

FOR LEASE

9,600 SF INDUSTRIAL-FLEX SPACE

4544 Maxey Rd Alvarado, TX 76009



VIDEO

PROPERTY DESCRIPTION

Approximately 9600 SF of flex industrial space is available for lease in the rapidly expanding city of Alvarado, in the city of Mansfield ETJ. Situated on approximately 10 acres, 4544 Maxey Road, this property has (3) 12-ft rollup doors (all grade level), mezzanine, 2 private offices, a restroom, break kitchen, reception area, and a conference room/collaborative area. Ceiling height is 15ft at the sides and 22ft in the center. Approximately 70% warehouse and 30% office ratio, on-site parking with potential for outside storage at an additional cost. Contact us today for additional details.

PROPERTY HIGHLIGHTS

- Approx. 9600 SF for lease
- City of Mansfield ETJ
- (3) 12-foot rollup doors, grade-level
- Ceiling height 15ft at the side, 22ft in the center
- Approx. 30% office to 70% warehouse
- Reception area, conference room/collaborative area, kitchen/break room, 2 private offices, mezzanine in warehouse
- Property website: <https://buildout.com/website/4544maxeyrdlease>

LOCATION DESCRIPTION

Located west of US-287 and east of I-35, 1 block north of 917 (2nd Street) on Maxey Road.

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Number of Units:	1
Available SF:	9,600 SF
Lot Size:	216,570 SF
Building Size:	9,600 SF

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(214) 578-0087

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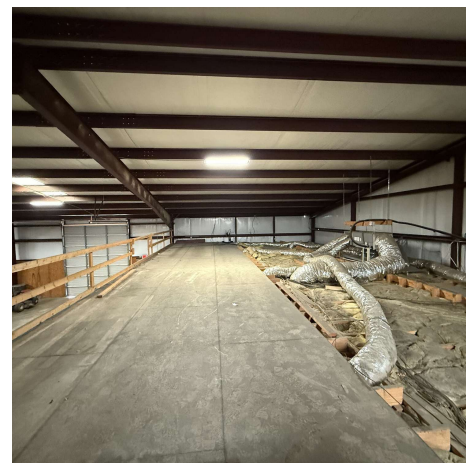
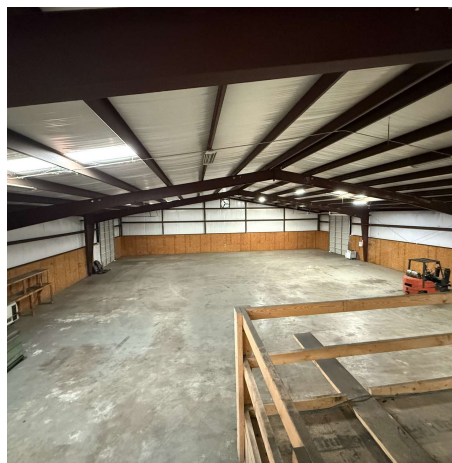
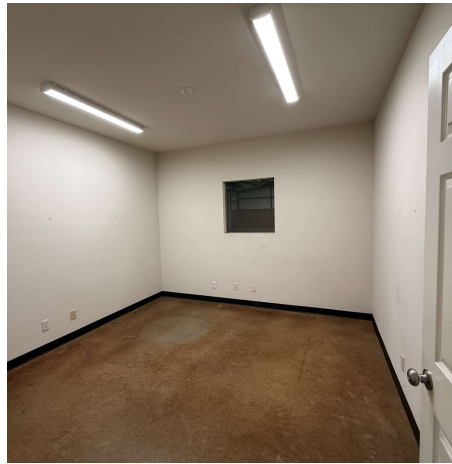
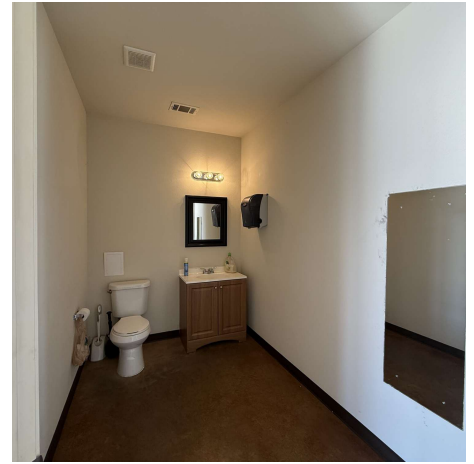
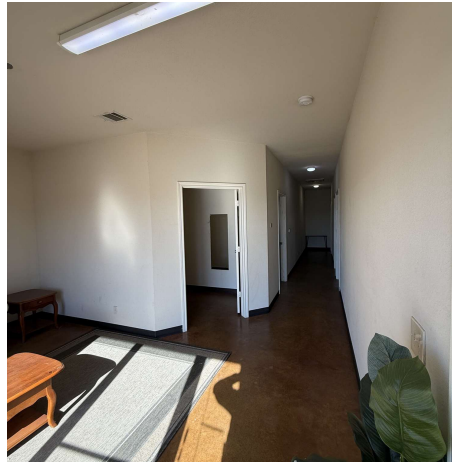


