



For Sale or Lease
405 Industrial Blvd.
Mansfield, TX

* Available July 1, 2026

Property Specifications

OFFICE 3,000 SF

WAREHOUSE 3,450 SF

LAND SIZE 2.3 AC

DRIVE-INS 2

SECURITY 100% Fenced

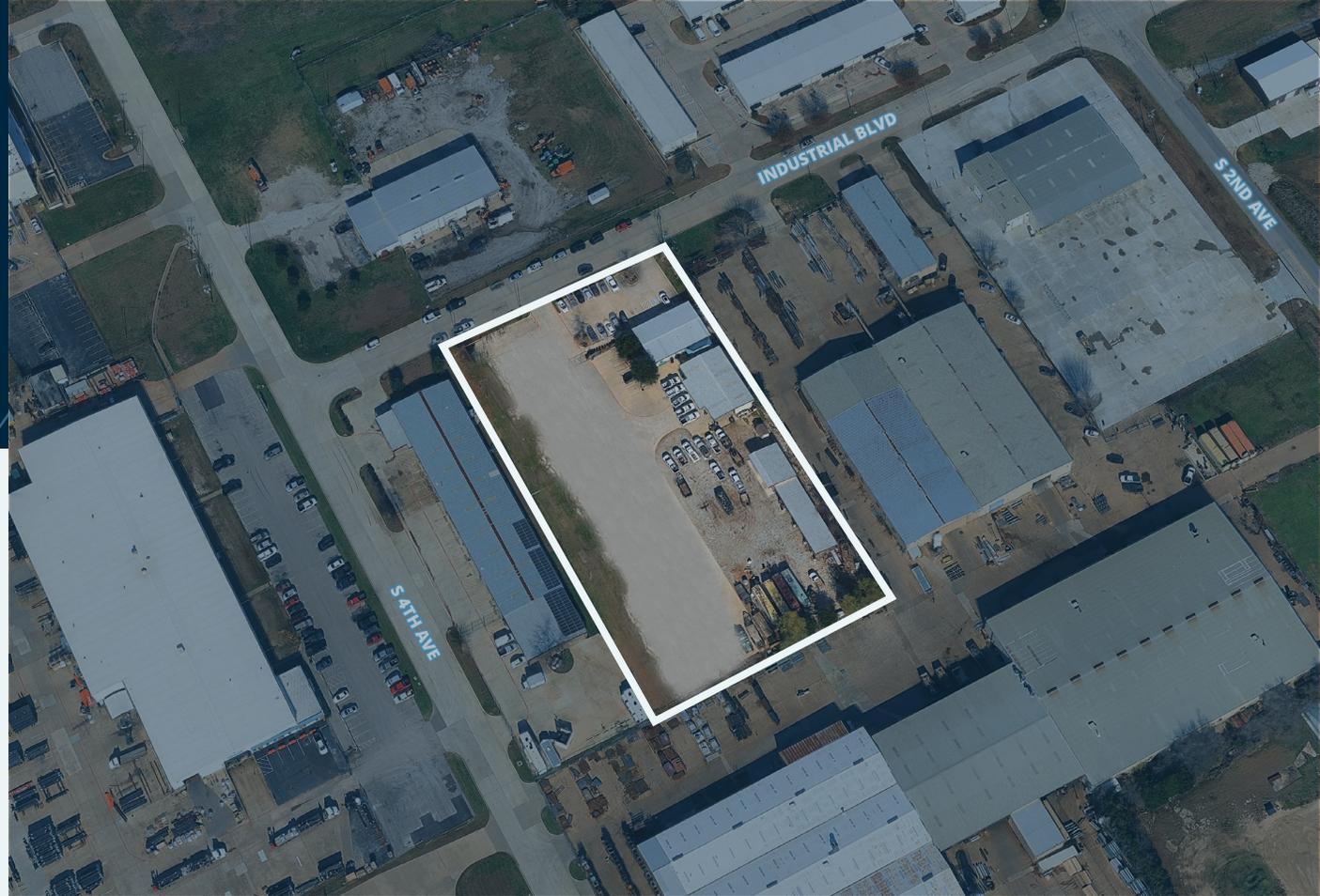
TYPE 50% Concrete / 50% Flex Base

ZONING Heavy Industrial

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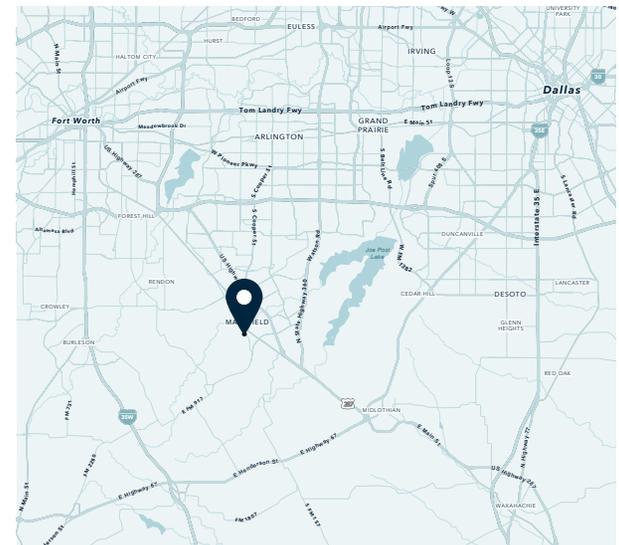
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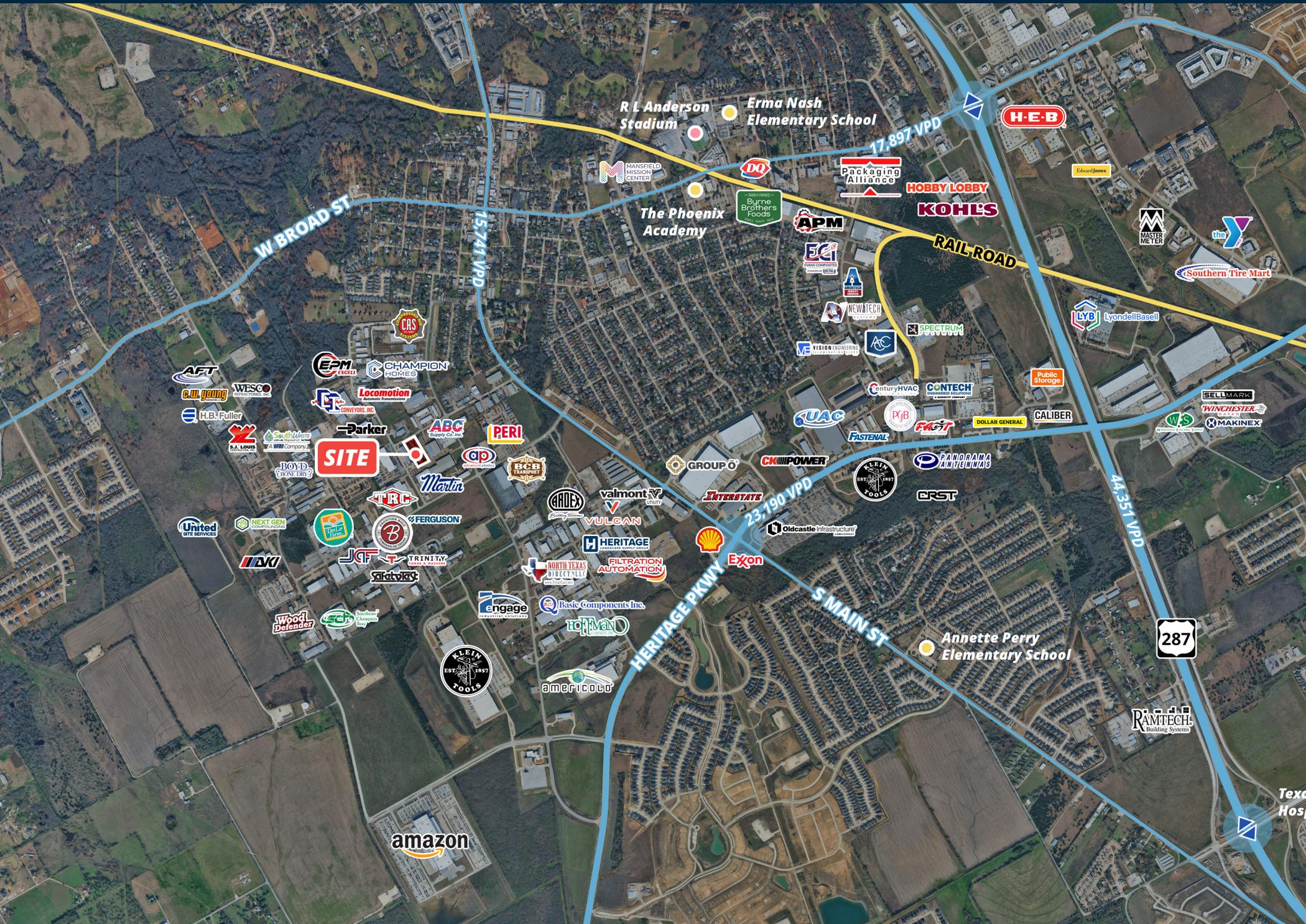
KATRINA KIEU
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About the Property

- The property consists of a 6,450 square foot single-tenant industrial building situated on 2.3 acres of land.
- The building features two grade-level drive-in doors that allow for efficient loading, equipment access, and operational flexibility.
- The oversized lot provides ample surface parking and the potential for yard or outdoor storage use, subject to zoning.
- The property presents an excellent opportunity for owner-users or investors seeking functional small-bay industrial space within the established Mansfield industrial submarket serving the greater Dallas-Fort Worth area.





R L Anderson Stadium

Erma Nash Elementary School

H-E-B

W BROAD ST

15,741 VPD

17,897 VPD

The Phoenix Academy

KOHL'S

RAILROAD

SITE

HERITAGE PKWY

23,190 VPD

Annette Perry Elementary School

44,351 VPD

287

amazon

Texas Hosp



Frontage on Industrial Blvd.



Future improvements



2.3 Acres heavy industrial



Fenced outside storage



50% Concrete 50% flex base



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Industrial Partners, LLC 9012124 214.560.3200

Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer Initials Tenant Initials Seller Initials Landlord Initials Date



SRS REAL ESTATE PARTNERS

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