

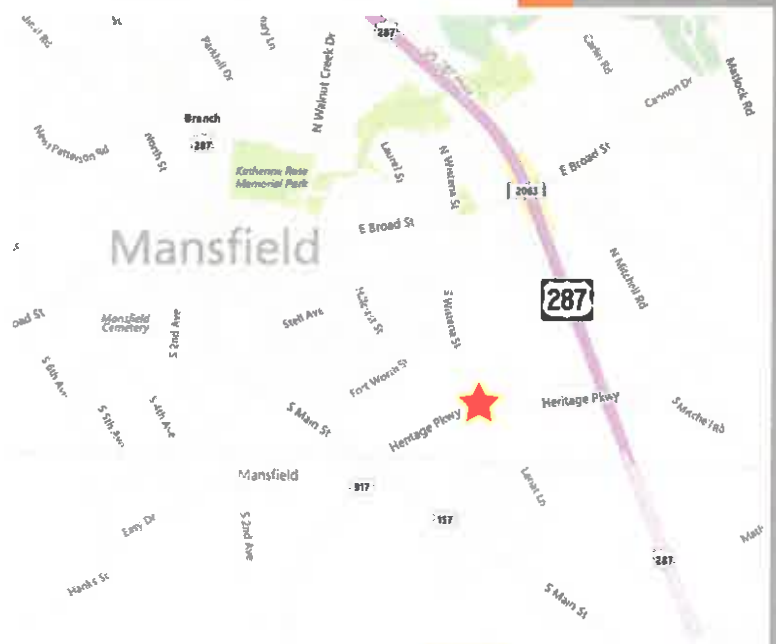
HERITAGE COMMERCE CENTER

1351 & 1401 Heritage Parkway | Mansfield, Texas 76063



Development Features

- Two (2) facility development
- 11,000-35,000 SF Available
- 1,200 SF Office pods
- Divisible to 17,464 SF
- Zoned I-1; light industrial
- Dock and grade level loading
- 22' clear height
- Sprinklers
- Heritage Parkway frontage
- Exceptional access to Highway 287
- Ample parking
- Beautifully landscaped



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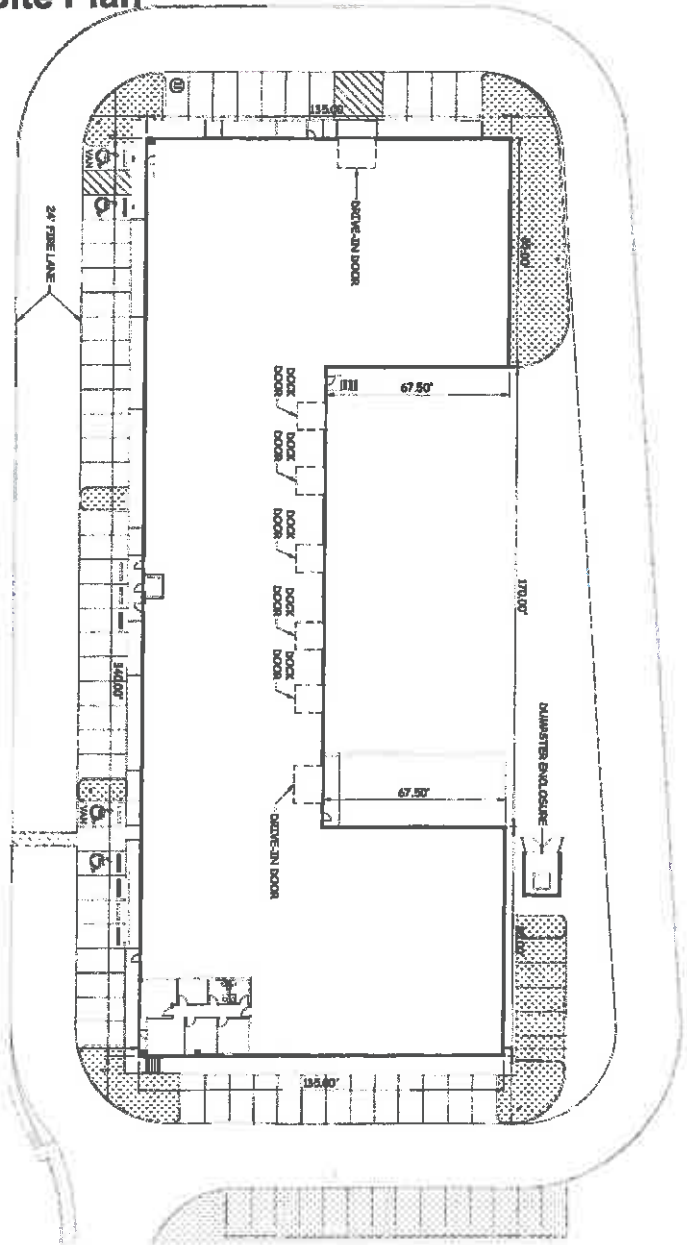
HERITAGE COMMERCE CENTER

