

PEYCO SOUTHWEST REALTY, INC.

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10,900 SF Industrial Warehouse Space Available in Heritage Industrial Park.



1501 Heritage Parkway Suite 105 is one space out of a project that will consist of four (4) separate 32,700 SF buildings on 10.523 acres located in the Heritage Industrial Park in Mansfield, TX, between Wisteria and Justice located on Heritage Parkway; which is located south on Main St. (Hwy. 157), then east on Heritage, 2 miles south of U.S. Hwy. 287 (Mapsc 124Z.) The buildings will be built in four phases.

The current and future buildings are and will be built with a 5" concrete slab, insulated metal roof, skylights, and partial concrete tilt wall construction. The buildings are well suited for storage, manufacturing, and distribution with 3-phase power and 18' to 22' clear height. The buildings will have ample parking and large dock high tractor trailer access. Both buildings are zoned "Light Industrial" by the city of Mansfield and serviced by TU Electric, Southwestern Bell, Lone Star Gas, and city water and city sewer.

Space Specifications

- Space Dimensions are 100' x 109'
- Each 10,900 SF space consists of one (1) overhead 10' x 10' grade level door and two (2) overhead 10'x 10' dock level doors.
- The office consists of 4 offices, 1 Conference Room, a reception, and 2 Restrooms.
- Lease Rate \$4.50/SF Gross

Call to arrange a showing at anytime. Contact: Blake Martensen or Jim Maibach at Peyco Southwest Realty Inc. 817-467-6803. Or e-mail us at jmaibach@peycosouthwest.com or blake@peycosouthwest.com.
Our website can be viewed at www.peycosouthwest.com.

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