



**The  
Zepp  
Company**

*For Lease or Sale - Industrial Building*  
**3601 N Travis Street, Sherman, Texas 75092**

Building Size  
26,250 SF

Land Area  
6.62 acres

Year Built  
1996

Zoning  
Commercial

Ceiling Height  
16' Center

Doors  
3 Dock High Doors  
1 Grade Level Door

1 Push-Up Overhead  
Ventilation Purposes  
12' x 9'

Expenses  
Taxes: \$11,500  
Ins. \$5,600

Lease Rate/psf  
\$3.75 + \$1.00/NNN

Asking Price  
\$755,000



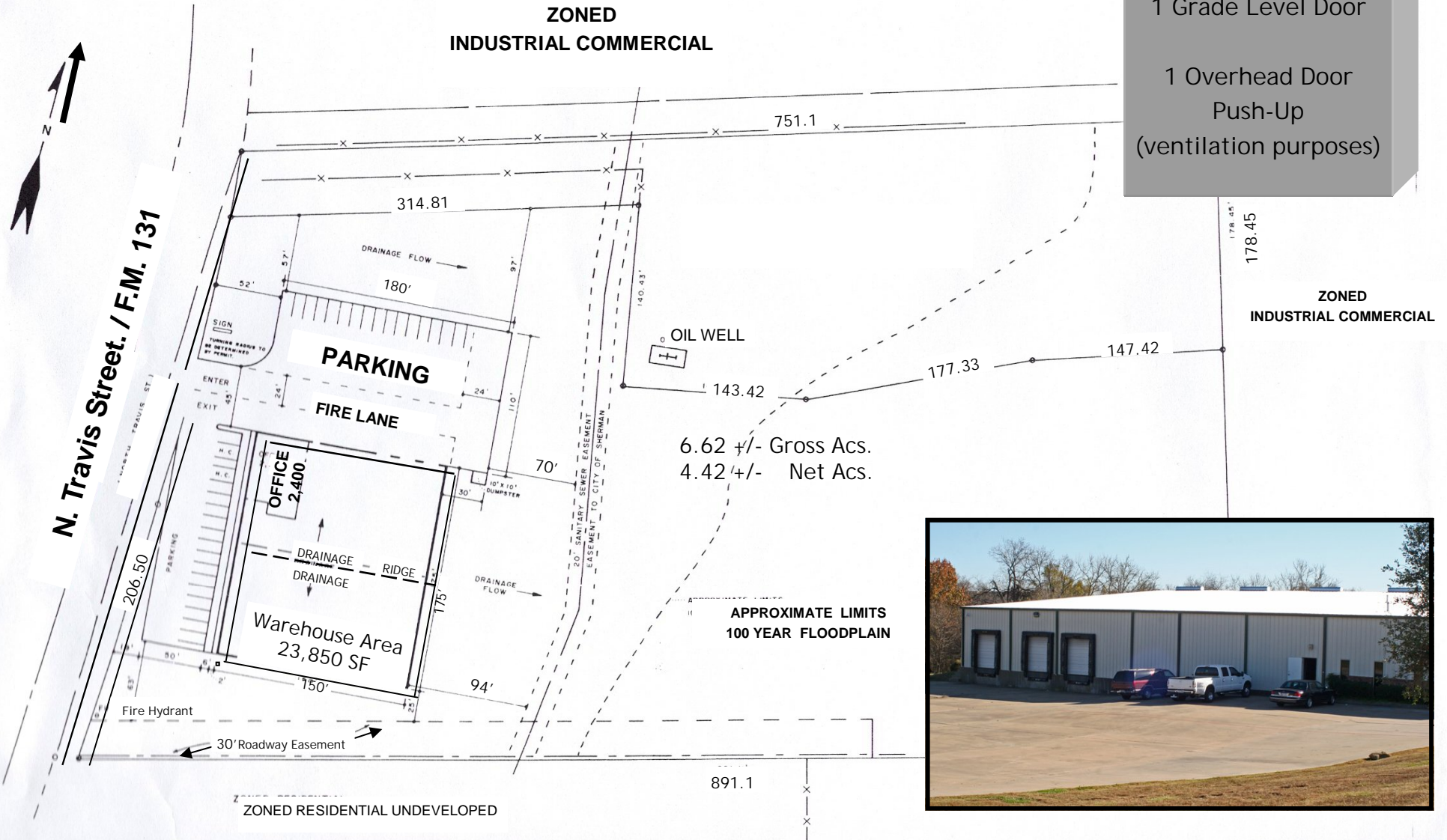
**IMPROVEMENTS:** A 26,250 +/- square foot MESCO metal building with a Galva Lum roof (w/hip ventilation), that is situated on a 6.62 acre tract of land. Room for expansion. This well maintained building has approximately 2,400 SF of office space, which includes 7 private offices, 2 open desk areas, 3 restrooms, and a break room with a sink & cabinet space. In addition, 3,750 SF of a cool room storage area, security system w/ CCTV, newly installed windows 2009, well-maintained HVAC system, rubberized roof in 2006 and 2009. There are 3 dock high doors which service the building & includes three (3) leveler plates. *This building does not have a sprinkler system.* The property is serviced by City water, sewer & local electric and gas provider.

