



THE ZEPP COMPANY

Commercial Real Estate

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214.676.3709

FOR LEASE OR SALE Industrial Building / 24,000 SF 2812 Fallon Dr., Sherman, TX



Midway Mall

Texoma Pkwy 91

Fallon Drive

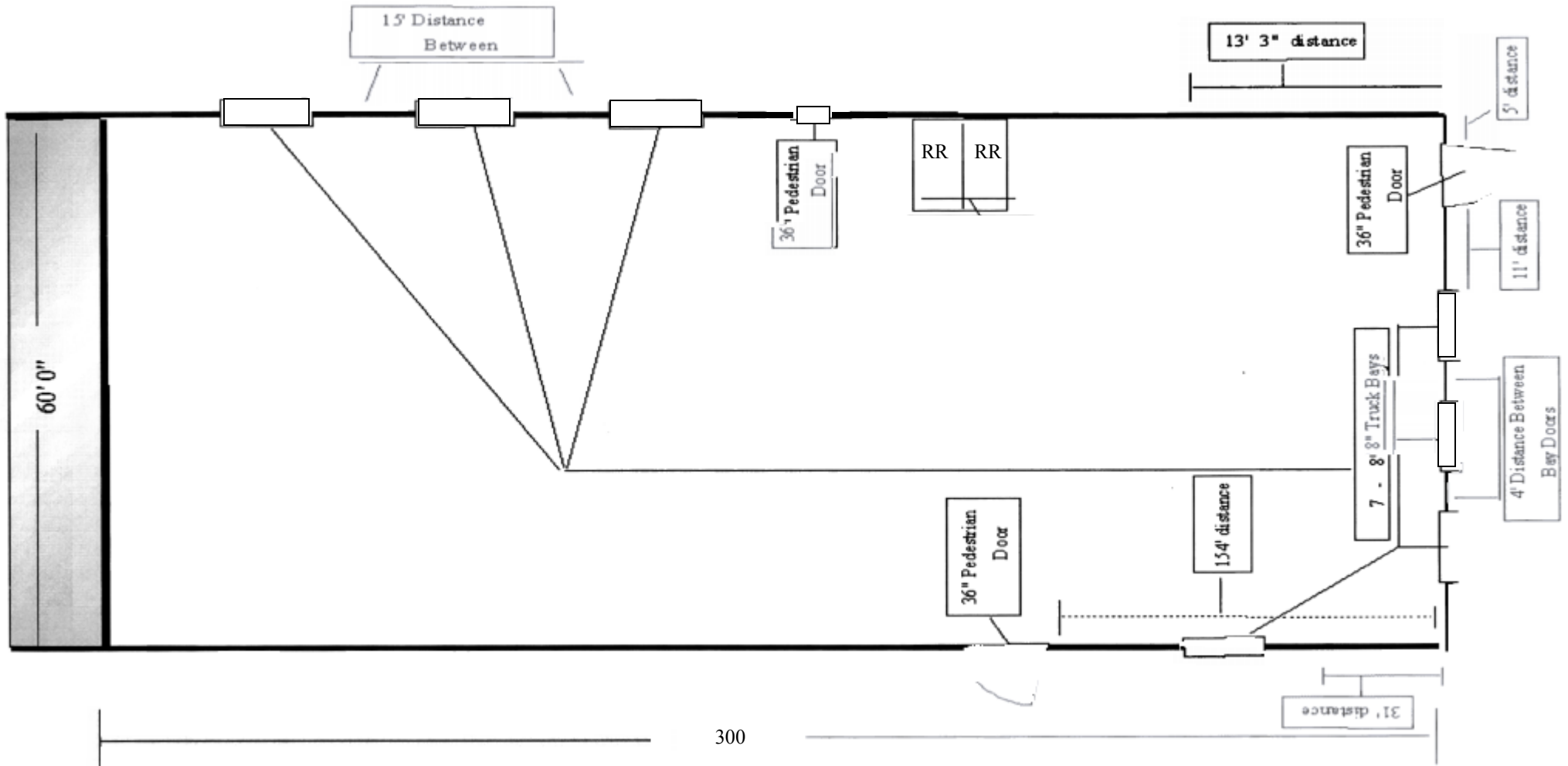
2812 Fallon Dr.

