

283,855 SF FOR LEASE

# MANSFIELD COMMERCE CENTER

75 REGENCY PARKWAY | MANSFIELD, TX 76063



DELIVERY Q1 2023

- Strategically located between US 287 and US 360, offering direct access to Fort Worth and GSW
- Located in The Reserve, a planned development
- Abundant workforce labor
- Nearby mixed-use offers amenities to attract labor force (retail, shopping, & dining)

Mansfield Commerce Center is a centrally-located asset with great ingress/egress to three major highways—Hwy 287, Hwy 360, & I-20—and is a short drive to D/FW Airport. This Class A, high-image, rear-load industrial facility also has immediate access to both blue and white collar labor.

## BRIAN GILCHRIST

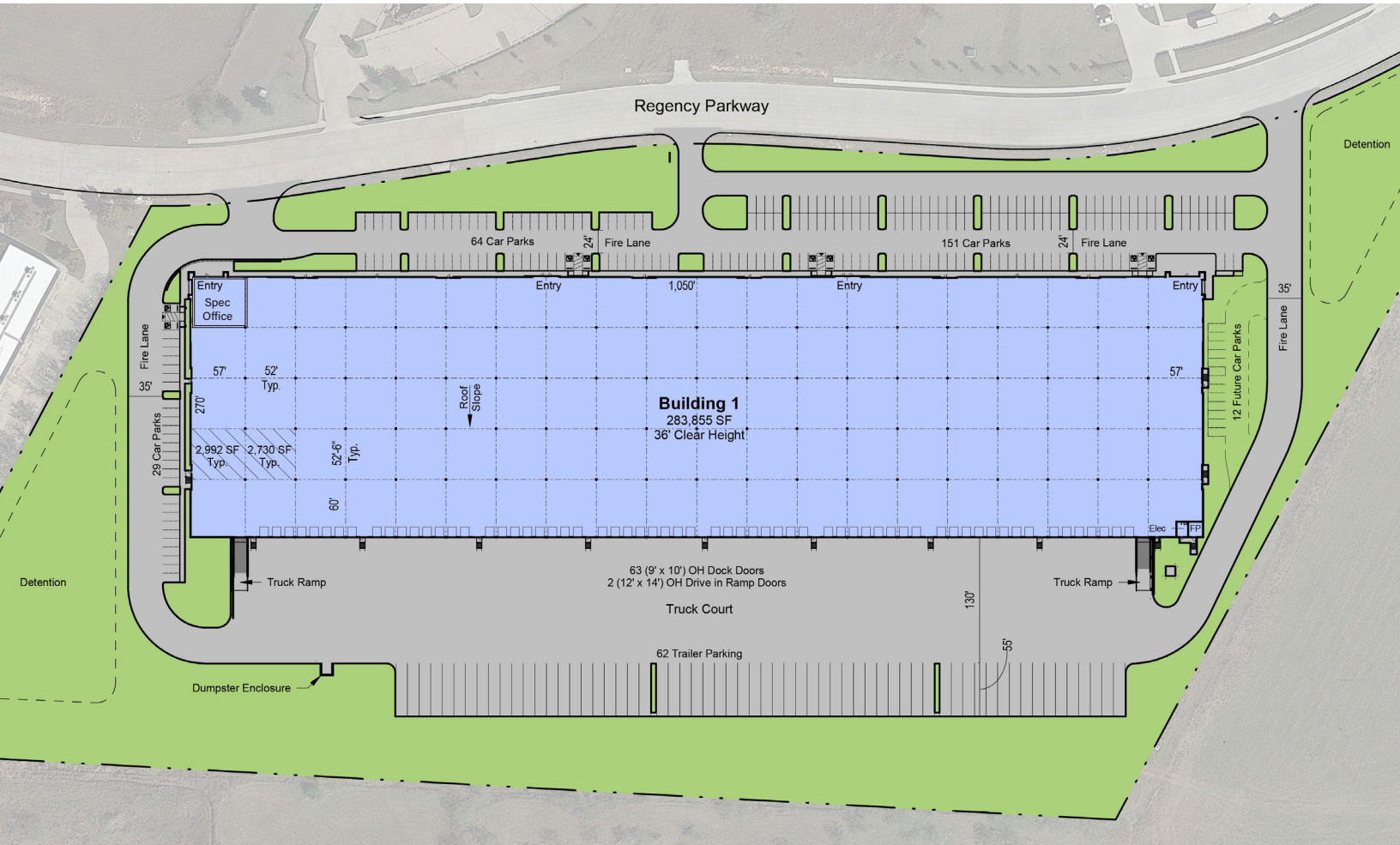
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## BUILDING SPECIFICATIONS

