

# 450,000+ SF INDUSTRIAL BUILDING AT 2200 HERITAGE PKWY IN MANSFIELD, TEXAS 76063



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## PROPERTY OVERVIEW

- 32,000 SF Temperature Controlled (Full Clear Height)
- Loading: 31 Dock Doors (all with dock levelers)
- 480V 3-Phase Power Available
- Clear Height: 31'
- Column Spacing: 48' x 40'
- Parking:
  - 98 Trailer Parks
  - 192 Car Parks
- Distance to major airports:
  - DFW International Airport – 25 miles
  - Fort Worth Alliance – 37 miles
  - Dallas Love Field – 35 miles

## LOCATION

2200 Heritage Parkway Mansfield, Texas 76063

## IMPROVEMENTS

458,740 SF

## LOT SIZE

28.6623 Acres (1,248,529.788 SF)

## ZONING

PD: Planned Development

## YEAR BUILT

1988

## EXPECTED VACANCY

Q3 of 2024

## LEASE RATE

Call for Pricing

## SALES PRICE

Call for Pricing



# DEMOGRAPHIC SUMMARY

2200 Heritage Pkwy, Mansfield, Texas, 76063

Drive time of 15 minutes



## KEY FACTS

350,228

Population



116,653

Households

35.0

Median Age

\$75,688

Median Disposable Income

## EDUCATION

8.8%

No High School Diploma



23.1%

High School Graduate



30.3%

Some College/ Associate's Degree



37.9%

Bachelor's/Grad/ Prof Degree

## INCOME



\$89,174

Median Household Income



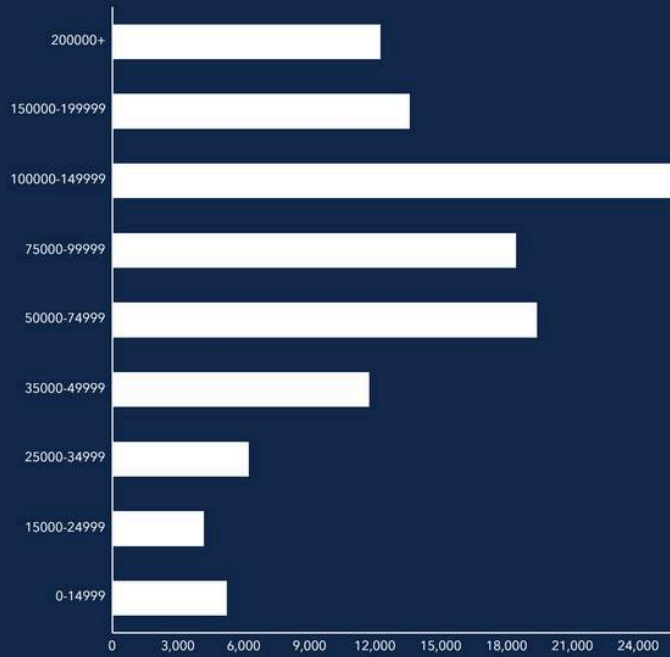
\$38,780

Per Capita Income

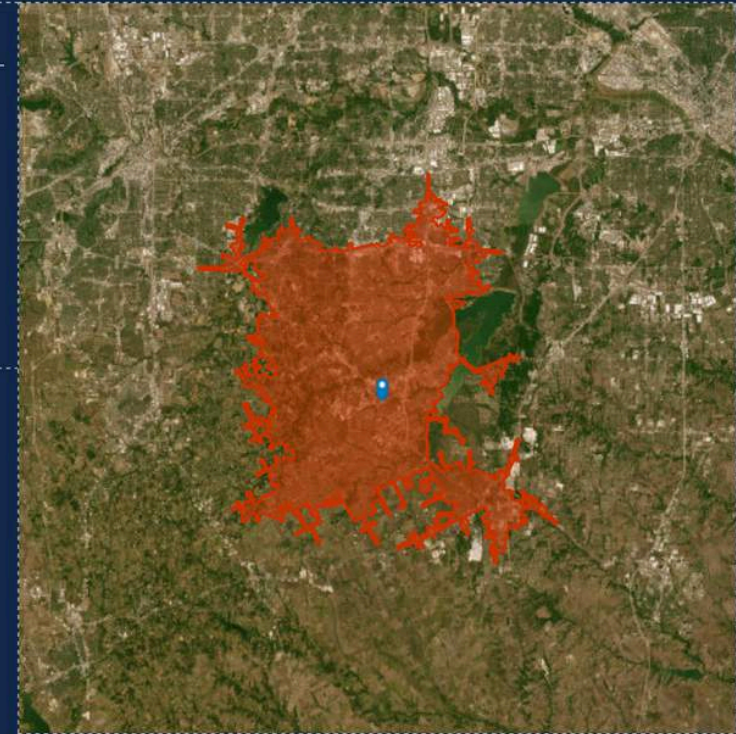


\$212,832

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



