

4301 MANSFIELD HIGHWAY FOREST HILL, TEXAS

76,833 SF TOTAL (DIVISIBLE)
FOR LEASE



Owned/Managed by:



Todd Lambeth
972.569.0853
tlambeth@bradford.com

Luke Clardy
936.645.8322
lclardy@bradford.com

Cade Navarro
903.952.3172
cnavarro@bradford.com

Leased by:





PROPERTY HIGHLIGHTS

Square Footage: +/- 76,833 Total SF

Divisible to: +/- 39,220 SF
+/- 37,613 SF

Office SF: +/- 1,170 SF

Location: Business 287 Frontage
Easy Access to Loop 820,
I-20 and HWY 287

PROPERTY FEATURES

Electrical: Heavy Power

Dock High Doors: Nine (9)
Ability to add 2 Docks

Grade Level Doors: Two (2)

Clear Height: 12' – 17'

Outside Storage: +/- 1 AC Fenced & Secured
+/- 2.5 AC Additional Available

Sprinklered: 100% Sprinklered

Parking: +/- 86 Striped Spots with ability
to expand in Outside Storage Area

Lighting: LED Lighting Throughout

Additional Features: Airline Drops Throughout

Owned/Managed by:



Todd Lambeth
972.569.0853
tlambeth@bradford.com

Luke Clardy
936.645.8322
lclardy@bradford.com

Cade Navarro
903.952.3172
cnavarro@bradford.com

Leased by:





DRIVING DISTANCE

8 miles

DOWNTOWN FORT
WORTH

3 miles

I-35W

28 miles

DFW AIRPORT

2 miles

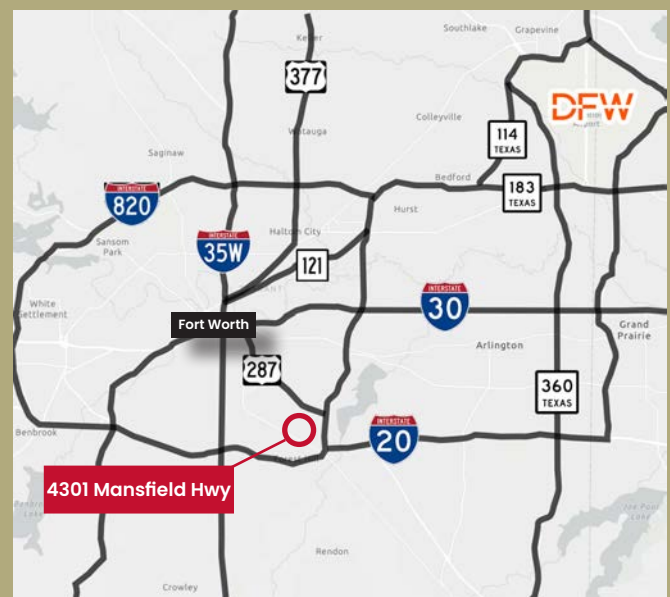
I-20

37 miles

DALLAS LOVE FIELD

4 miles

I-30



Owned/Managed by:



