

\$18 - 304 Progress Drive C, Sherman

MLS® #20995627

\$18

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 8.00 Acres

Sherman Industrial Development, Sherman,
TX

Brand new flex-industrial buildings available for lease in South Sherman, TX. Each unit features four 14'™ grade-level overhead doors, ideal for light industrial, warehouse, or service-related uses. Spaces can be subdivided from approximately 2,400 SF up to 9,625 SF, offering flexible layout options to suit a variety of business needs.

Strategically located just off Highway 75 and FM 1417, this property offers excellent accessibility and visibility in a rapidly developing corridor. Positioned between major employers' north of Texas Instruments and south of GlobalWafers'this location benefits from strong industrial momentum and continued regional growth.

Perfect for contractors, suppliers, distributors, or businesses seeking modern space in a high-demand market.



Built in 2025

Essential Information

MLS® #	20995627
Price	\$18
Bathrooms	0.00
Acres	8.00
Year Built	2025
Type	Commercial Lease

Sub-Type	Industrial
Status	Active

Community Information

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

Amenities

Utilities	All Weather Road, City Sewer, City Water, Concrete, Curbs
Garages	Parking Lot

Interior

Heating	Other
# of Stories	1
Stories	1

Exterior

Roof	Metal
Construction	Metal Siding, Other
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 21st, 2025 at 12:46am CST