66.5%

White Collar



21.8%

Blue Collar



14.0%

Services

3.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



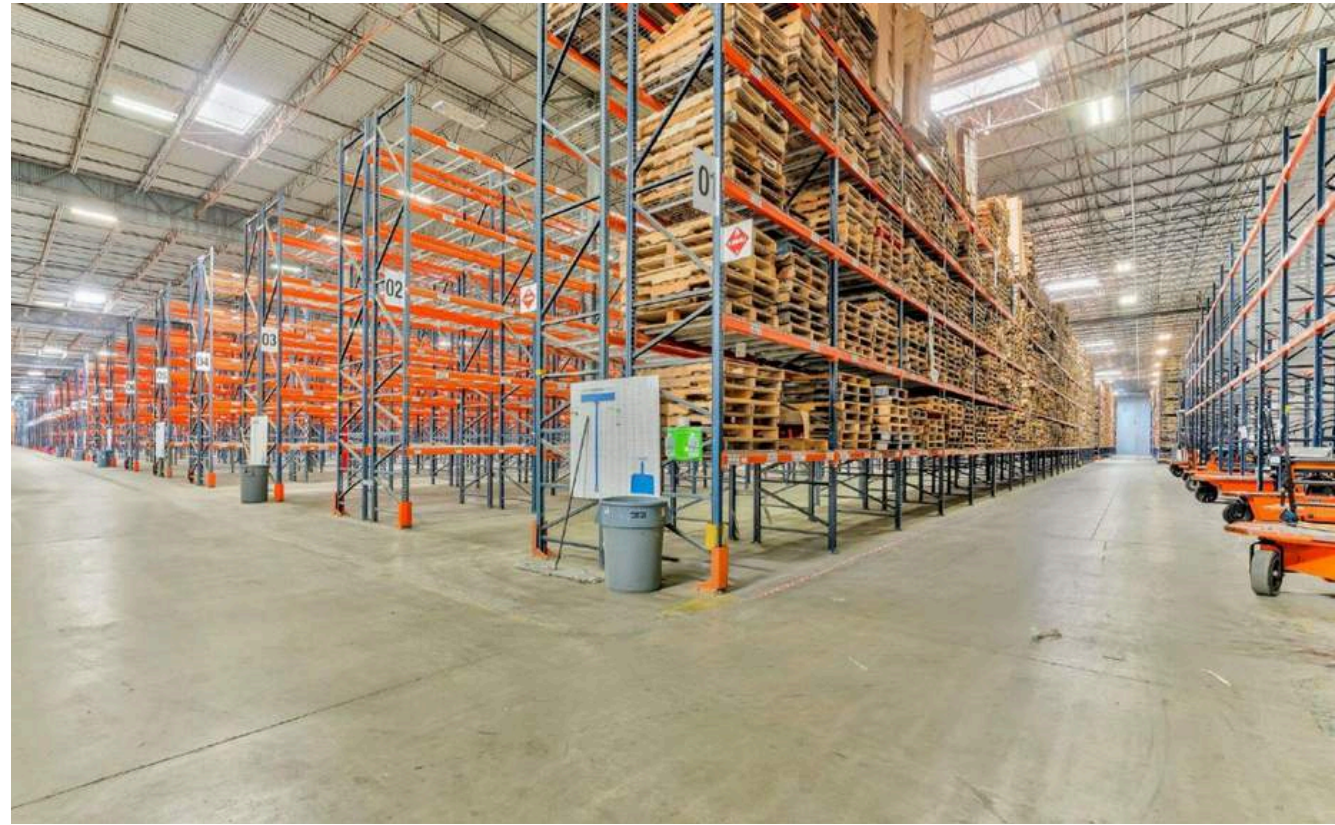
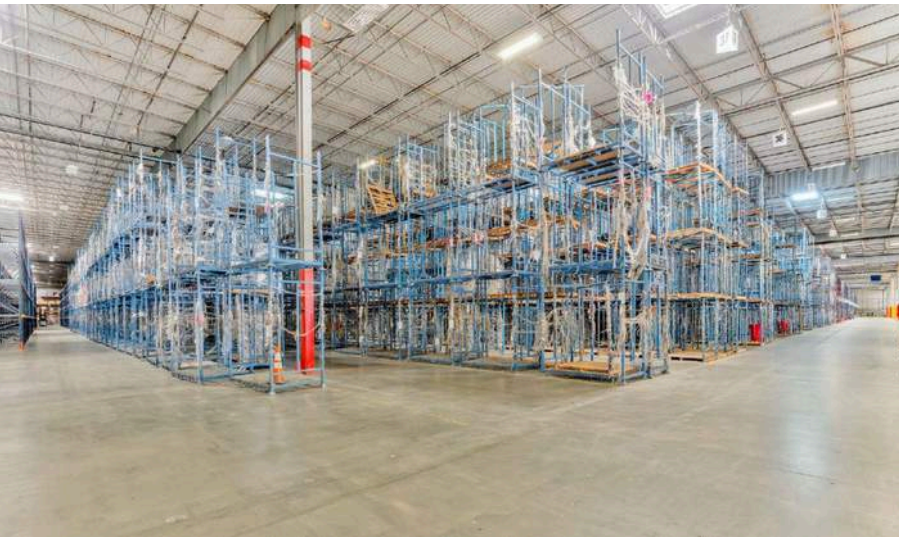
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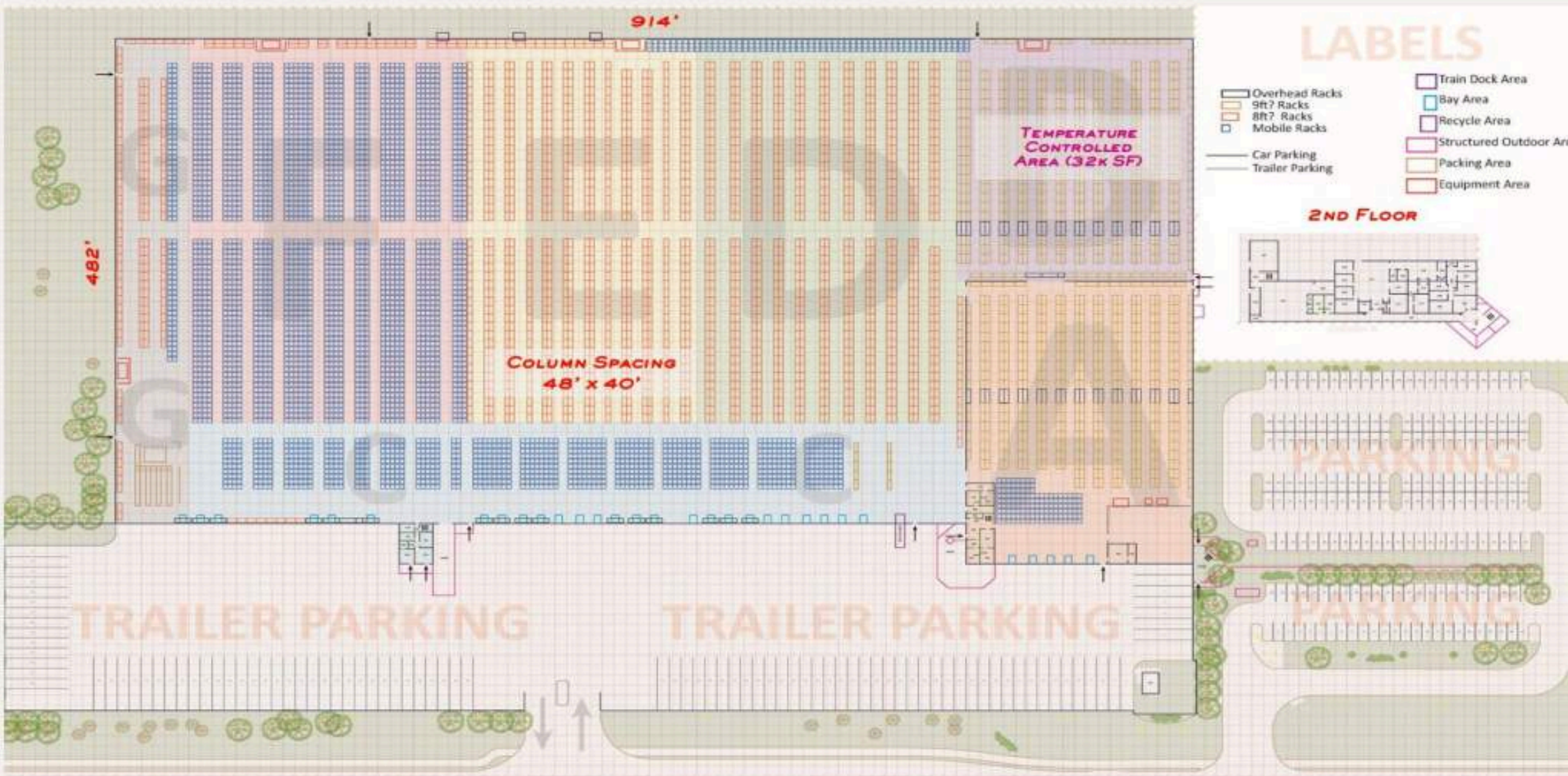
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# FLOOR PLAN



# PROPERTY BOUNDARY



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# SURROUNDING AREA & TRAFFIC COUNTS



  
**Heritage Parkway**  
15,800+ VPD

  
**Highway 287**  
40,400+ VPD





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# PRESENTED BY:



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