



FOR LEASE

New Flex/Manufacturing Development

Verdexium | 2251 Heritage Parkway | Mansfield, TX 76063

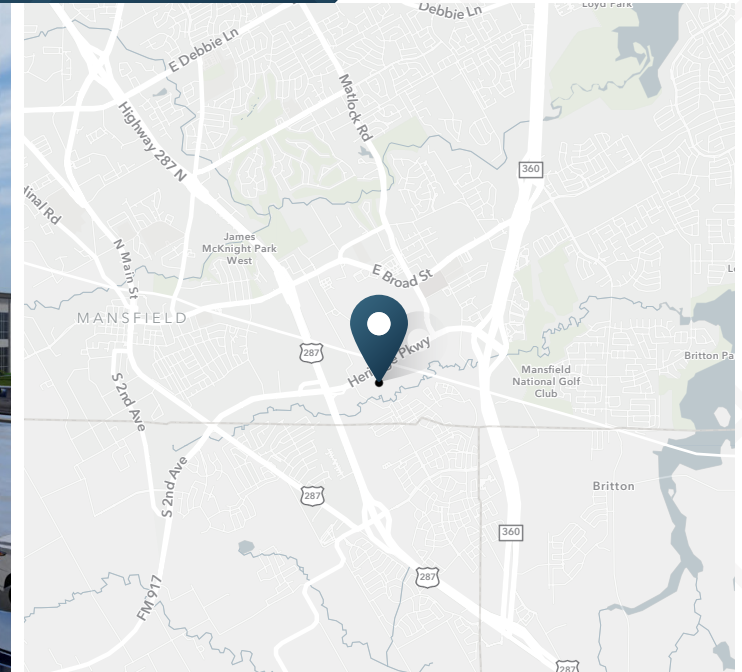


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FOR LEASE



167,500 SF

Building Size

167,500 SF

Space Available

Q2 2026

Estimated Delivery

Contact Broker

Rental Rate

PROPERTY HIGHLIGHTS

Available SF	167,500
Warehouse SF	60,482 (divisible to 20,000)
Office SF	107,500 (divisible to 2,000)
Clear Height	32'
Grade Level	3 Ramps
Dock High	10
Power	Heavy
Sprinkler	ESFR

ABOUT THE PROPERTY

- This next-generation development delivers cutting-edge Flex/ Manufacturing and Industrial space designed to elevate your operations.
- Purpose-built for performance. Engineered for efficiency, scalability, and power-intensive uses.
- Tailored for innovators. Perfect for aerospace, defense, biomedical, logistics, and other high-compliance industries.
- Loaded with functionality. 32' clear height, heavy power, and flexible dock/high-door loading.
- Strategically positioned. Located in Mansfield, TX with unmatched access to infrastructure, talent, and transportation corridors

