9,141 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 9,141 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>	24 dock high doors and 1 grade level doors as follows:  <u>Northwest corner:</u>  7-9'x10' Dock high doors with levelers and seals  <u>West side:</u>  17 – 9'x10 Dock high doors with levelers and seals  <u>East side:</u>  1-16'x16' Grade level door
<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

**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

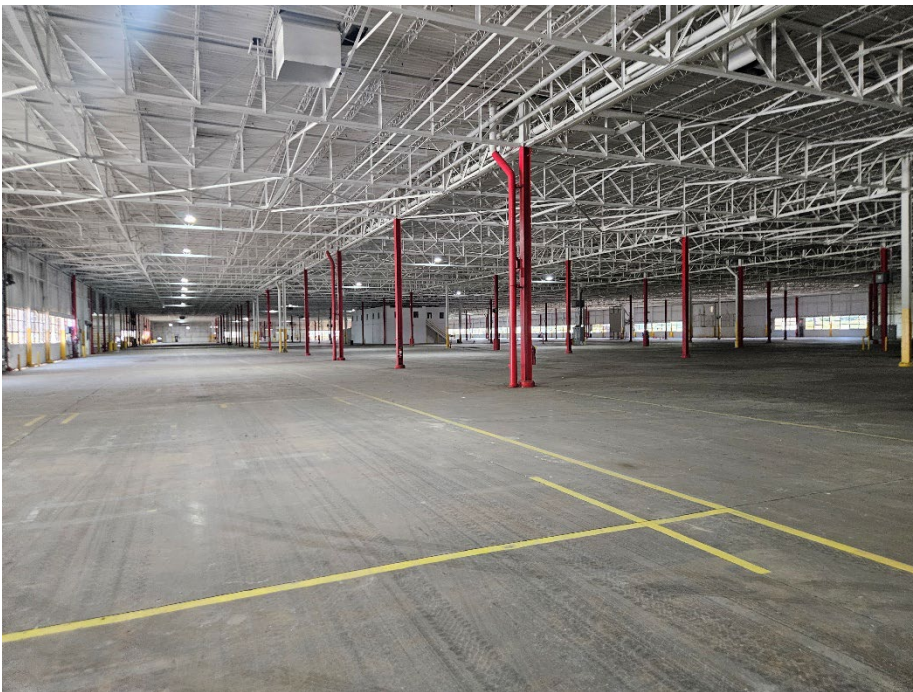
**MAJOR INDUSTRIES IN THE AREA:** Emerson, Tyson Foods, Sunny Delight, Texas Instruments, Coherent, Global Wafers, Progress Rail, and Federal Express

**2025 PROPERTY TAXES:** \$312,543.84 (\$0.65/sf)

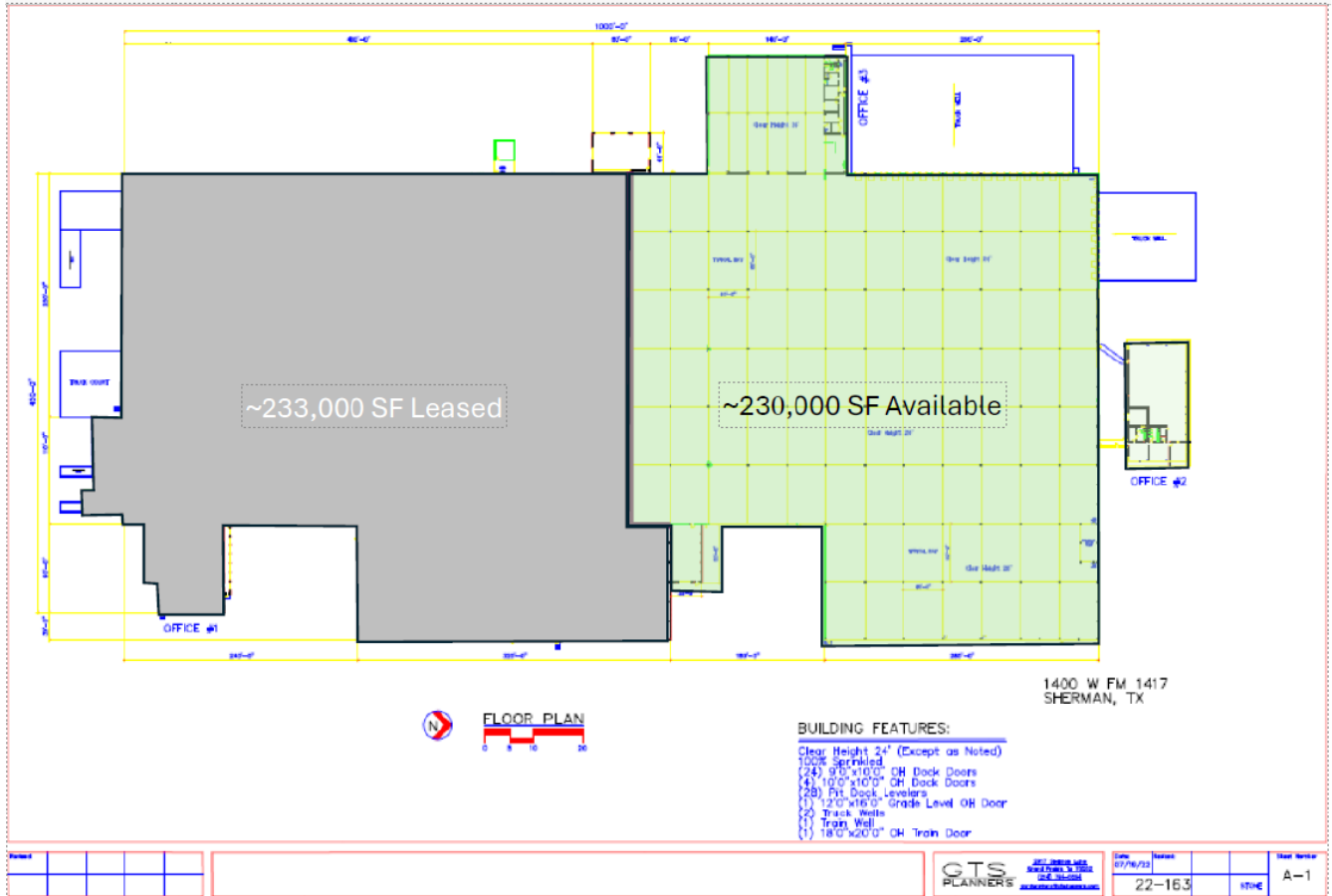
**2025 INSURANCE:** \$398,088 (\$0.78/sf)

**CAM:** \$0.20/sf

**PHOTOS:**



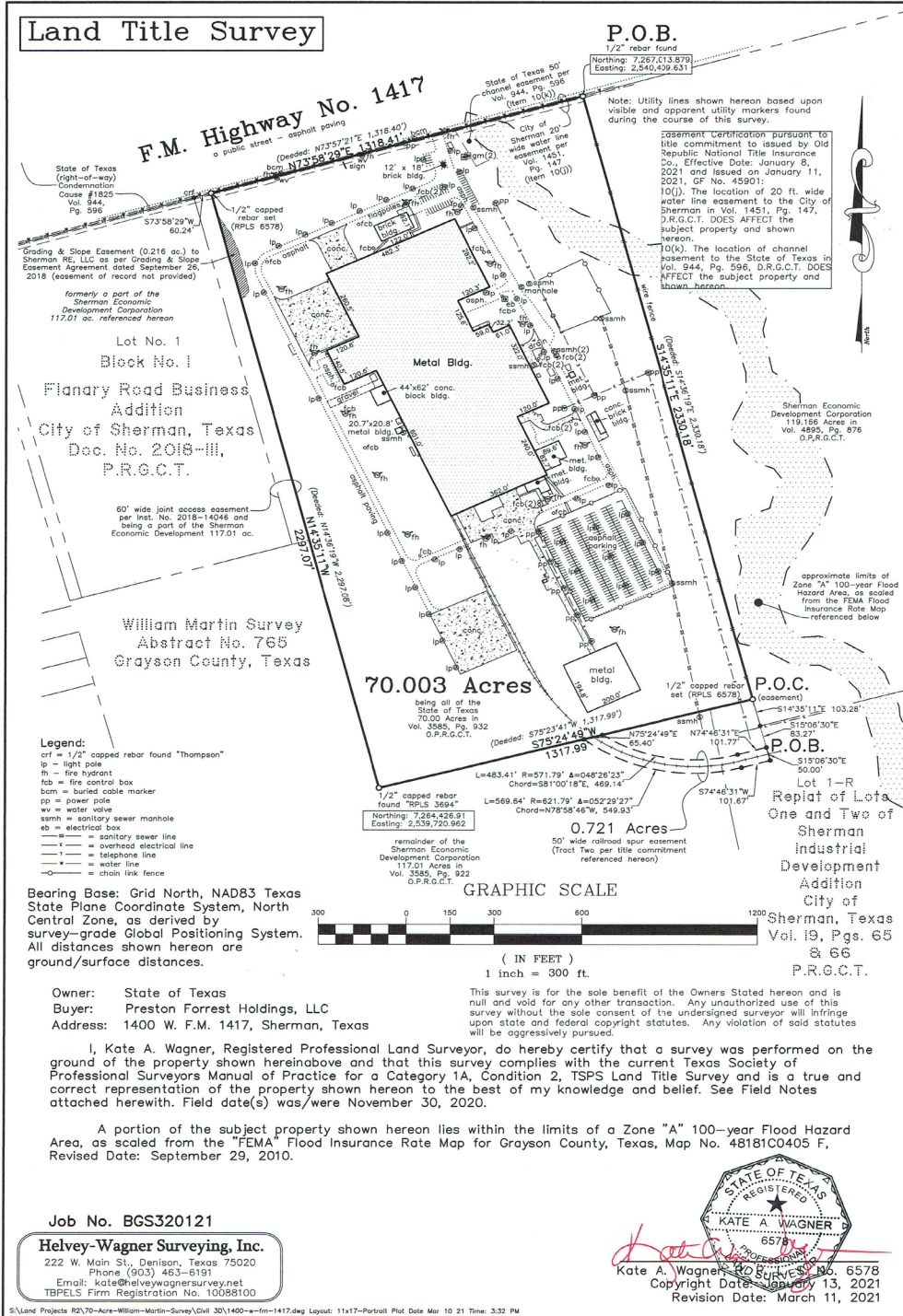
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**FLOOR PLANS:**


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**SURVEY/SITE PLAN:**



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