

\$17 - 304 Progress Drive B, Sherman

MLS® #20995528

\$17

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 8.00 Acres

Sherman Industrial Development, Sherman,
TX

Class A flex-industrial warehouse available in South Sherman’s rapidly growing corridor. Constructed with durable CMU block and modern storefront glass entries, this building offers exceptional functionality and curb appeal. Features include six 14’ dock-high overhead doors, clear heights ranging from 17.5’ to 19.75’, and full building fire suppression.

Ideally located just off Highway 75 near Heritage Parkway, the property sits north of Texas Instruments and south of GlobalWafers, and is near new retail development. A prime location for logistics, distribution, or businesses seeking a premium industrial presence in a high-growth market.

Built in 2025

Essential Information

MLS® #	20995528
Price	\$17
Bathrooms	0.00
Acres	8.00
Year Built	2025
Type	Commercial Lease
Sub-Type	Industrial
Status	Active

Community Information



Address	304 Progress Drive B
Subdivision	Sherman Industrial Development
City	Sherman
County	Grayson
State	TX
Zip Code	75092

Amenities

Utilities	All Weather Road, City Sewer, City Water, Concrete, Curbs, Electricity Connected, Individual Gas Meter, Natural Gas Available, Underground Utilities
Garages	Additional Parking, Concrete, On Site, Parking Lot

Interior

Heating	Other
# of Stories	1
Stories	1

Exterior

Roof	Synthetic, Other
Construction	Block, Metal Siding, Stucco
Foundation	Slab

Additional Information

Zoning	PD
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Listing Details

Listing Agent	Barry Boothe
Listing Office	Bluestone Partners, LLC

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Listing information last updated on November 20th, 2025 at 7:02pm CST