

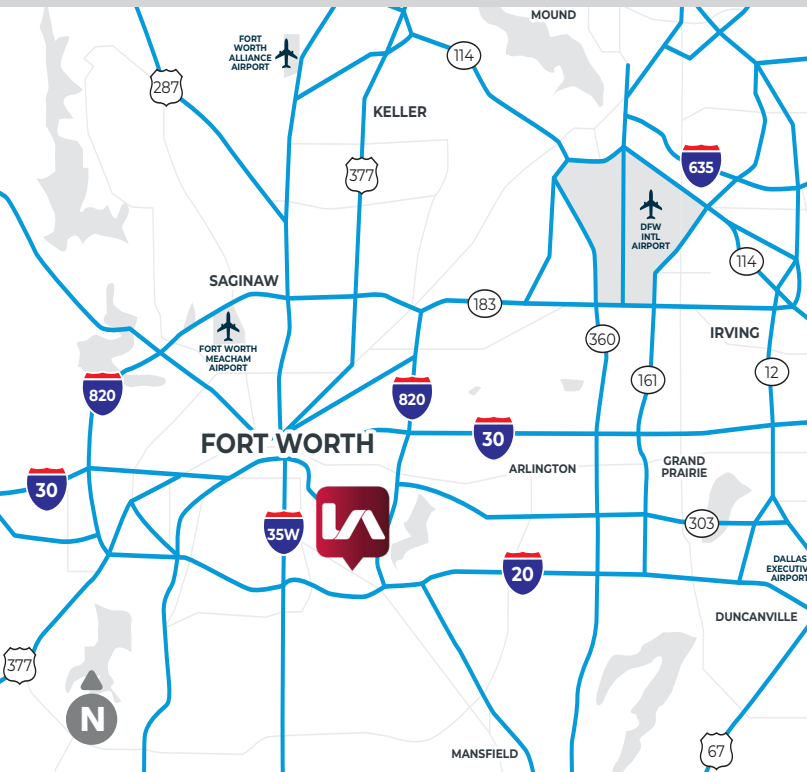
# FOR SALE OR LEASE

**±10,500 TO ±21,000 SF ON ±5 TO ±10 ACRES**



**4729 MANSFIELD HWY**

Fort Worth, Texas 76119



## AVAILABILITY HIGHLIGHTS

- Land Area: ±10 Acres
- Building Area: ±21,000 SF
  - Building 1: 10,500 SF
  - Building 2: 10,500 SF
- Clear Height: 24'
- Drive-In Doors: ±16 (14'W x 16'H)
- Surface: 2.05 Acres Concrete & 7.95 Acres Gravel
- Delivery Date: Q4 2025
- Zoning: "K" (Heavy Industrial) & "I" (Light Industrial)

FOR SALE OR LEASING INFORMATION:

