

# FOR LEASE | Mansfield Flex Warehouse

803 S 2nd Ave, Mansfield, TX 76063



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	7,200 SF
Available SF:	1,800 - 3,600 SF
Lot Size:	21,646 SF
Number of Units:	2
Year Built:	2023
Zoning:	C1
Market:	Mansfield

## PROPERTY OVERVIEW

Introducing 803 S 2nd Ave, Mansfield, TX, 76063 - a prime opportunity for your business. Nestled in the industrial sector near downtown Mansfield, this secure facility boasts versatile options for storage, distribution, or light manufacturing. With proximity to downtown amenities and major transportation routes, it offers convenience and accessibility. Benefit from flexible lease terms, suitable for a variety of industrial business needs. Auto can be permitted - tenant needs to verify with the city.

## PROPERTY HIGHLIGHTS

- Location: Near Main Street in downtown Mansfield
- Industrial sector
- Proximity to downtown amenities
- Ideal for storage, distribution, or light manufacturing
- Access to major transportation routes Secure facility with appropriate security measures
- Flexible lease terms

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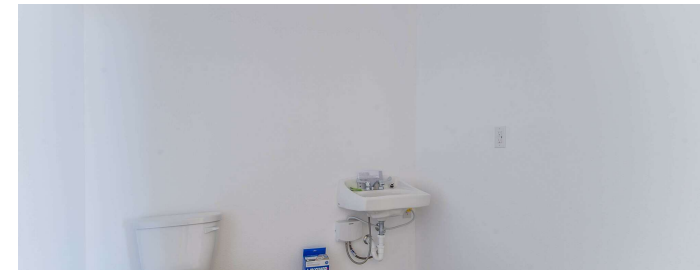
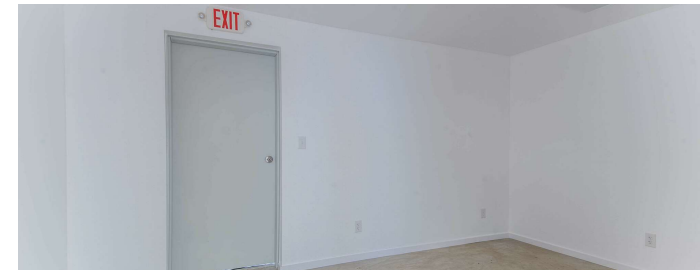
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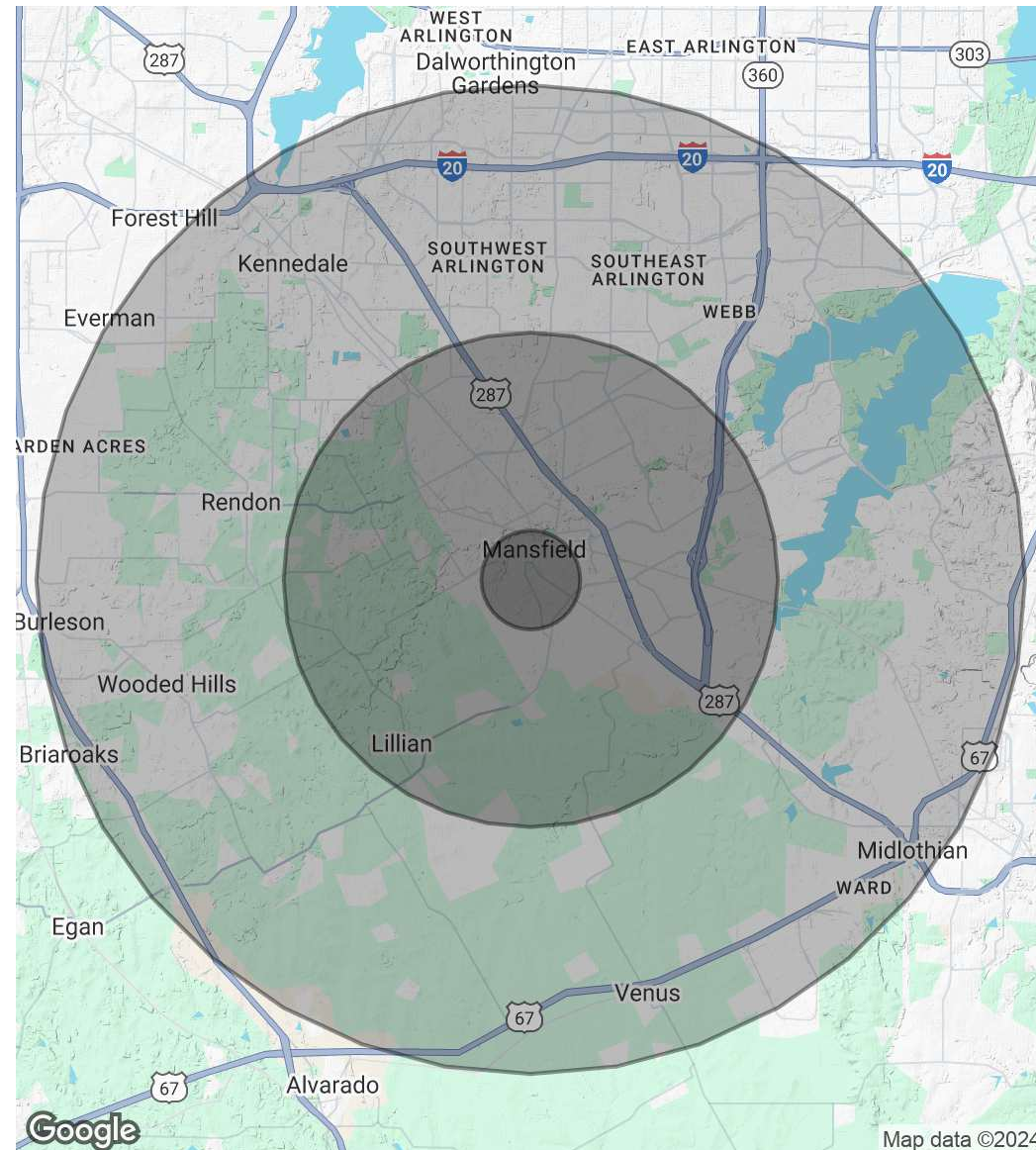
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,405	100,690	399,343
Average Age	30.4	35.3	36.2
Average Age (Male)	27.3	34.9	34.7
Average Age (Female)	33.0	35.9	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,158	32,337	133,546
# of Persons per HH	2.9	3.1	3.0
Average HH Income	\$69,641	\$108,496	\$95,908
Average House Value	\$154,427	\$250,525	\$214,592