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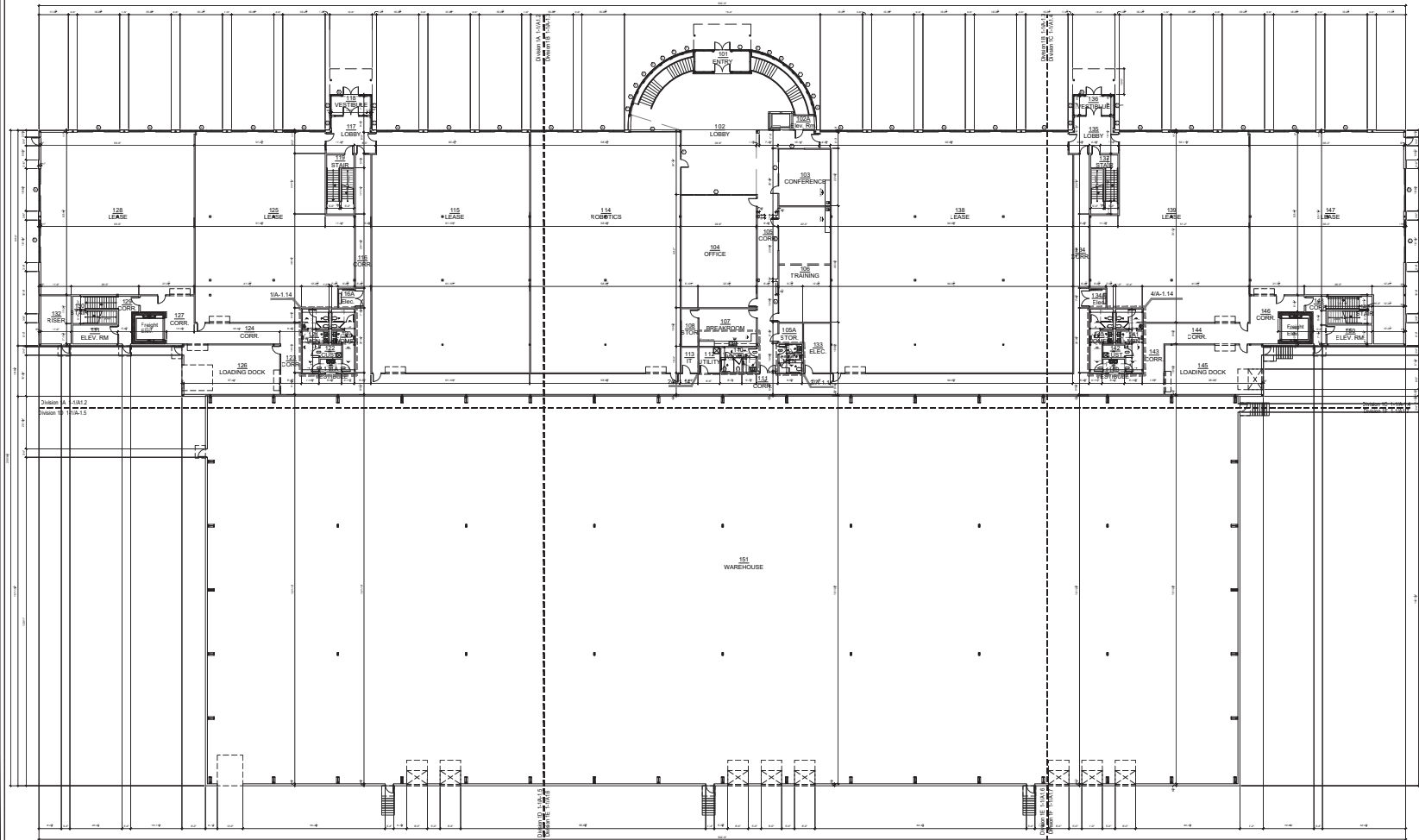


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FLOOR PLAN | FIRST FLOOR



1 OVERALL FLOOR PLAN - FIRST FLOOR
SCALE: NTS



PROGRESS DRAWING
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
xx/xx/2025

REVISIONS:

