

FOR LEASE

9,600 SF INDUSTRIAL-FLEX SPACE

4544 Maxey Rd Alvarado, TX 76009



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 US287 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

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

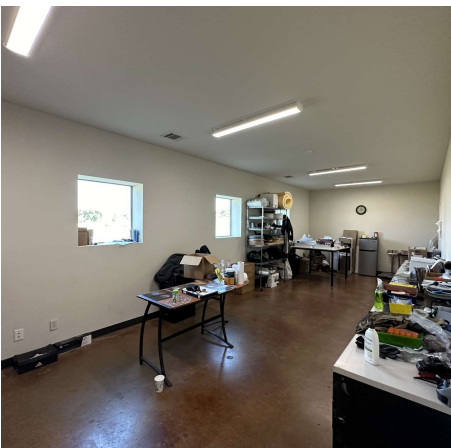
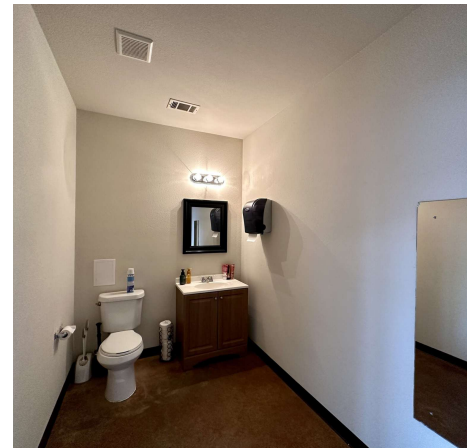
Jose Duarte, CCIM
972 885 8180



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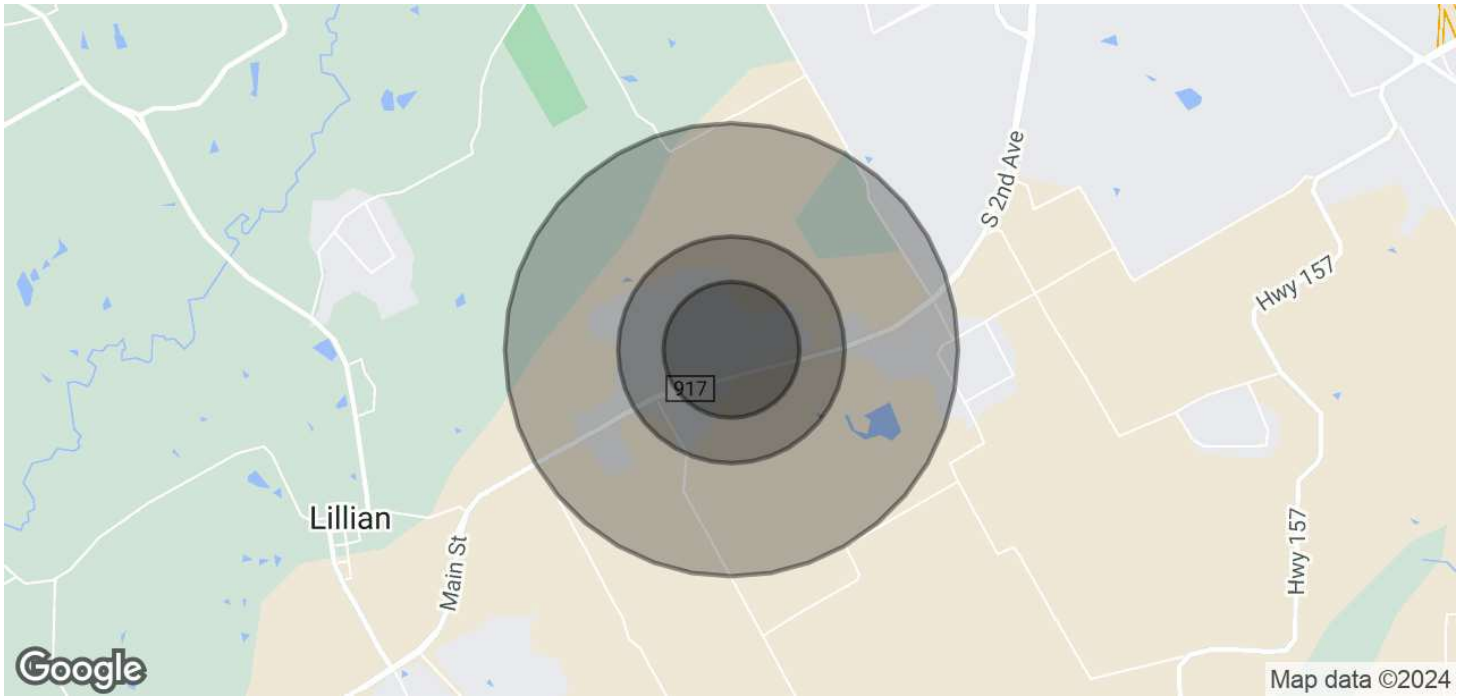


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	79	231	816
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	26	75	265
# of Persons per HH	3	3.1	3.1
Average HH Income	\$105,343	\$105,501	\$105,844
Average House Value	\$382,499	\$377,936	\$367,725

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
Designated Broker of Firm	License No.	Email	Phone
Grace Braswell	437683	grace@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
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

IABS 1-0 Date