



FOR SALE OR LEASE

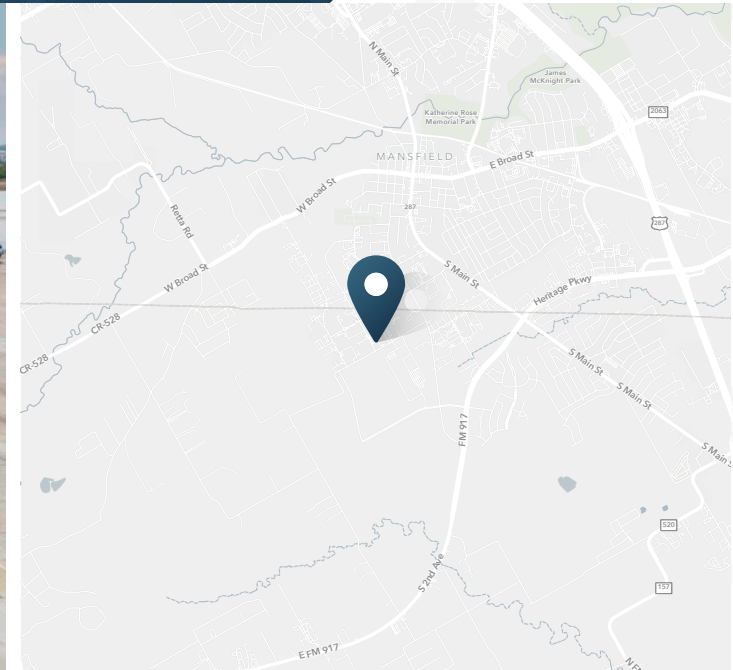
Renovations Completed

911 S 5th Avenue | Mansfield, TX 76063



911 S 5th Avenue

Mansfield, TX 76063



62,066 SF

Building Size

4.99 AC

Land

Contact Broker

Rental Rate

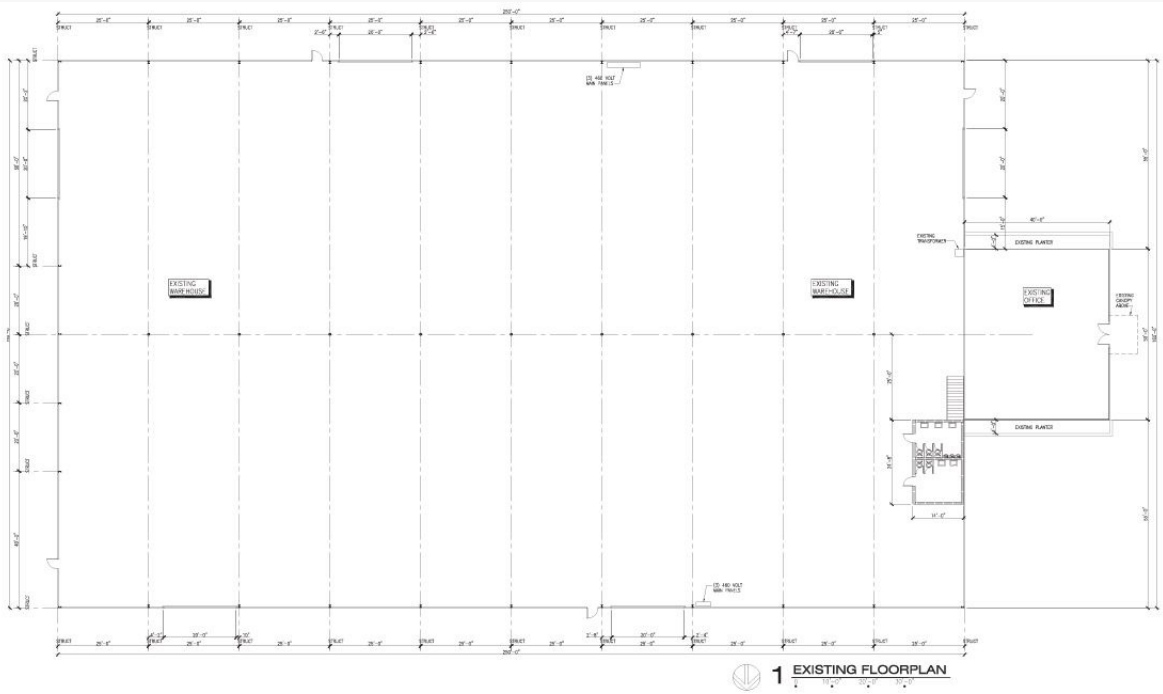
PROPERTY HIGHLIGHTS

	Building A	Building B
Available SF	42,000	20,066
Office SF	2,000	500
Clear Height	18'-22'	18'-20'
Lighting	T-5	T-5
Power	Heavy	Heavy
Grade Level	7 (14x20)	4 (14x20)
Outside Storage	Fenced/Paved	Fenced/Paved

