FOR LEASE

1006 Magnolia St, Mansfield, TX 76063

Invest DFW
Dallas-Fort Worth
Commercial Real Estate

4,000 SF Warehouse | Office · Retail · Flex

Potential Buildout Available

Cameron Pope | (682) 554-4598 | cameron@idfw.net | www.idfw.net

A flexible shell warehouse in the heart of Mansfield.

Currently available is a 4,000 SF shell light industrial facility located in the heart of Mansfield, Texas. The space is currently planned for a small warehouse configuration with a modest office area and restroom to be built out.

The property's location and flexible shell condition create potential for several different light industrial, service, warehouse, or flex-use concepts. The landlord is open to considering build-out options or providing tenant improvement dollars to help conform the space to the future use of the right tenant.

4,000	I-1	10'–12'	3Φ
SF	Zoning	Clear	Power

Features That Support Light Industrial, Service, and Flex Users

- 10' to 12' clear height
- Clear-span warehouse
- Air-conditioned warehouse
- 3 phase electricity

- Dock high: one 10' × 10' door in front
- Grade level: one 12' × 12' west side/rear door
- Grade level: one 10' × 12' south side/rear door

Building Size	4,000 SF shell light industrial space
Build-out	Small office and restroom planned
Year Built	1979
Property Type	Industrial / Flex
Zoning	Light Industrial (I-1)
Construction	Metal / masonry typical for industrial use
Configuration	Warehouse + office component

Potential Use Concepts

- Warehouse
- Distribution
- Light manufacturing
- Service business
- Contractor space
- Flex warehouse
- Retail
- Specialty business uses

Landlord may consider build-out options or tenant improvement dollars for the right tenant.

Current Pricing

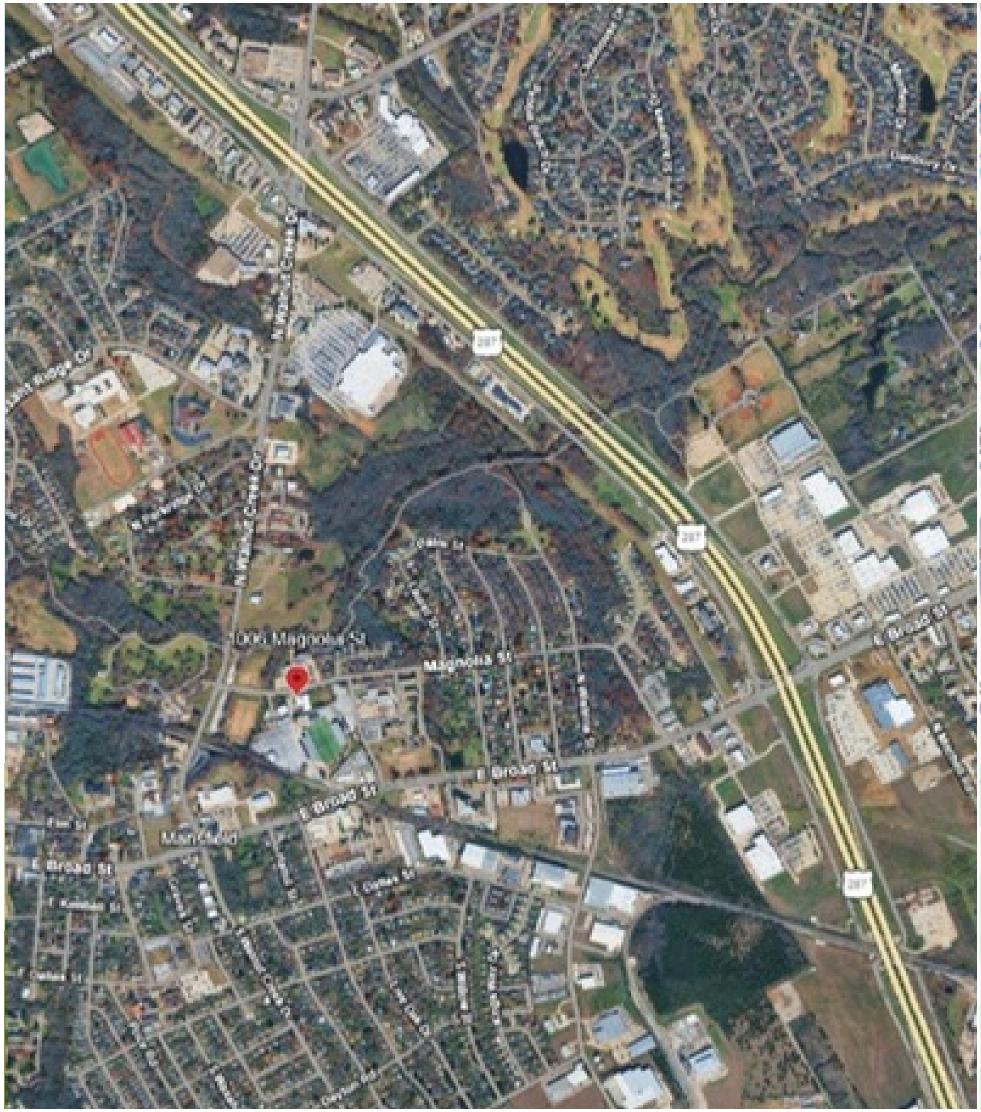
- Based on shell warehouse condition
- One small office (10' × 10') to be provided
- One restroom to be updated and finished out
- Rent and lease terms are negotiable
- Build-out and tenant improvements reviewed case by case
- Tenant must be financially qualified and able to perform
- Landlord reserves the right to renegotiate terms based on relative factors