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

FOR INFORMATION
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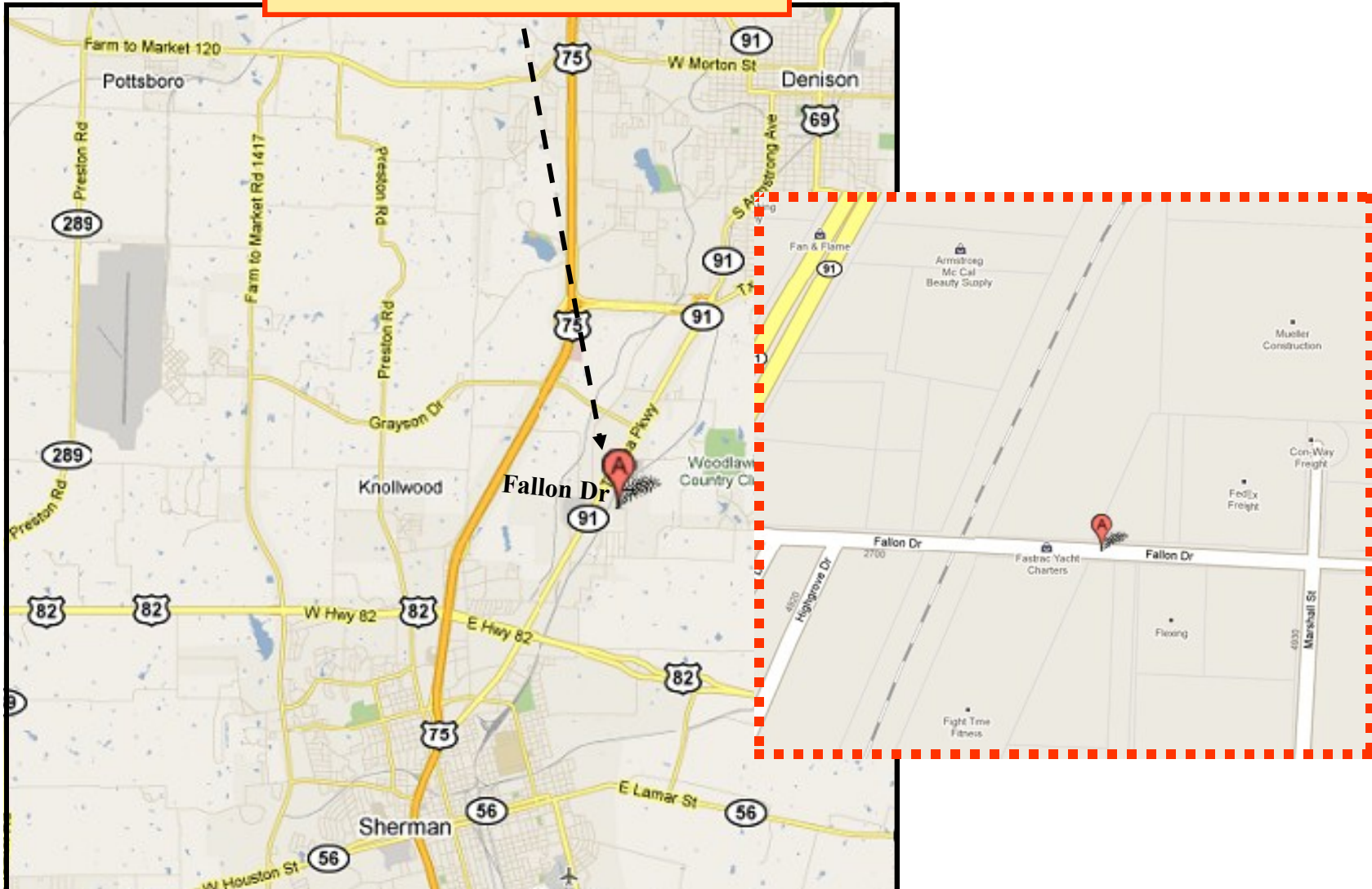
2812 Fallon Drive Sherman, Texas



Additional 5000 SF brings in \$1400/pre month—Bldg 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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