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1351 Heritage Parkway

- 34,927 SF Total Available
- Divisible to 17,464 SF
- 1,200 SF Office
- Zoned I-1; light industrial
- 22' clear height
- Five (5) 10'x10' dock doors
- Two (2) 10'x10' ramp doors
- Sprinkler system
- 130' truck court
- Heritage Parkway visibility
- Easy access to Highway 287

Site Plan



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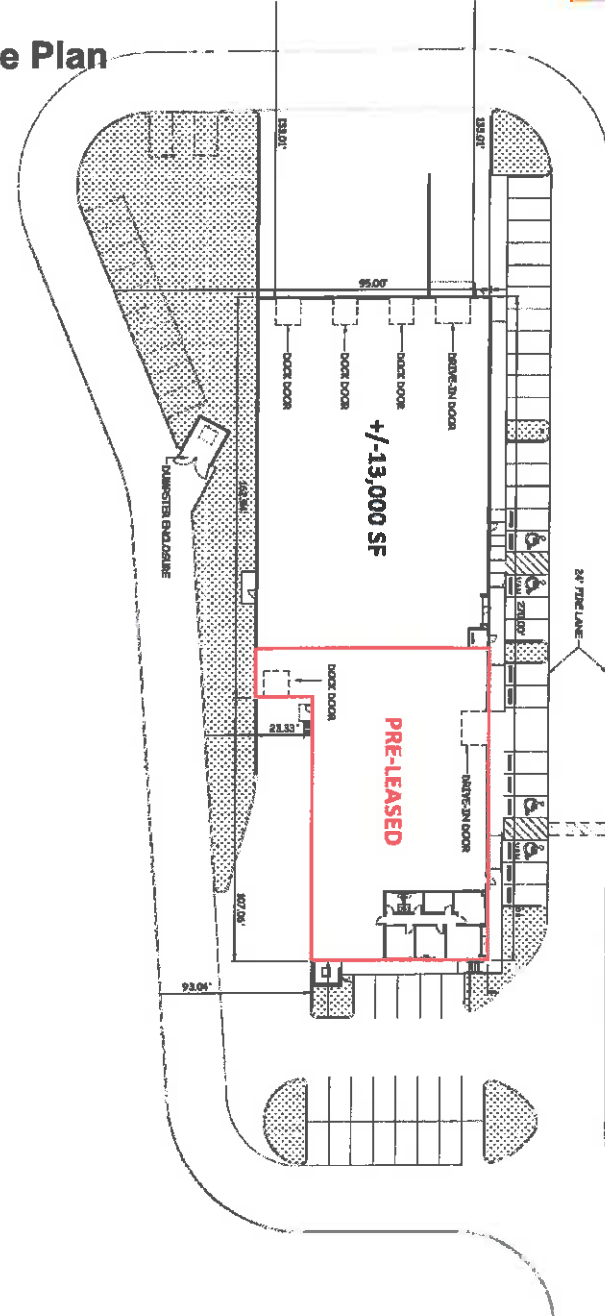
HERITAGE COMMERCE CENTER

1351 & 1401 Heritage Parkway | Mansfield, Texas 76063

1401 Heritage Parkway

- +/- 13,000 SF Total Available
- 1,200 SF Office
- Zoned I-1; light industrial
- 22' clear height
- Three (3) 10'x10' dock doors
- One (1) 10'x10' ramp doors
- Sprinkler system
- 133' truck court
- Heritage Parkway visibility
- Easy access to Highway 287