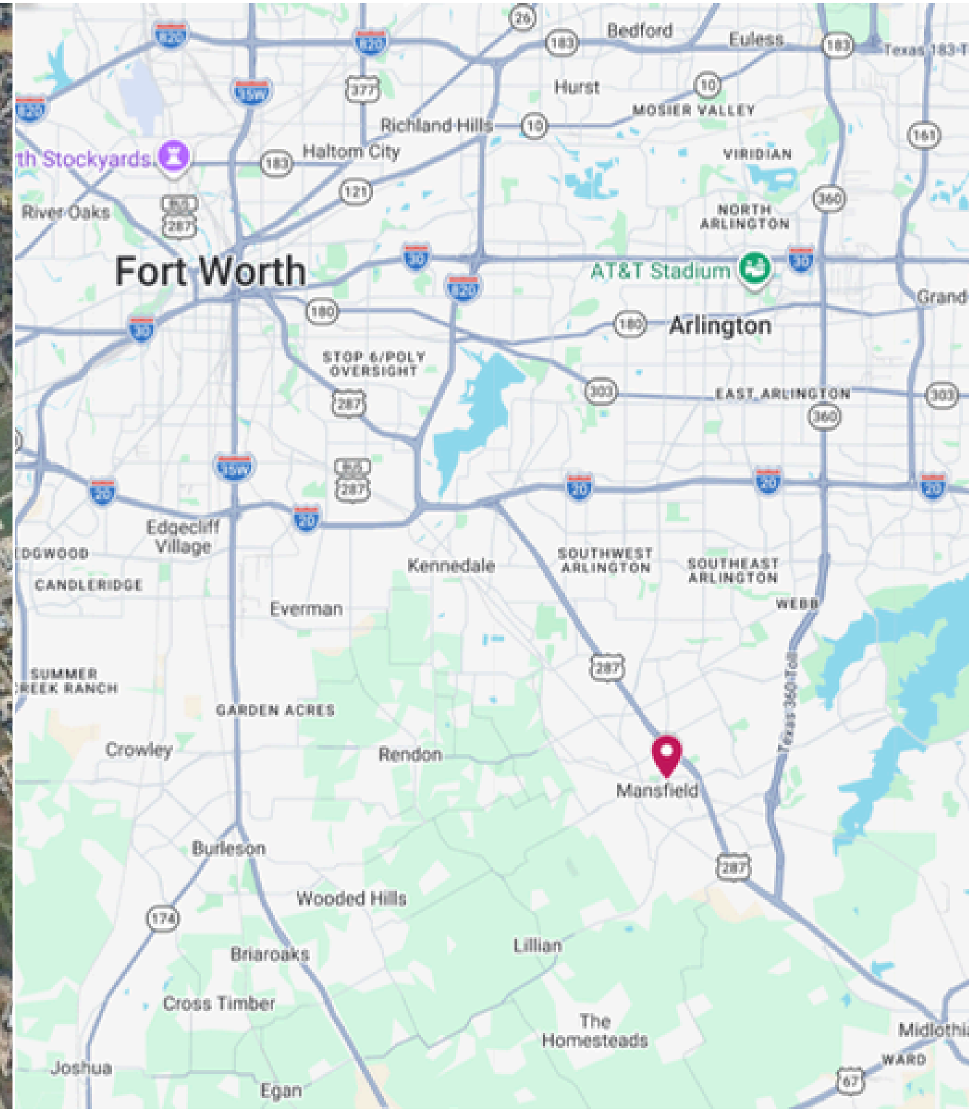
Prospective tenants should independently confirm and verify all intended uses with the City of Mansfield Planning Department before executing a lease.

