



FOR LEASE OR SALE

±24,938 SF on 3.28 Acres with Outside Storage

300 Industrial Blvd. | Mansfield, TX



±24,938 SF on 3.28 AC with Outside Storage

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FOR LEASE OR SALE

±24,938 SF

Building Size

±3.28 AC

Land Size

100%

HVAC

Contact Broker

Rental Rate

PROPERTY HIGHLIGHTS

Available SF	±24,938
Grade Level	6 (14')
Clear Height	20'
Outdoor Storage	3.28 Acres
Lights	LED
Sprinkler	Class IV
Power	2000a, 480v, 3P
Year Built	1985
Car Parks	26

ABOUT THE PROPERTY

- Mansfield, TX, is part of the Dallas-Fort Worth metropolitan area, providing excellent connectivity and access to a large labor pool. The property's location offers proximity to major transportation routes, facilitating efficient distribution and logistics operations.
- Mansfield's continued economic development presents opportunities for business expansion and increased property value.
- 26 miles to DFW International Airport, 20 miles to Downtown Fort Worth, and 34 miles to Downtown Dallas.

IMPROVEMENTS

- Stabilized Yard – Road Base
- Fenced & Gated Yard
- New Paint
- New Lights

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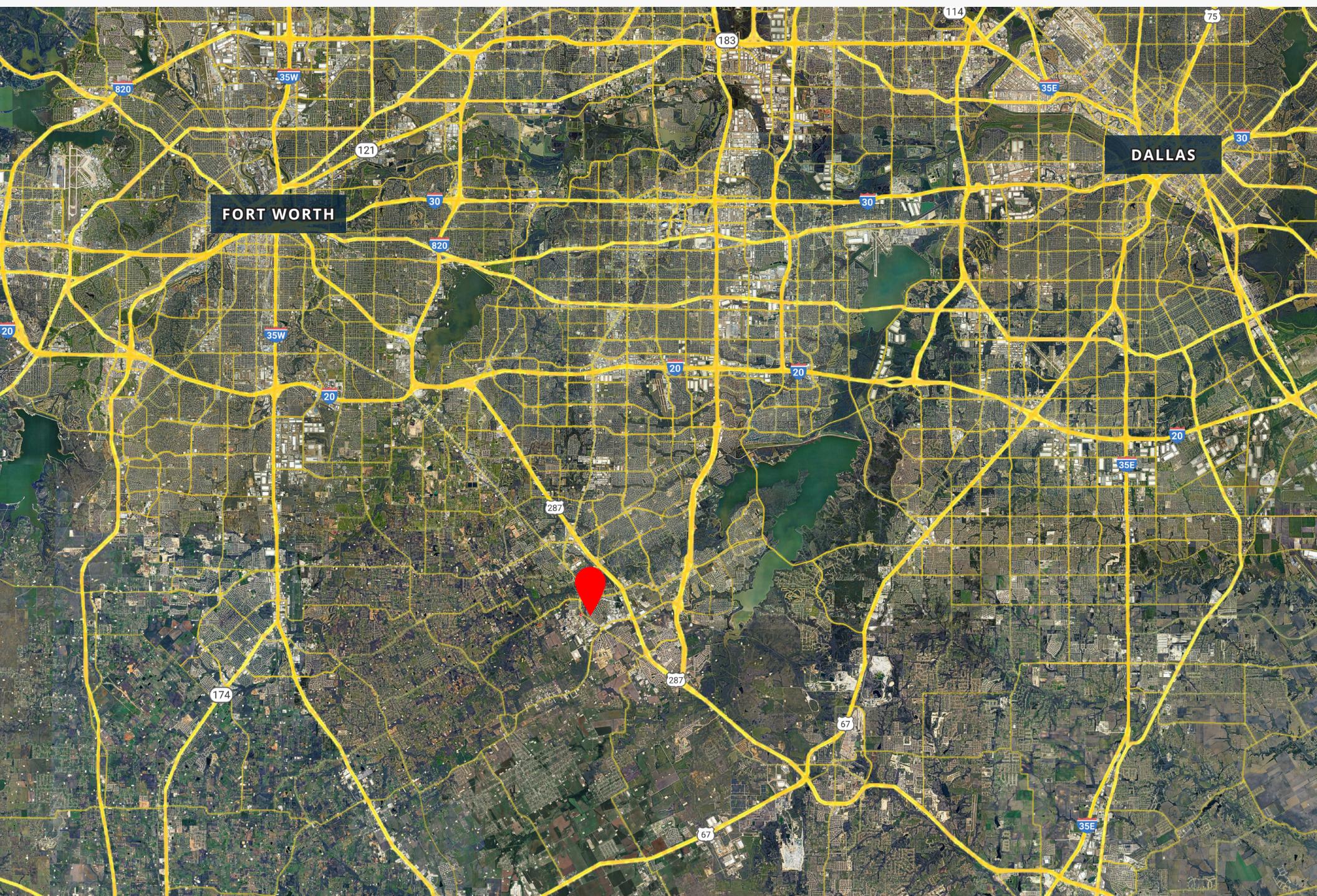
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Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
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



SRS
INDUSTRIAL

SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Joseph Cooper

949.351.4767

Joseph.Cooper@srsre.com

Shannon Johnston

469.363.0874

Shannon.Johnston@srsre.com

Jimmy Holcomb

940.235.9709

Jimmy.Holcomb@srsre.com

Katrina Kieu

469.623.7440

Katrina.Kieu@srsre.com

SRSRE.COM/Industrial

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