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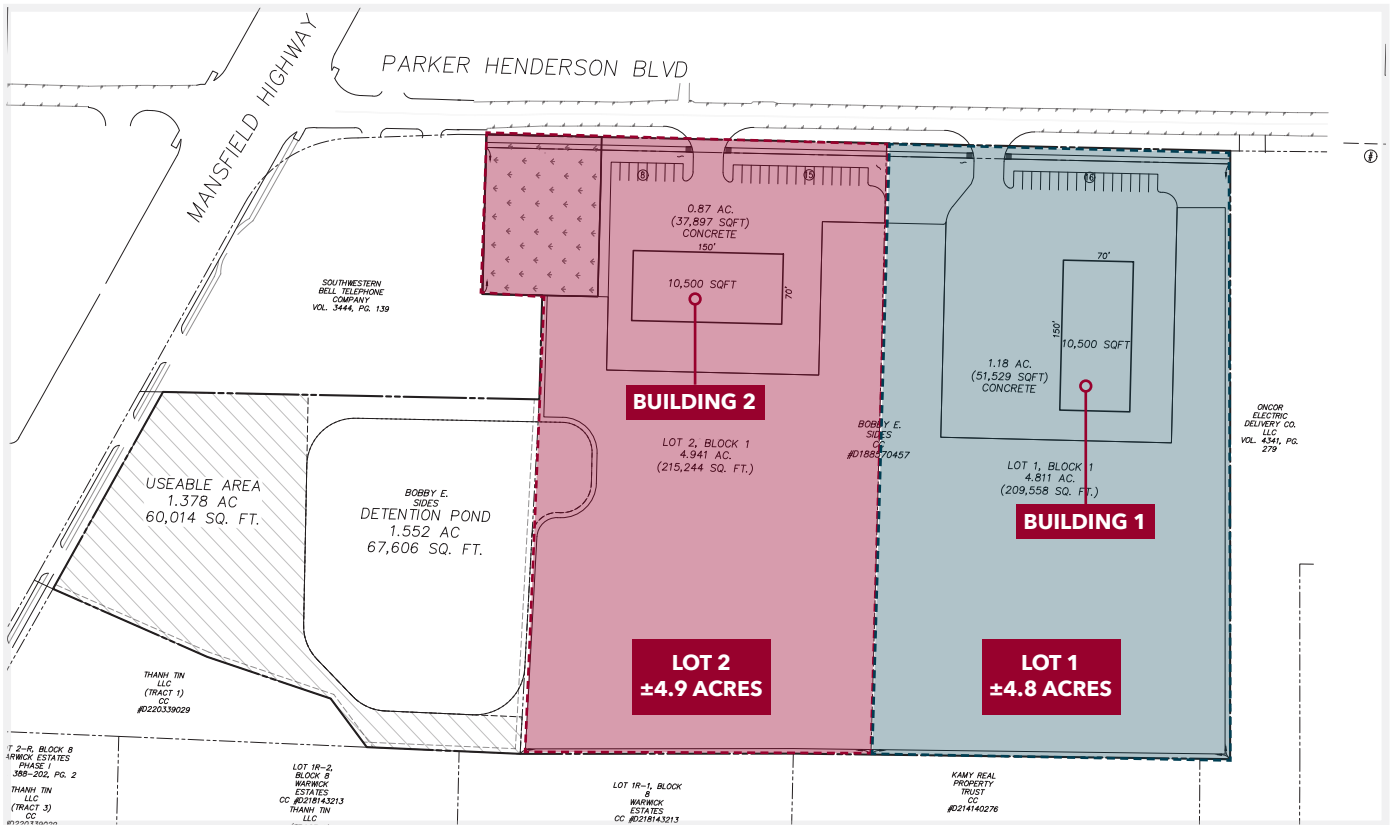
OWNER | DEVELOPER

**CANTEX**  
CAPITAL

±21,000 SF ON ±10 ACRES

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## SITE PLAN



## SITE DETAILS

LOT 1 (BUILDING 1)	
Building Size	10,500 SF
Spec Office	±1,000 SF
Doors:	Eight (8) Oversized Drive-Ins (14'W x 16'H)
Clear Height	24'
Total Land Area	±4.8 Acres
Surface Improvements	0.87 AC Concrete / 3.9 AC Gravel*
Security	Fully Fenced (Electric Gate)
Lighting	Yard is Fully Lit
Other	LED Lighting in Warehouse and Office

LOT 2 (BUILDING 2)	
Building Size	10,500 SF
Spec Office	±1,000 SF
Doors:	Eight (8) Oversized Drive-Ins (14'W x 16'H)
Clear Height	24'
Total Land Area	±4.9 Acres
Surface Improvements	1.18 AC Concrete / 3.7 AC Gravel*
Security	Fully Fenced (Electric Gate)
Lighting	Yard is Fully Lit
Other	LED Lighting in Warehouse and Office

\*Can expand concrete surface area

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## PROPERTY AERIAL



## VEHICLES PER DAY



**17,045 VPD**



**221,132 VPD**



**142,341 VPD**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## SITE RENDERING & AERIALS



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