Interior Front

Interior Rear

IMAGE
GALLERY





Areal Map | **Location Map**

Cameron Pope

Cameron brings over two decades of commercial real estate experience, specializing in ethical, client-focused brokerage in the Dallas-Fort Worth Metroplex. He began his career at Sperry Van Ness Arlington, Texas (2004-2008), gaining expertise in leasing and selling large industrial warehouses in the Great Southwest Industrial District. In 2008, he transitioned to SVN Fort Worth, where he worked under James Blake's mentorship until 2014, honing his expertise in the Fort Worth and Tarrant County markets while building valuable relationships.

Cameron founded Invest in DFW Commercial Real Estate in 2014, offering full-service brokerage focusing on collaboration and tailored solutions. He ensures exceptional representation and optimal client outcomes by partnering with professional service providers and other brokerages. Cameron's extensive market knowledge, proven track record, and unwavering dedication make him a trusted advisor for buyers, sellers, and investors throughout the region.

Invest in DFW Commercial Real Estate:

IDFW Commercial Real Estate provides a full suite of commercial real estate services designed to deliver exceptional results. We excel at listing properties to help sellers achieve maximum value while representing buyers and tenants with strategic negotiation expertise. Our brokerage and development services are customized to align with each client's unique objectives. Committed to transparency and honesty, we offer end-to-end solutions backed by decades of experience in the DFW Metroplex. At Invest in DFW, your success is our mission.

Representations & Warranties:

Invest in DFW Commercial Real Estate has compiled the information provided in this memorandum from sources deemed reliable. However, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers are encouraged to conduct their own independent verification of all details related to the property. Upon entering into a contract, buyers will be provided with all pertinent information by the broker and seller. Any reliance on the information presented in this memorandum is at the sole risk of the buyer. Invest in DFW Commercial Real Estate expressly disclaims any and all liability for inaccuracies, omissions, or any other discrepancies contained herein.

Invest DFW Dallas-Fort Worth Commercial Real Estate

TREC
TEXAS REAL ESTATE COMMISSION

2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Invest in DFW Commercial Real Estate, DBA		cameron@idfw.net	682-554-4598
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Susan E. Smith	0477944	susan@onthemove.homes	682-551-9968
Designated Broker of Firm	License No.	Email	Phone
Thomas Cameron Pope	0549162	cameron@idfw.net	(682) 554-4598
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Cameron Pope	0549162	cameron@idfw.net	(682) 554-4598
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**

Lone Wolf IABS 1-1 TXR 2501