



# THE ZEPP COMPANY

Commercial Real Estate

www.zeppcompany.com

214.676.3709

# PROPERTY FOR SALE OR LEASE

## Midway Industrial Park

2717 Fallon Dr., Sherman TX  
Zoned Commercial / Industrial



### 2717 Fallon Dr

Size: 21,000 SF / Built 1995  
Metal Building

2, 14' Dock High Doors

2, grade level doors

18' -21' Clear

3 offices/ 3 Bathrooms

Electric, Gas, Water

No Sprinklers or Security

Power: 3 Phase 480

**Base Rent/NNN \$3.60**

\$3.10 plus NNN (\$.50/psf)

**For Sale \$485,000**

### 2812 Fallon Dr

Size: 23,000 SF

5,000 SF Occupied / \$1400/mo.

Vacant: 18,000 SF / Built 1970

Metal Building / 8 Dock Doors

1 Grade Door

18'-20' Clear / 2 Bathrooms

Insulated / Electric, Gas, Water

3 Phase 460

**Base Rent/NNN \$3.60**

\$3.10 plus NNN (\$.50/psf)

**For Sale \$565,000**

**Katina Zepp \*\*\*\*\***

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**FOR INFORMATION**

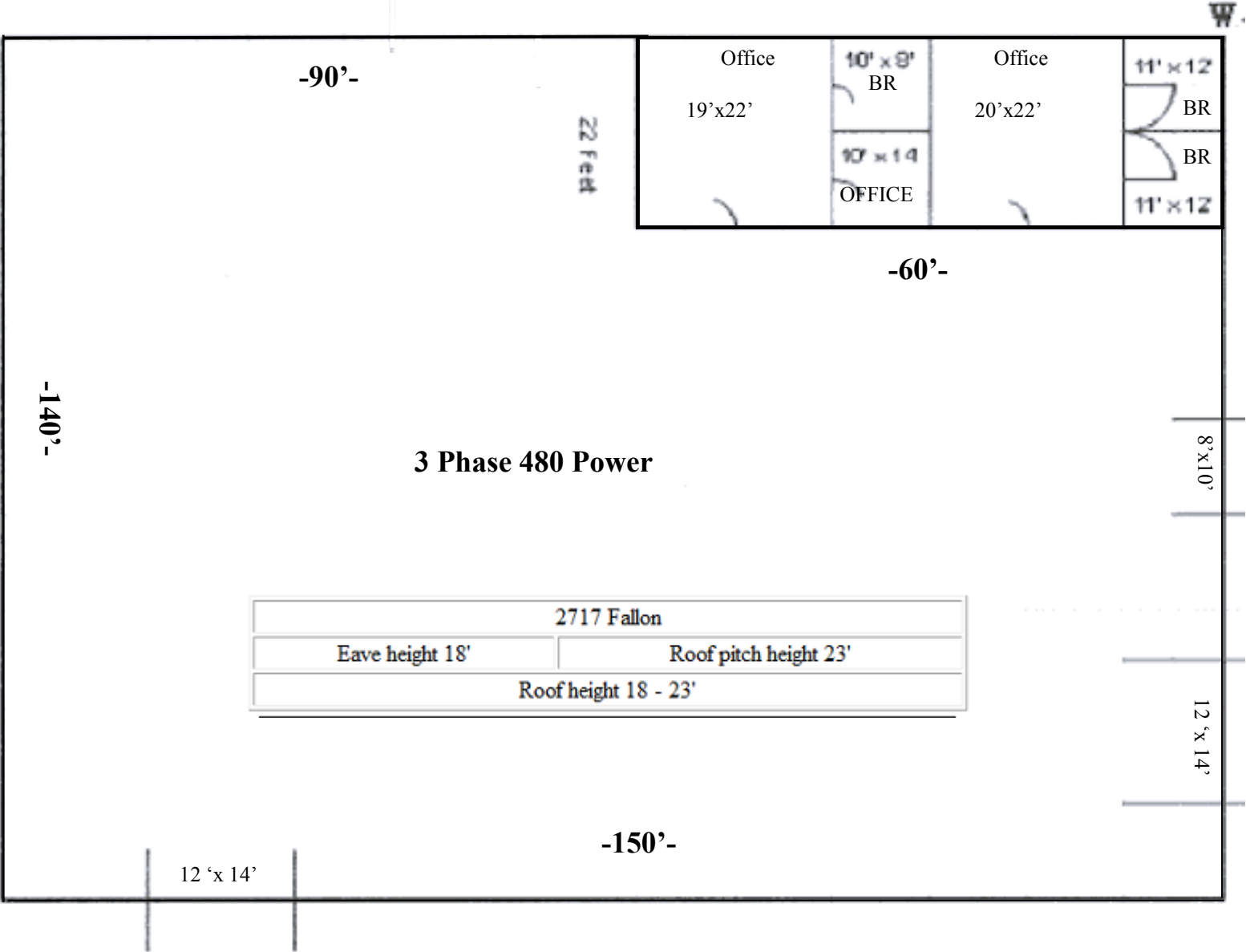
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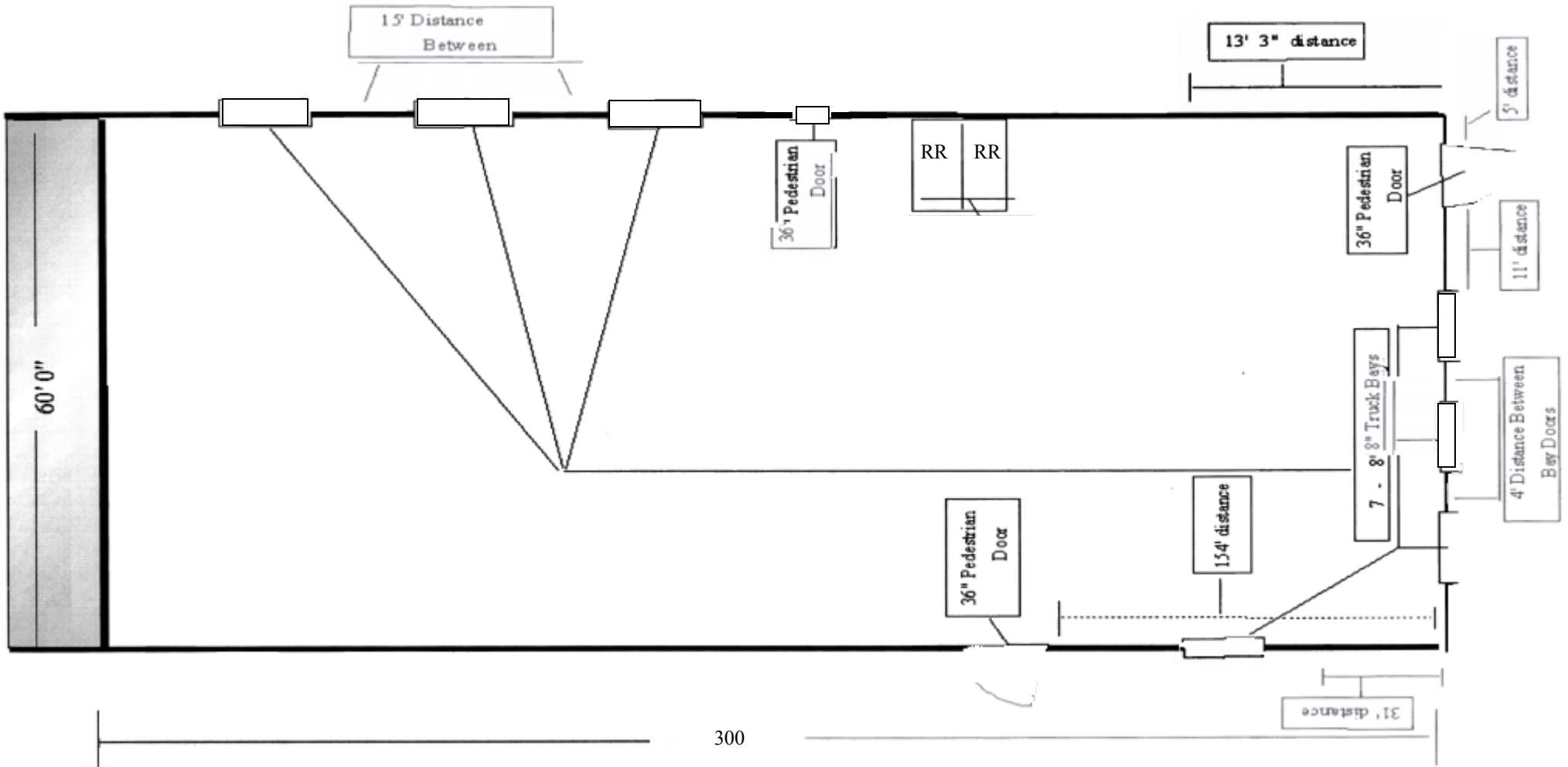
# Midway Industrial Park