SHEET CONTENTS:
OVERALL
FLOOR PLAN -
FIRST FLOOR

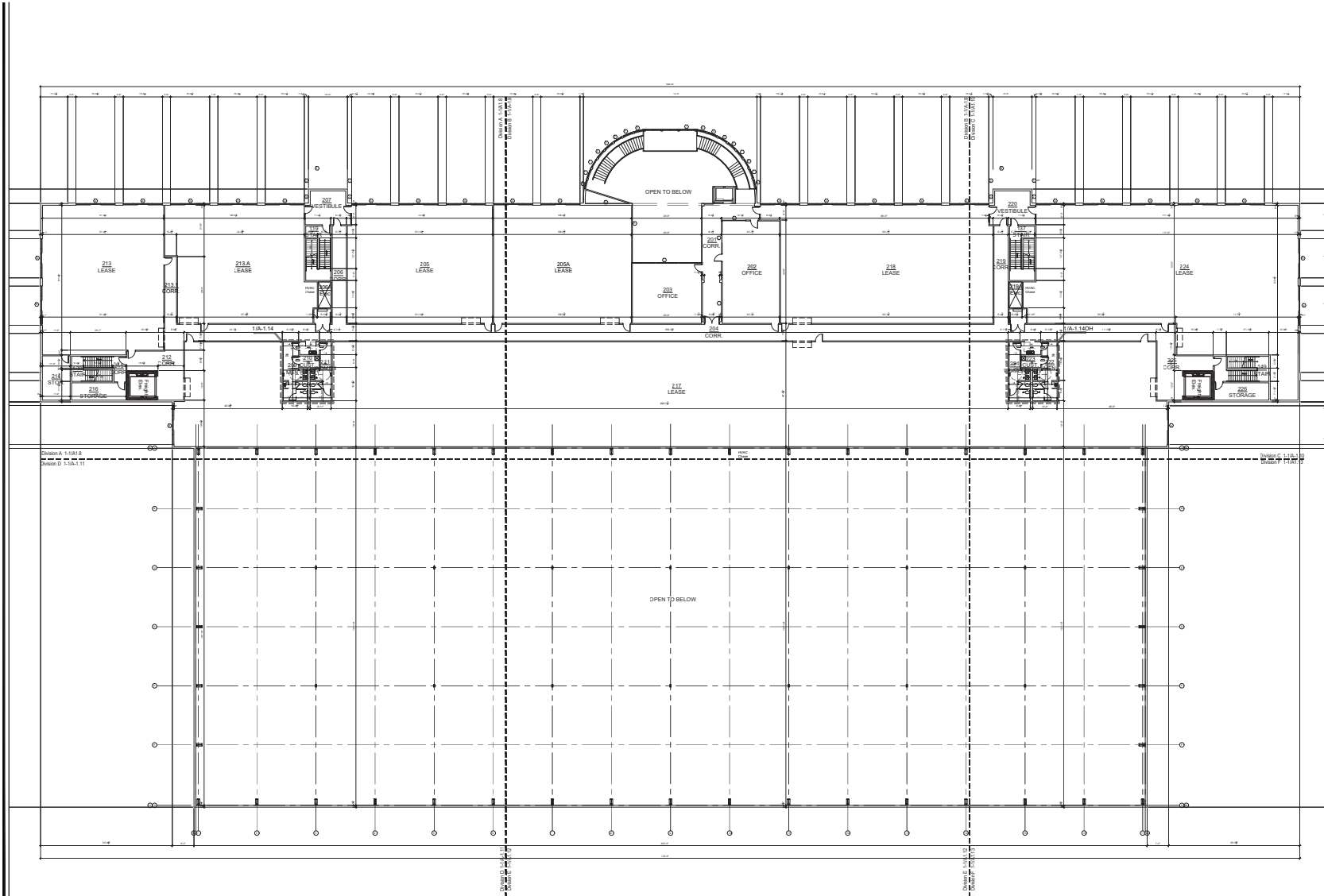
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FLOOR PLAN | SECOND FLOOR



NATIONWIDE CONSTRUCTION
DESIGN - BUILD - COMPANY
721 South 29th Avenue, Mansfield, TX 76063
Phone: 817.424.1142
www.nationwideconstruction.com