2020 American Community Survey (ACS)



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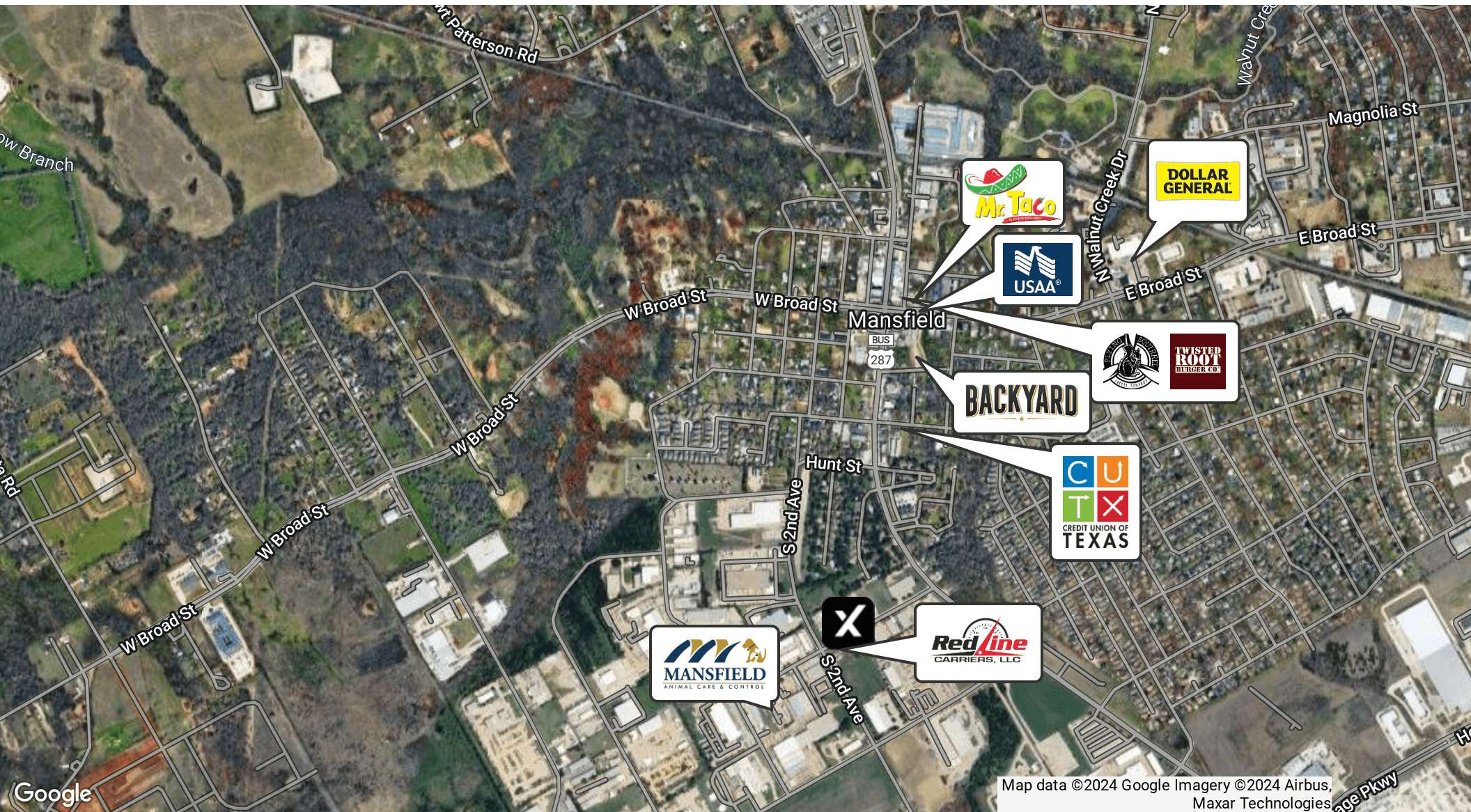
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# FOR LEASE | S 2nd Flex

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Building Name	S 2nd Flex
Property Type	Industrial
Property Subtype	Flex Space
APN	17081F-1-1
Building Size	7,200 SF
Lot Size	21,646 SF
Year Built	2023
Number of Buildings	1



- Location: Near Main Street in downtown Mansfield
- Industrial sector
- Proximity to downtown amenities
- Ideal for storage, distribution, or light manufacturing
- Access to major transportation routes Secure facility with appropriate security measures
- Flexible lease terms
- Suitable for various business needs in the industrial sector
- Auto uses are to be determined by the city
- Clear height is Approx 13' at side walls & 19' at center.

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