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INTERIOR

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EXTERIOR

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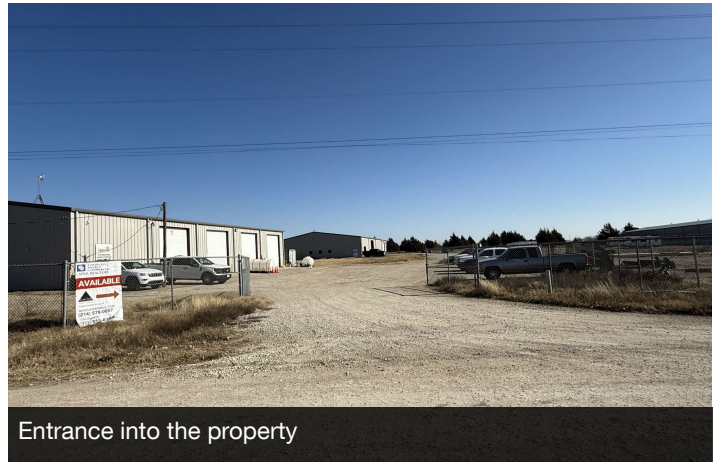
Front



East side



Parking and storage area



Entrance into the property



View of both buildings on property at entrance

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FLOOR PLAN

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(Not to Scale)



ESTIMATED AREAS

GLA FLOOR 1: 1333 sq. ft EXCLUDED AREAS 8191 sq. ft
Total GLA 1333 sq. ft, total area 9524 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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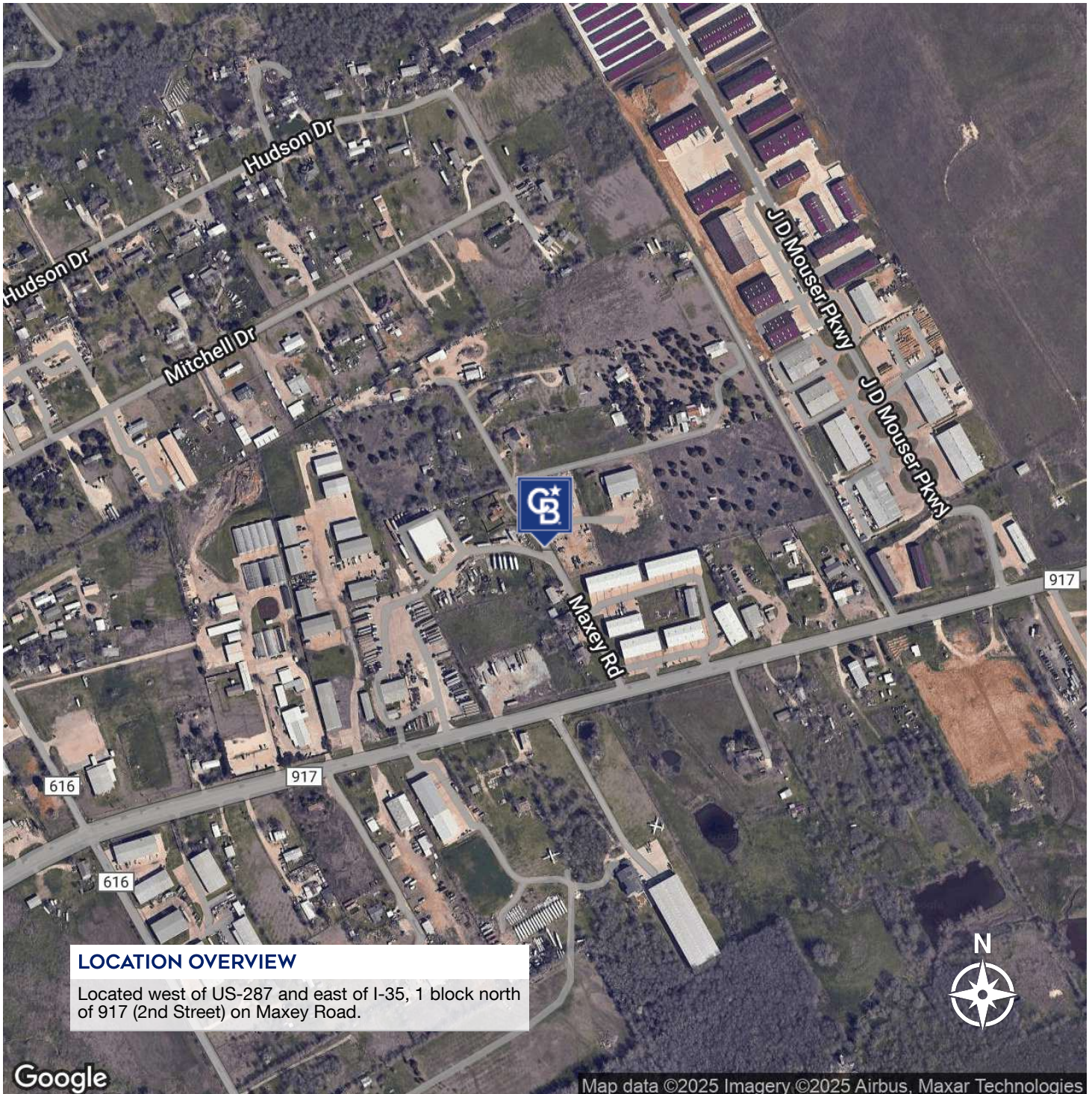