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2251 HERITAGE PKWY
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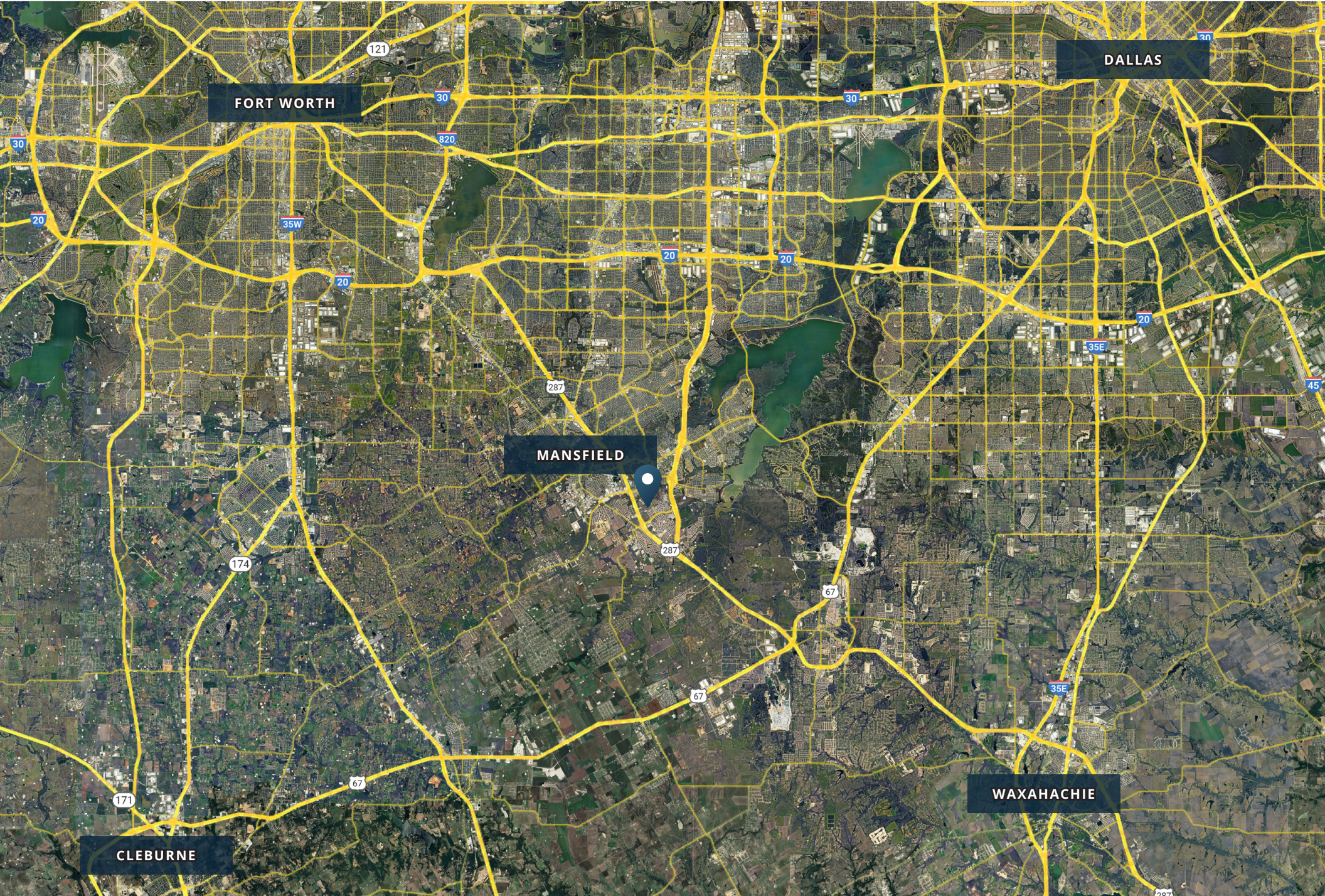
DATE ISSUED:
xx/xx/2025
REVISIONS:

SHEET CONTENTS:
OVERALL
FLOOR PLAN -
SECOND FLOOR
SHEET NUMBER:
A-1.1

1 OVERALL FLOOR PLAN - SECOND FLOOR
SCALE: NTS

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	3,812	52,271	135,014
2029 Projected Population	6,250	65,943	156,531
Proj. Annual Growth 2024 to 2029	10.39%	4.76%	3.00%

Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	5,018	53,995	115,452
Workers	3,044	29,395	51,358
Residents	1,974	24,600	64,094