Information furnished, while obtained by sources believed reliable, has not been verified by The Zepp Company or Craig International Inc.; we make no guarantee, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you, without reliance on us. This submission is subject to change in price, prior to sale or withdrawal without notice.



**FOR SALE - Industrial Building**  
**3601 N Travis Street, Sherman, Texas 75092**

- 3 Dock High Doors w/doc leveler plates
- 1 Grade Level Door
- 1 Overhead Door Push-Up (ventilation purposes)

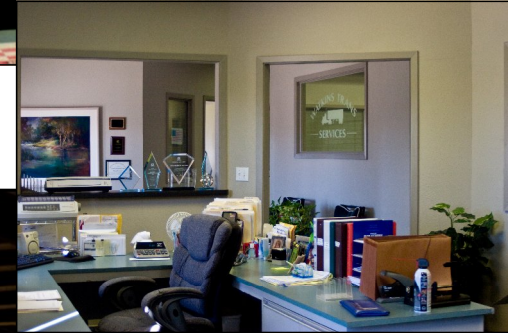




Cool Room Storage  
3,750 SF



Office Area shown from Warehouse  
and office interior views



Warehouse Area

**FOR INFORMATION**

**Katina Zepp**

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[katina@katinazepp.com](mailto:katina@katinazepp.com)

Or

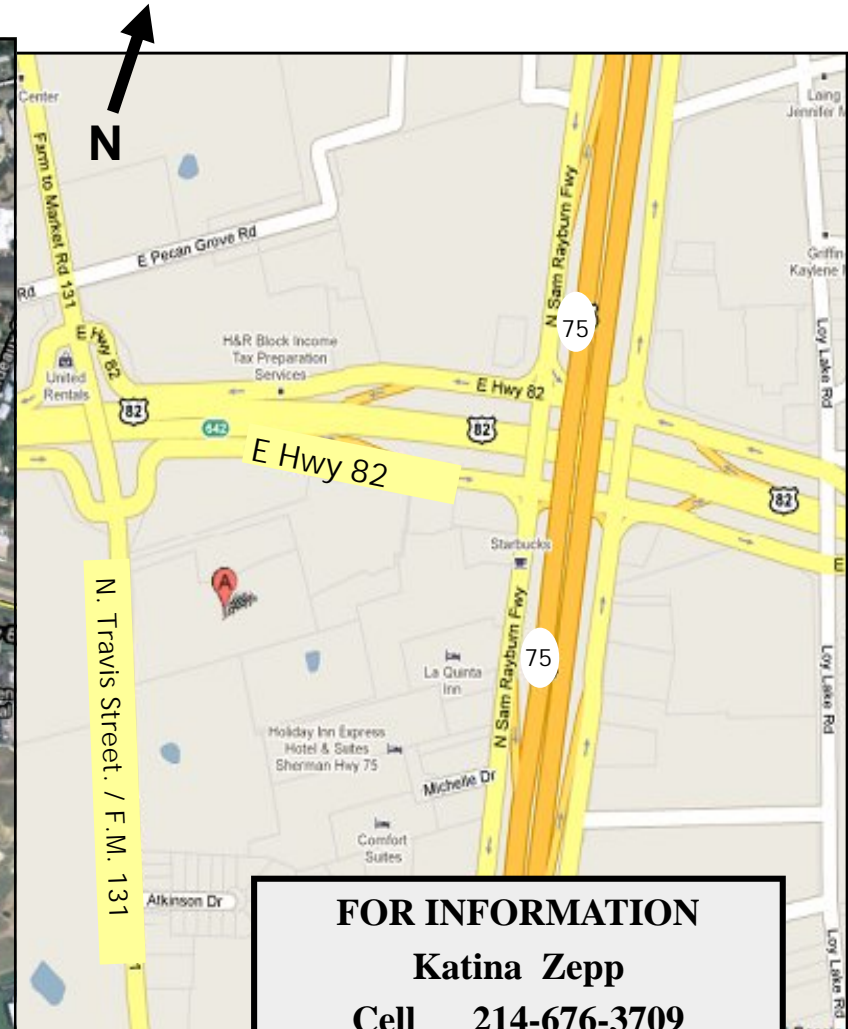
**Bill Godwin**

Cell 214-356-5244

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**Warehouse 26,250 sq ft**  
**3601 N. Travis Street, Sherman, Texas 75092**



The subject property is well located in Sherman, Texas on the west side of N. Sam Rayburn Frwy. also known as Central Expressway / 75, exiting W. US Hwy 82.. Proceed west and Exit N. Travis Street also known as FM 131. The property is located on the east side of N. Travis Street / FM 131.

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