



Kennedale Gateway Industrial Park

INDUSTRIAL - FLEX SUITES FOR LEASE

7402 & 7406 Mansfield Highway
Kennedale, TX 76060

 Transwestern

About the Complex

7402 & 7406 Mansfield Highway

The six-building industrial asset sits on a 13-acre lot and features new metal buildings with 71 grade access doors and 18' - 22' clear heights. Ideally situated near major thoroughfares including Route 287 and I-20, 7406 Mansfield Highway benefits from direct connectivity to major transportation routes, making it an attractive option for tenants seeking efficient access to Dallas Fort Worth's distribution arteries.

PROPERTY INFORMATION

- Total of 154,545 SF Building
- Suites ranging from 2,125 SF to 14,875 SF (Can Demise)
- 16' Grade Level Doors
- New Construction
- Lease and Condo Sale Available
- No Zoning - Located in the County
- Financing Available
- Excellent Access to I-20, I-820 and Hwy 287
- Contact Broker for Pricing



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Available Spaces for Lease

1 BUILDING 7402-1

Suite 100

- 4,000 SF Total
- (1) One Grade Level Door
- (1) One Office
- (1) One Restroom
- Mansfield Hwy Frontage

2 BUILDING 7406 - 3

Suite 1008-1010

- 4,250 SF Total
- (2) Two Grade Level Door
- (1) One Office
- (1) One Restroom

3 BUILDING 7406-3

Suite 1012

- 3,896 SF Total
- (1) One Grade Level Door
- (1) One Office
- (1) One Restroom

4 BUILDING 7406-3

Suite 1014-1026

- 10,000 SF - 17,060 SF Total
- (7) Seven Grade Level Door
- (2) Two Offices
- (1) One Restroom
- 1 AC Fenced/Graveled Outdoor Storage

5 BUILDING 7406-4

Suite 1126-1130

- 8,810 SF Total
- (2) Two Grade Level Door
- (1) One Dock Well
- (1) One Office
- (1) One Restroom

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Drive Times

14 minutes to
820 (5.3 miles)

7 minutes to
20 (3.7 miles)

5 minutes to
287 (2.4 miles)



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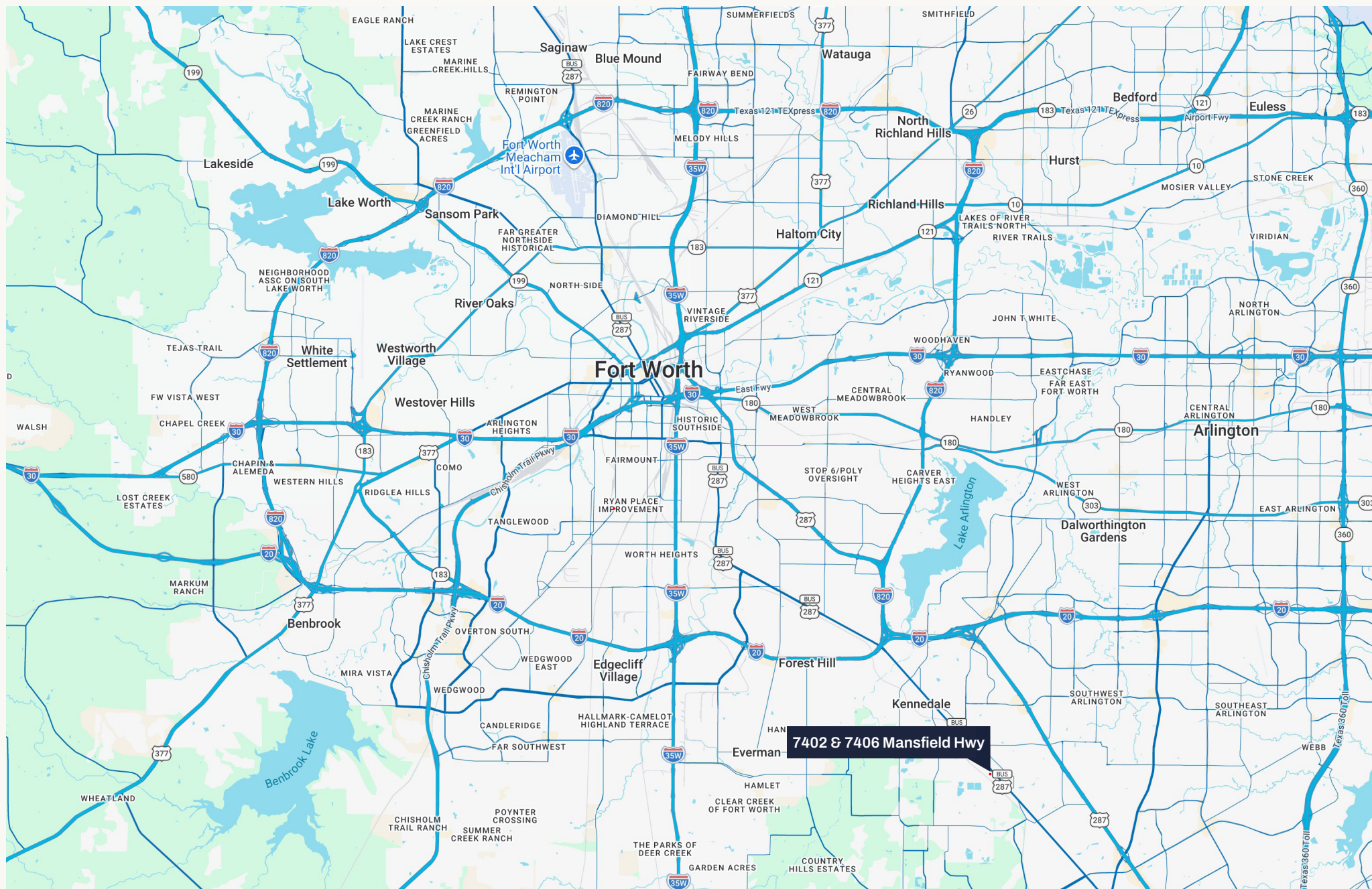
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Information About Brokerage Services

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



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Transwestern Commercial Services Fort Worth LLC	License No. 90000246	Email	(817)877-4433
Name of Sponsoring Broker (Licensed Individual or Business Entity)			Phone
Paul Witorf	License No. 479373	Email paul.witorf@transwestern.com	Phone (214)446-4512
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable			
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Name of Sales Agent/Associate			

Buyer/Tenant/Seller/Landlord Initials	Date
Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov IABS 1-2

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Get in Touch

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