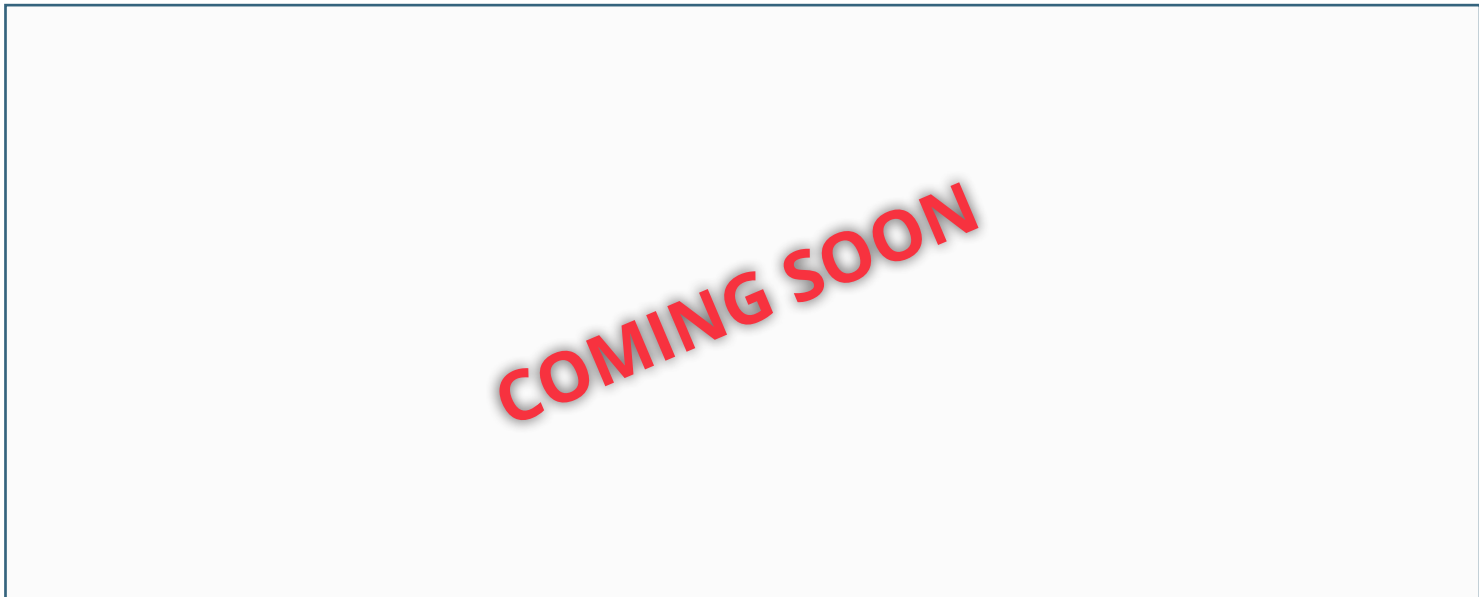
RENOVATIONS INCLUDE

- New Side Panels
- LED Lights
- Roof work
- Concrete work (inside and outside)
- New Gates
- New Fence
- Stabilizing the yard

BUILDING A | Floor Plan



BUILDING B | Floor Plan



911 S 5th Avenue

Mansfield, TX 76063



911 S 5th Avenue

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911 S 5th Avenue

Mansfield, TX 76063



Fort Worth, TX
±20 Miles

Dallas, TX
±30 Miles



Mansfield

287

287

360
TOLL

157
ROAD

Mansfield Storage

US STORAGE
Centers

CUBESMART
self storage + logistics

TODD
SELF STORAGE

ExtraSpace
Storage

HP Communications, Inc.

PREMIUM
STORAGE
AND LUXURY WAREHOUSES

ANGMAR
Companies

75
BRAKE SUPPLY
HEAVY EQUIPMENT

MANSFIELD
PLUMBING

MOUSER
ELECTRONICS

KNAPP SISTERS
SELF STORAGE

U-HAUL

Plastic Industries
The Better Solution People

MASTER
METER

CUBESMART
self storage + logistics

W Broad St

ECI

Lyondellbasell
Advancing Possible

Heritage Pkwy

AFT

CONVEYORS, INC.

UAC

Public Storage

SELLMARK

H.B. Fuller

Parker

PERI

BCB
TRANSPORT

FERGUSON

SUN

LOK-MOR

Martin

ARDEX

ENTERSTATE

KLEIN
EST. 1957
TOOLS

TRINITY

IRRIGATION
STATION

Basic Components Inc.

SC

KLEIN
EST. 1957
TOOLS

POLYJOHN

HOFFMAN

AMERICOLOR

S Main St

ISCO

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.

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

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.

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
<hr/>				
Sales Agent/Associate's Name	License No.	Email	Phone	
<hr/>				
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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