Site Plan



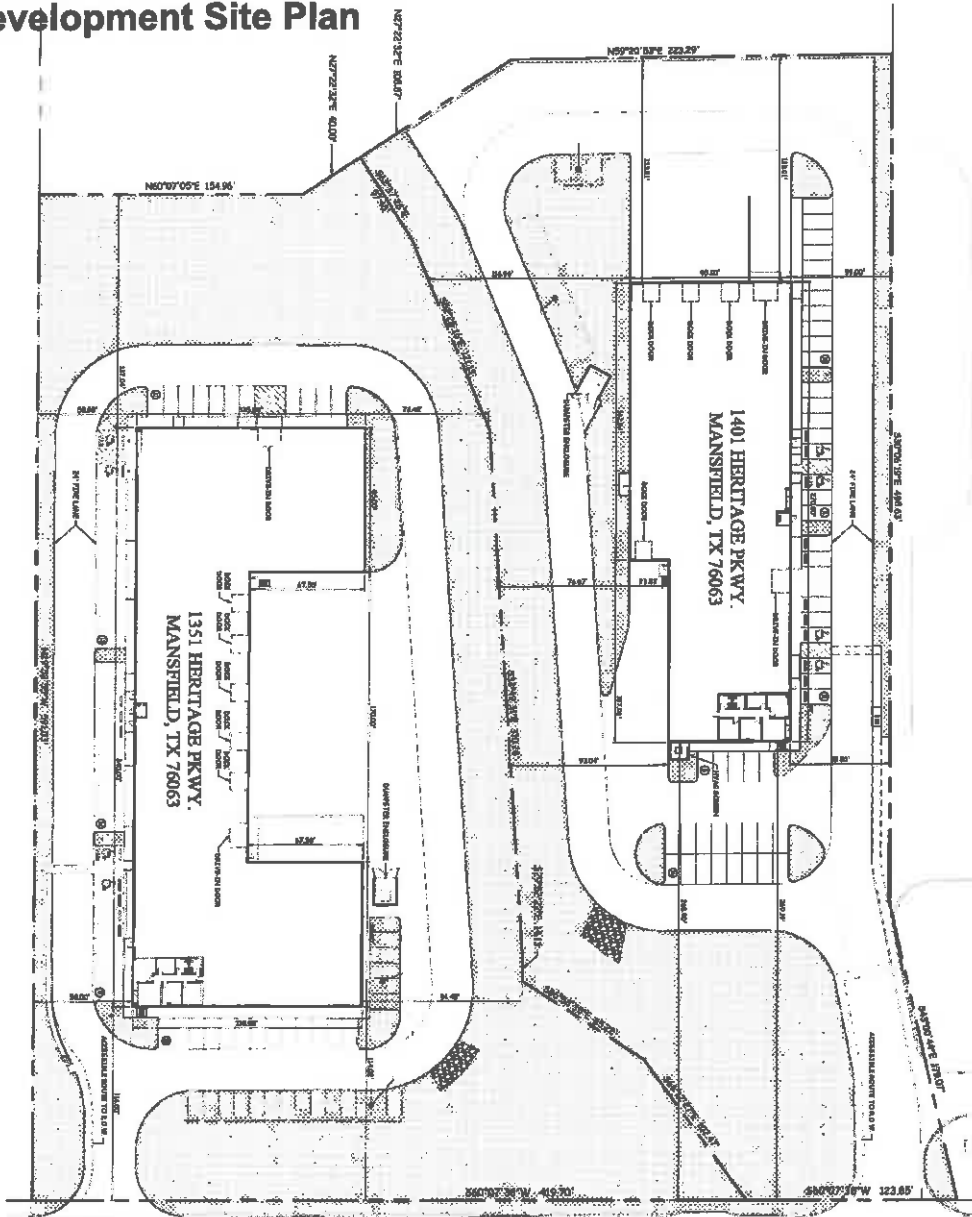
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Development Site Plan



HERITAGE PARKWAY



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