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LOCATION

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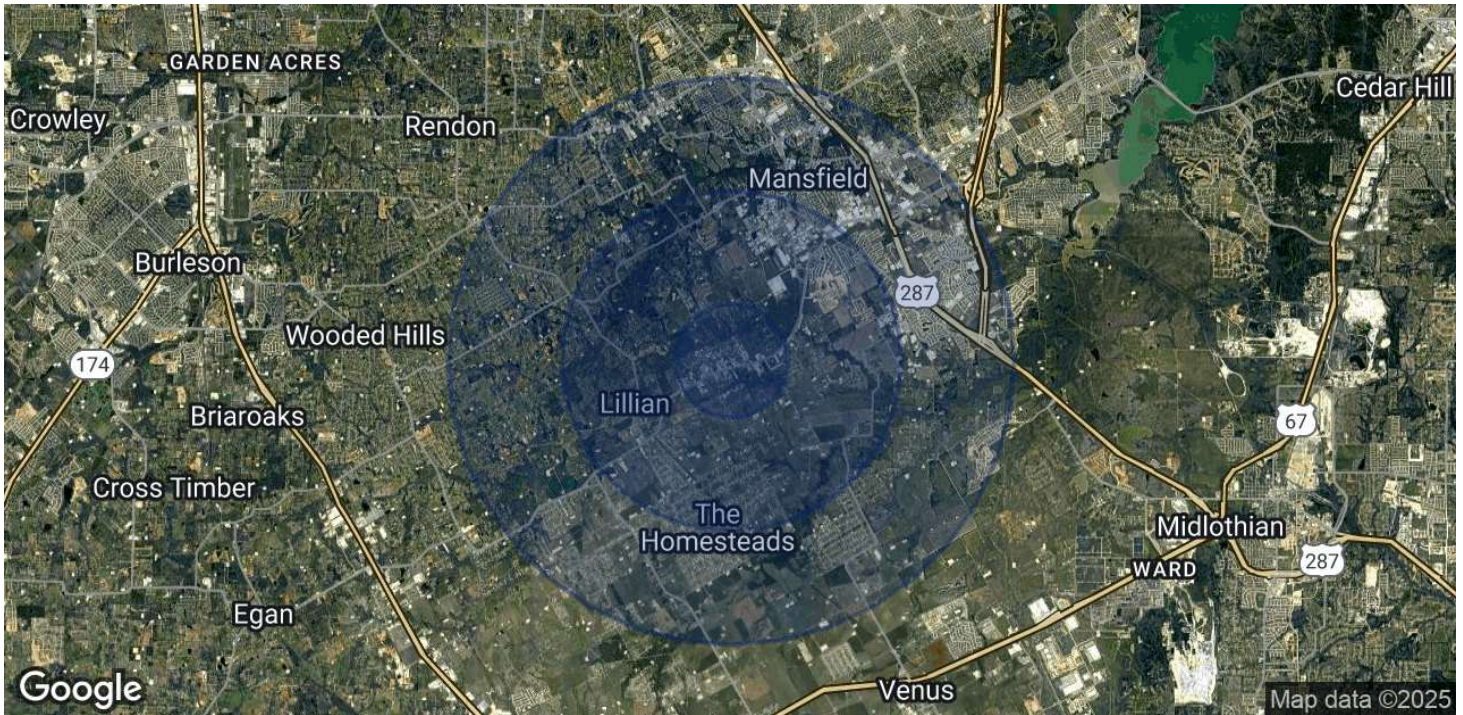


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DEMOGRAPHICS

9,600 SF INDUSTRIAL-FLEX SPACE

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	816	10,397	47,611
Average Age	39	38	37
Average Age (Male)	39	37	37
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	265	3,320	15,666
# of Persons per HH	3.1	3.1	3
Average HH Income	\$105,844	\$104,547	\$111,363
Average House Value	\$367,725	\$295,946	\$342,350

Demographics data derived from AlphaMap

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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.

2-10-2025



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. **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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov