

PrestonBend

REAL ESTATE

FOR LEASE

4809 Marshall Street, Sherman, Texas 75090



OVERVIEW

- Total Building Size: 7,500 SF
- Total Lot Size: $\pm$ 0.77 AC
- Built 1980
- Zoning: M-1(Manufacturing)
- Lease Rate: \$10.00/SF + NNN
- Dock-high loading
- 10'-12' clear heights
- Secure storage

PROPERTY DETAILS

This versatile industrial facility is situated on a fenced corner lot in rapidly expanding Sherman. Built in 1980, the property features six dock-high doors, a clear-span warehouse and a secure yard - ideal for warehouse, service or distribution users. Located near more than \$35B in regional tech investment, this site offers strategic positioning within one of North Texas' fastest-growing industrial corridors. Contact Brokers today for more details!



prestonbendre.com

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PROPERTY DETAILS

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- 7,500 Total SF
- Six dock-high loading bays
- Secure, fenced lot
- Office space and restroom
- Ample on-site paved parking
- City of Sherman utilities



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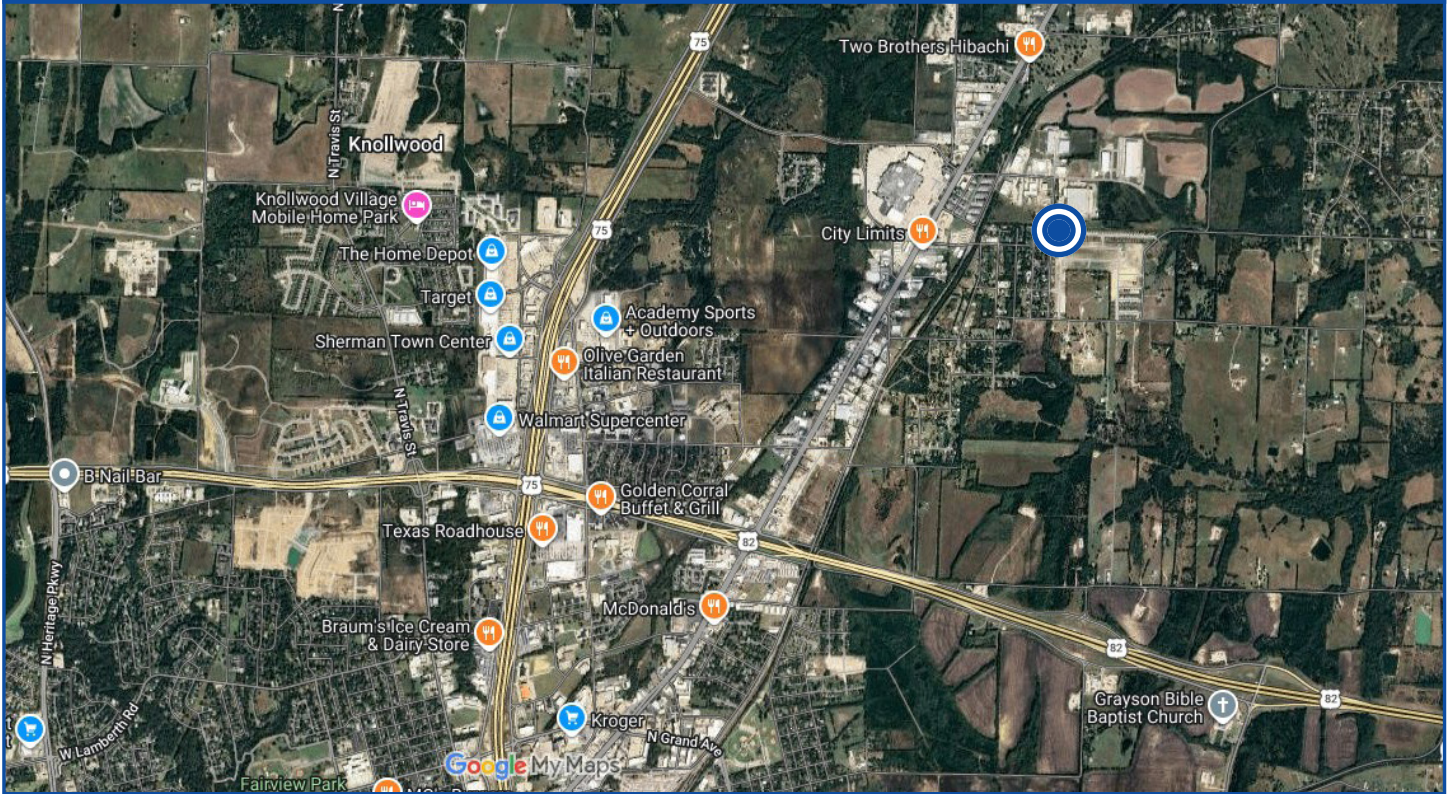
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SITE AERIAL

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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



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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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