2717 Fallon Drive, Sherman, Texas 75090



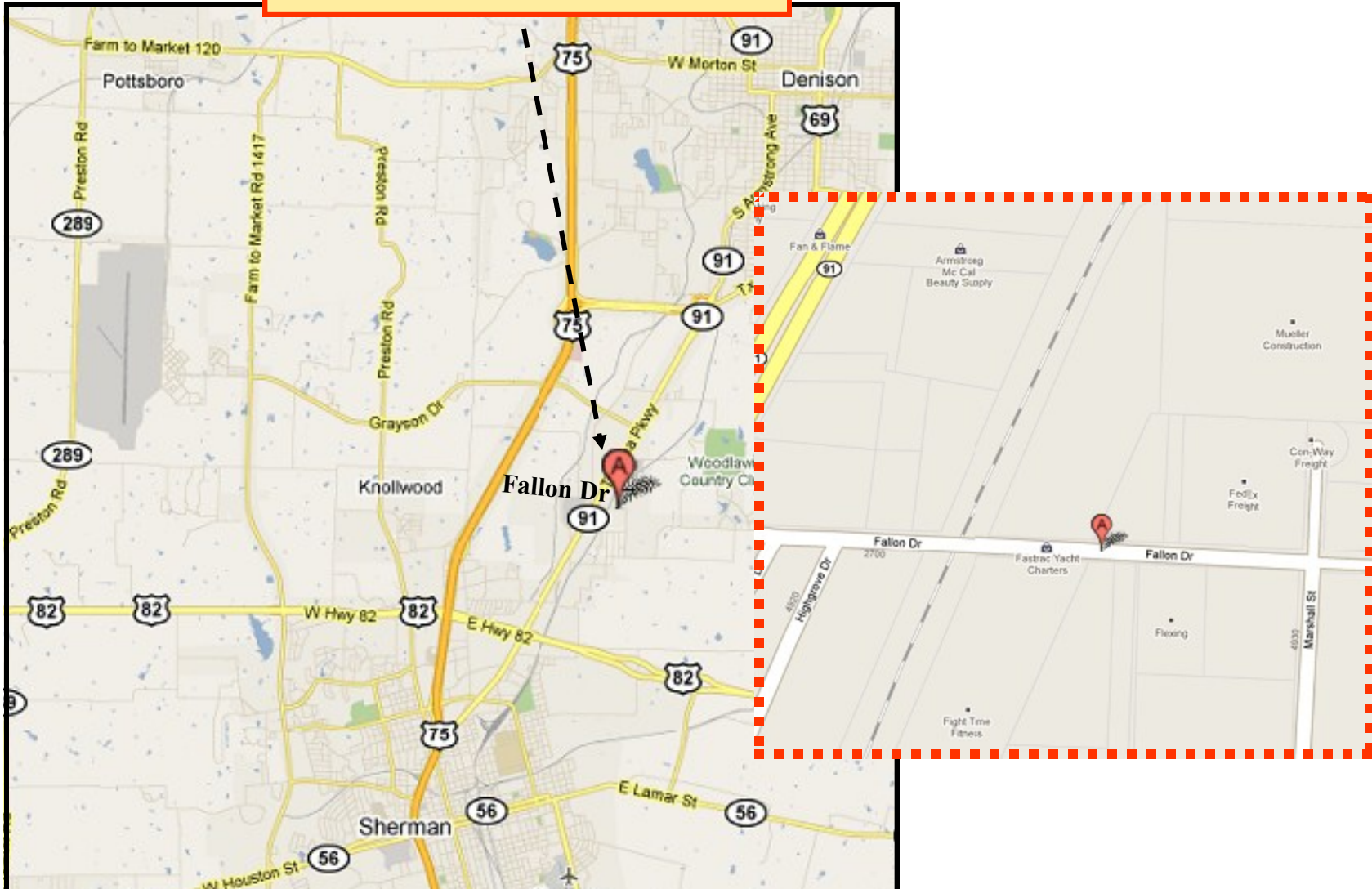
Taxes \$6000  
 Insurance \$3000

# 2812 Fallon Drive Sherman, Texas



**Additional 5000 SF brings \$1400/per month Building Taxes \$4800 & Insurance \$3000**  
**Note: piped drains which go under the bldg and are routed to open area by RR tracks.**

## Fallon Drive Property Zoned Commercial Industrial



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