<b>ADDRESS</b>	75 Regency Pkwy Mansfield, TX 76063	<b>SITE</b>	±20.43 Acres
<b>TOTAL SF</b>	±283,885 SF (80,000 SF Divisible)	<b>DRIVE-IN DOORS</b>	2 Ramps (12' x 14')
<b>OFFICE</b>	±2,965 SF Spec Office Planned with Shell Completion	<b>TRUCK COURT DEPTH</b>	185'
<b>DIMENSIONS</b>	270' x 1,050'	<b>TRAILER PARKING</b>	62
<b>COLUMN SPACING</b>	52' x 52'-6" Typical (60' Staging Bay)	<b>CAR PARKING</b>	244 (12 Future)
<b>CLEAR HEIGHT</b>	36'	<b>SPRINKLER</b>	ESFR
<b>DOCK HIGH DOORS</b>	63	<b>OTHER FEATURES</b>	Celerestory Windows

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## DISTANCES FROM SITE

- 11 Miles to FedEx Ground Hub/UPS, providing late drop off availability
- 17 Miles to Downtown Fort Worth
- 23.5 Miles to DFW Airport
- 24.9 Miles to Downtown Dallas
- 27.7 Miles to Union Pacific Intermodal Hub, providing low drayage costs
- Triple Freeport

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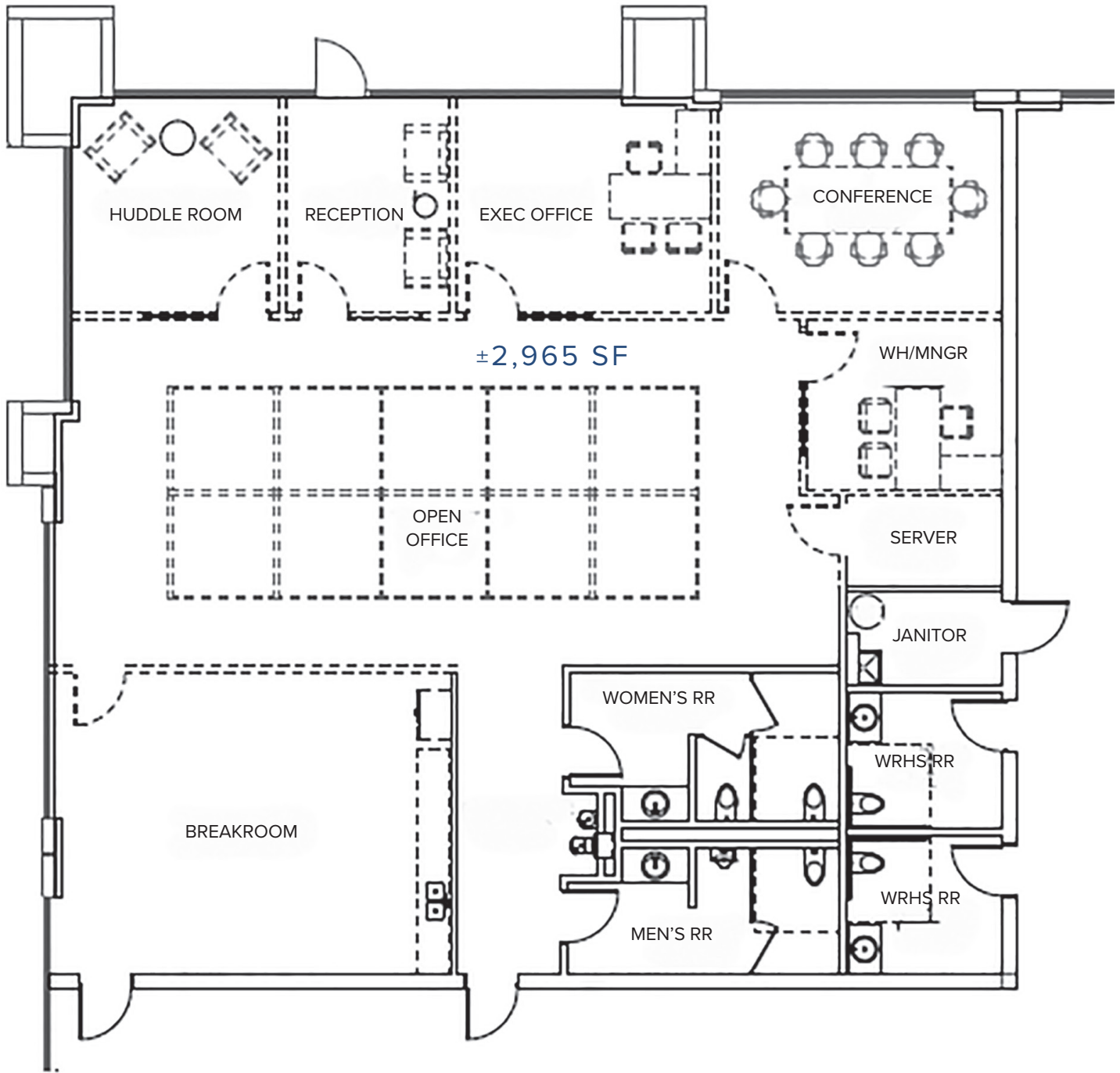
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 **ALLIANCE**  
INDUSTRIAL COMPANY  
**CBRE**

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## SPEC OFFICE



Note: Dashed lines (====) indicate potential future office plan and will not be constructed in the shell building