

Sherman Industrial Building

For Sale

301 FM1417 Sherman, TX 75092



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com



ABOUT SHERMAN, TEXAS

- Sherman, Texas is the heart of Far North Texas and Southern Oklahoma economic activity.
- Exurb of Dallas
- “Silicon Valley of North Texas”

SHERMAN BUSINESS GROWTH

- Texas Instruments (TI) is under construction on a \$30B new semiconductor manufacturing expansion with phase 1 opening in 2025. When fully completed, it will add 3,200 jobs that average \$70,000/yr + benefits.
- TI supplier GlobalWafers is under construction on a new \$5B wafer facility opening in 2025. It will add 1,500 jobs.
- Sherman is currently home to nearly 30,000 employees, with employment growth expected to rise 15%+ over the next few years.



Harkinson Development
 4560 Beltline Rd. Suite 400
 Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
 Vice President
 (214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
 President
 (972) 934-8414 Ext. 3202 - Office
 (214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

LOCATION HIGHLIGHTS

- Excellent ingress/egress to FM1417
- Close proximity to Hwy-75
- One minute away from the future \$5b GlobalWafers plant
- Five minutes away from the \$30b Texas Instruments expansion
- Close proximity to the recently announced Perseys and Tokyo Electron semiconductor facilities

TRAFFIC COUNT

- Hwy-75—51,127 VPD (from 2021)
- FM1417—10,941 VPD (from 2021)



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

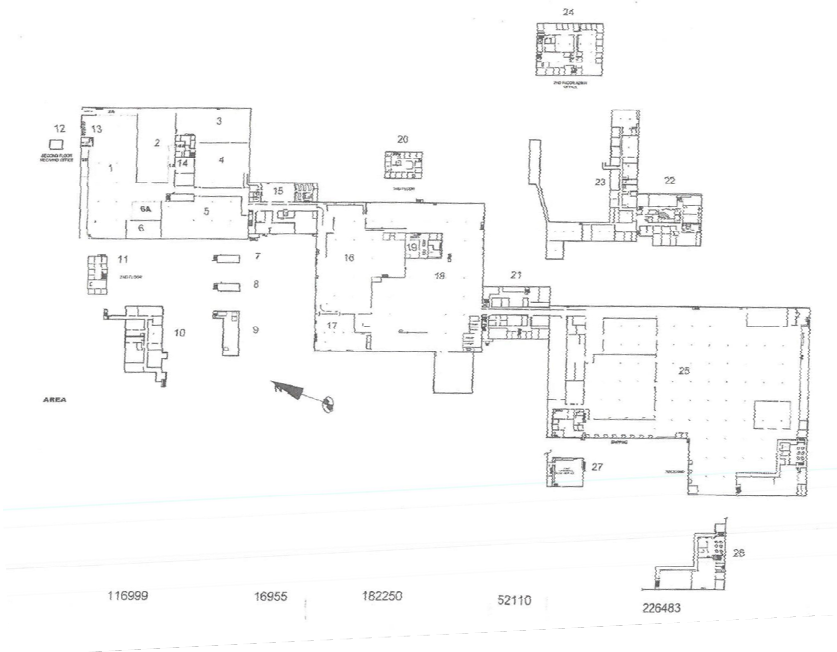
Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com



BUILDING DETAILS

- NOI: \$1.8 million/year with 3% annual step increases
- Term: 5 years remaining on lease
- Occupancy: Absolute net
- Cap Rate: Market
- Building Size: 594,797 square feet
- Clearance Height: 21'3" Min and 31' 3" Max
- Ceiling: Metal - steel truss
- Column Spacing: 41' x 41'
- Floors: 6" reinforced concrete
- Sprinklered: Yes
- Loading: 16 Tailgate doors, 1 drive-in door
- Parking:
 - 535 paved and marked spaces
 - 20 front office/visitor spaces



Harkinson Development
 4560 Beltline Rd. Suite 400
 Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
 Vice President
 (214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
 President
 (972) 934-8414 Ext. 3202 - Office
 (214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

TENANT INFO

- Leased to Lacore Nutraceuticals, Inc.
- Strong, local credit
- Lease is guaranteed by Lacore Enterprises, LLC and Lacore Labs, Inc.
- Lacore Nutraceuticals specializes in batch manufacturing of dietary supplements, sports nutrition, and personal care products



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

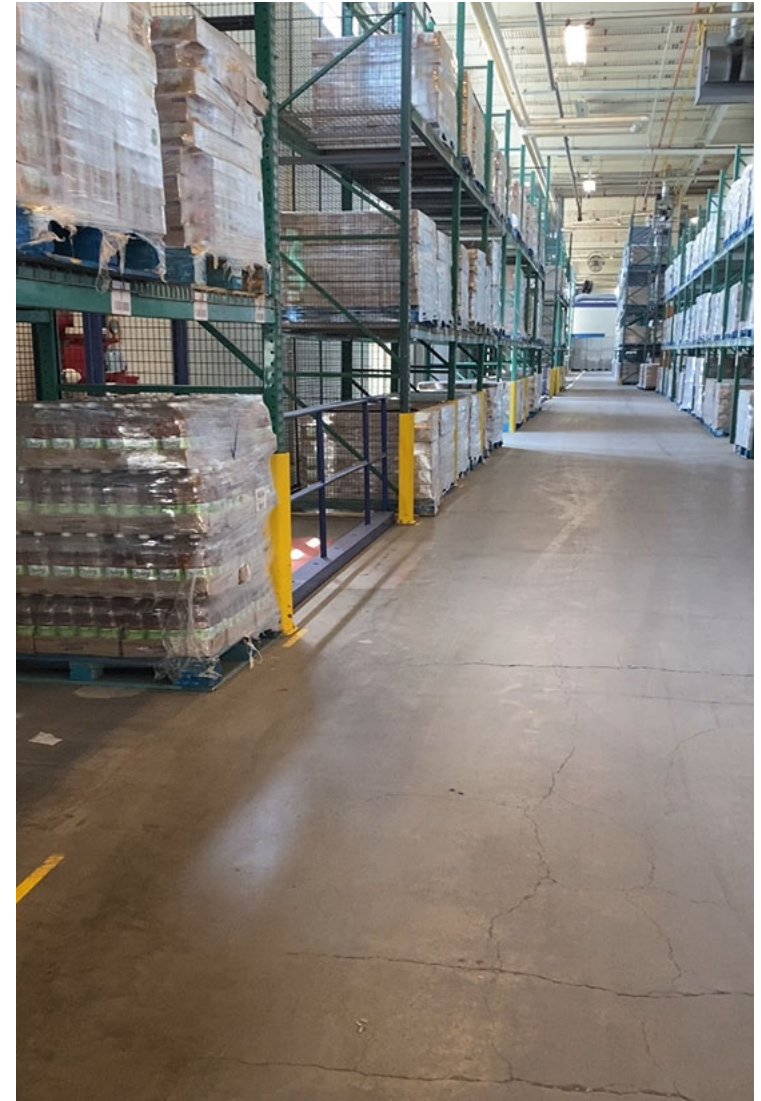
Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

LAND DETAILS

- Lot size: 32.82 acres
- Rail Access: Inactive spur operated by BNSF
- Zoning: Blalock Industrial District#

UTILITIES

- Gas: TXU, 4" line
- Water: City, 10" main, 10" line
- Sewer: City, 14" main
- Power: TXU—17,800 amps#



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com