Income

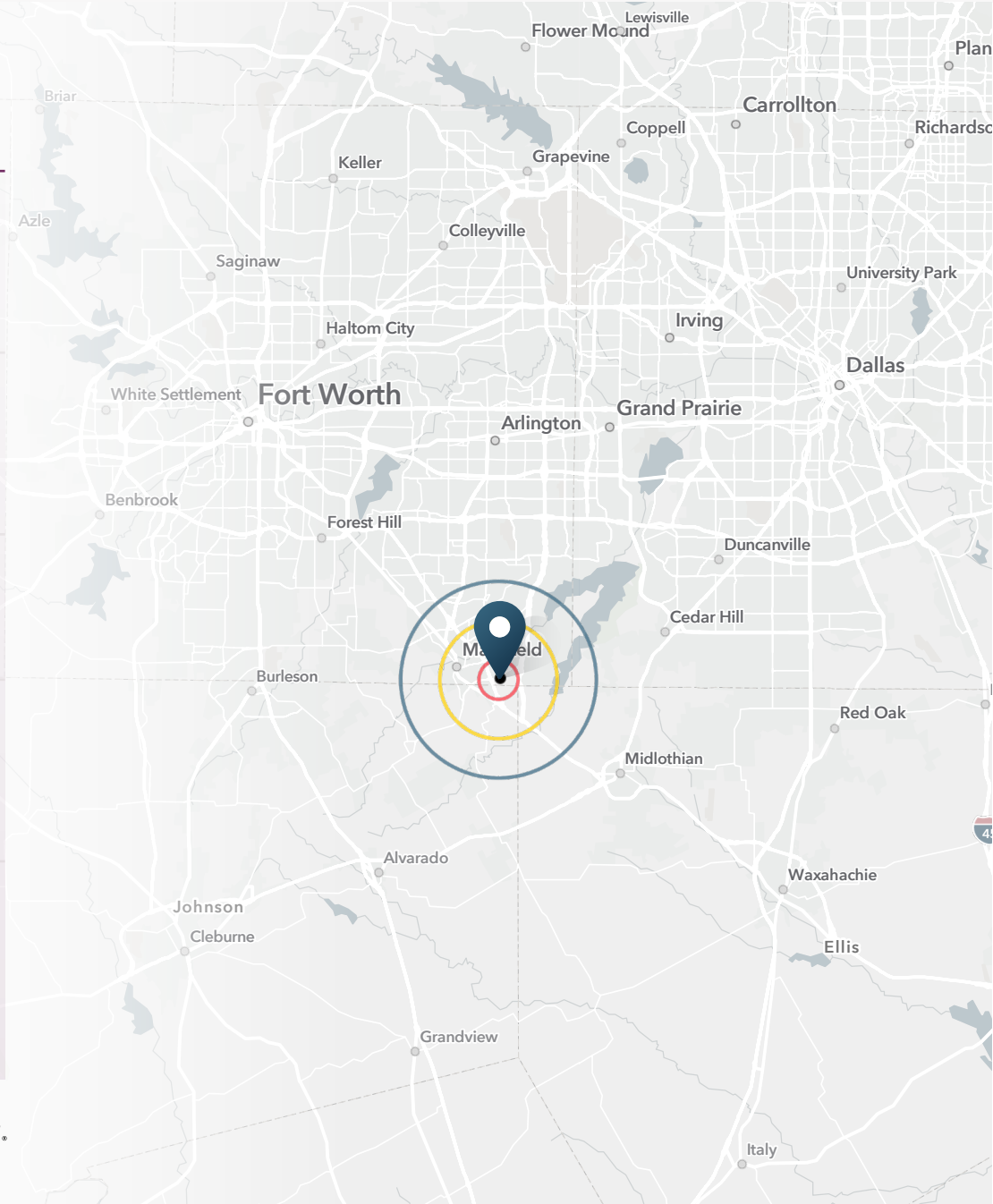
	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$175,289	\$150,652	\$143,076
2024 Est. Median Household Income	\$139,916	\$117,899	\$114,072

Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	1,207	17,426	43,685
2029 Estimated Households	2,009	22,314	51,235
Proj. Annual Growth 2024 to 2029	10.73%	5.07%	3.24%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2024 Est. White	49%	49%	41%
2024 Est. Black or African American	23%	23%	28%
2024 Est. Asian or Pacific Islander	6%	5%	8%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	20%	22%	22%
2024 Est. Hispanic (Any Race)	22%	23%	23%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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 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.

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	
<hr/>				
Sales Agent/Associate's Name	License No.	Email	Phone	
<hr/>				
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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