Todd Lambeth

972.569.0853

tlambeth@bradford.com

Luke Clardy

936.645.8322

lclardy@bradford.com

Cade Navarro

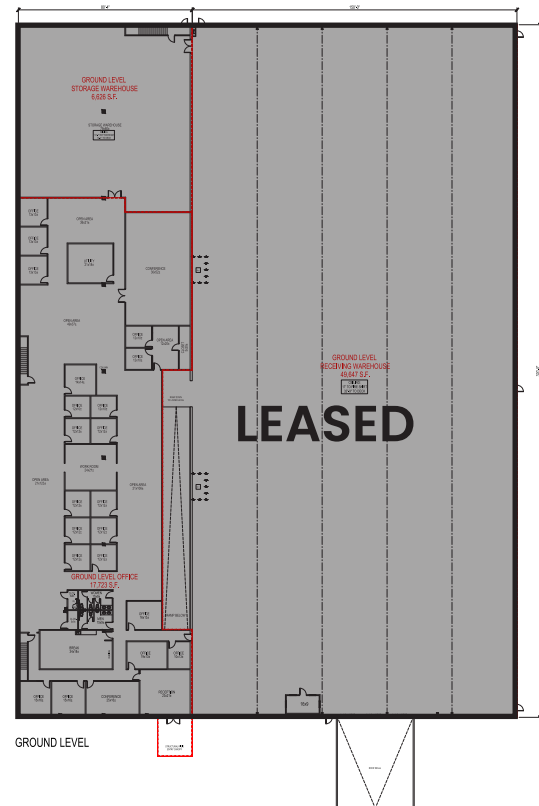
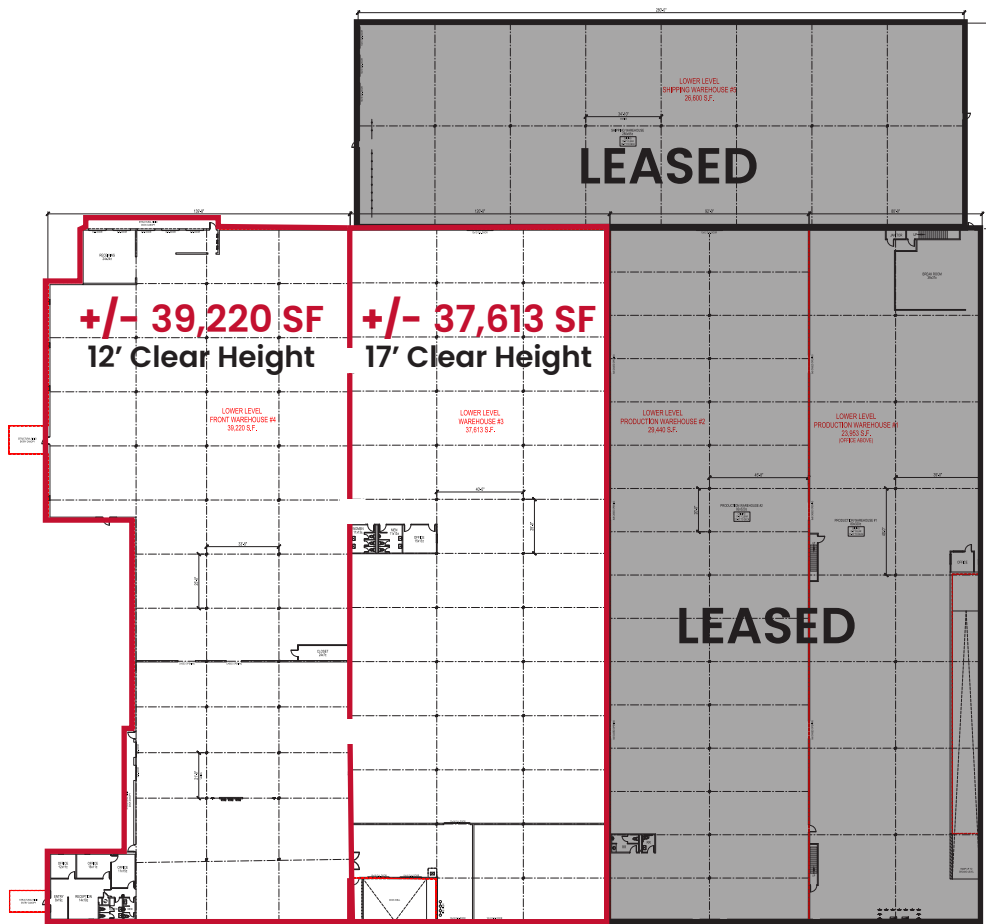
903.952.3172

cnavarro@bradford.com

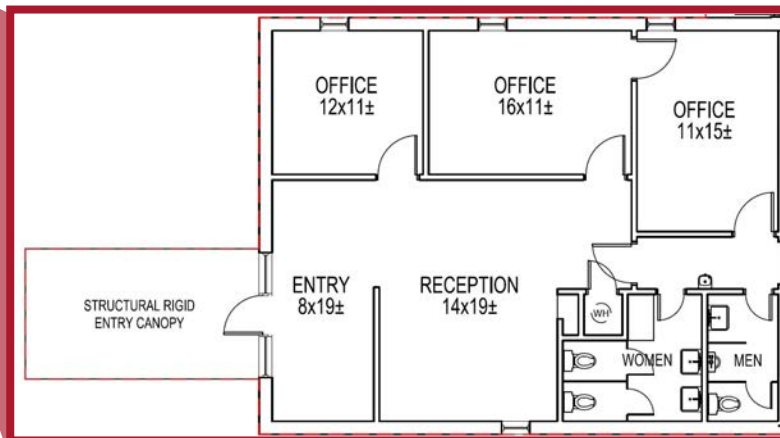
Leased by:



FLOOR PLAN



+/- 76,833 SF



Owned/Managed by:



Todd Lambeth
972.569.0853
tlambeth@bradford.com

Luke Clardy
936.645.8322
lclardy@bradford.com

Cade Navarro
903.952.3172
cnavarro@bradford.com

Leased by:





TODD LAMBETH
972.569.0853
TLAMBETH@BRADFORD.COM



LUKE CLARDY
936.645.8322
LCLARDY@BRADFORD.COM



CADE NAVARRO
903.952.3172
CNAVARRO@BRADFORD.COM

The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.

Disclosure



11-2-2015



Information About Brokerage Services

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 BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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.

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.

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.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
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/Tenant/Seller/Landlord Initials

Date