

For Lease
5000 SF up to 17,723 SF
2090 FM 157
Mansfield, Texas



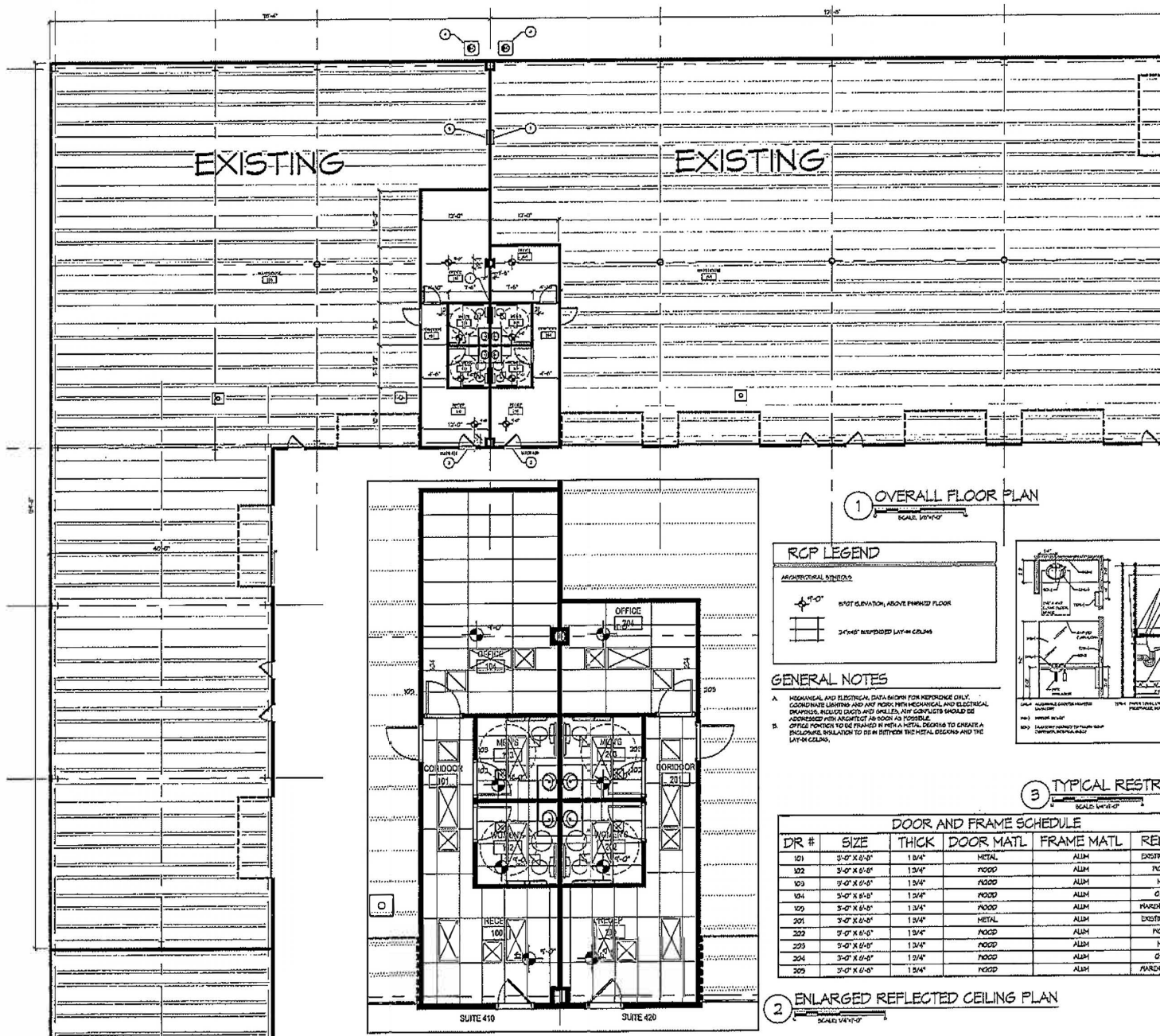
- Location:** Located just north of U. S. Highway 287 on the east side of FM 157(S.Cooper St)
City of Mansfield, Tarrant County, Texas
- Zoning:** C-2 Commercial (City of Mansfield)
- Suite 100:** 5,000 SF Retail Showroom; 100% A/C; Excellent Exposure-\$6,000.00/Month
- Suite 200:** **LEASED**
- Suite 300:** 5,000 SF Warehouse; small office (10' x 22'); 1 dock high and 2 grade level doors; 14 foot clear height-\$2,800.00/Month
- Suite 410:** 9,223 SF Warehouse; small office; 3 grade level doors-\$5,000.00/Month
- Suite 420:** 8,400 SF Warehouse Available; small office, dock well, 2 restrooms; plus 4 grade level doors; 17 foot clear height-\$4,700.00/Month
- Contact:** Mark Sullivan-Office (817) 473-9393 x 2 – email at ms@ritterrealty.com

Ritter and Associates

1703 Fountainview Dr., Suite 103, Mansfield, Texas 76063

The information contained herein was obtained from sources believed reliable, however, Ritter and Associates makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.

Suite 420



NOTES BY SYMBOL "O"

DR #	SIZE	THICK	DOOR MATL	FRAME MATL	REMARKS
101	3'-0" X 6'-0"	1 3/4"	METAL	ALUM	DISTING FRONT
102	3'-0" X 6'-0"	1 3/4"	WOOD	ALUM	POCHING
103	3'-0" X 6'-0"	1 3/4"	WOOD	ALUM	MDS
104	3'-0" X 6'-0"	1 3/4"	WOOD	ALUM	OFFICE
129	3'-0" X 6'-0"	1 3/4"	WOOD	ALUM	HARDWOOD ACCE
201	3'-0" X 6'-0"	1 3/4"	METAL	ALUM	DISTING FRONT
202	3'-0" X 6'-0"	1 3/4"	WOOD	ALUM	POCHING
203	3'-0" X 6'-0"	1 3/4"	WOOD	ALUM	MDS
204	3'-0" X 6'-0"	1 3/4"	WOOD	ALUM	OFFICE
229	3'-0" X 6'-0"	1 3/4"	WOOD	ALUM	HARDWOOD ACCE


RELATION GROUP
 10000 Highway 100, Suite 1000, Dallas, TX 75243
 (214) 424-1000
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 www.nelsongroup.com



JOB #132249
 FURNITURE WAREHOUSE
 2090 FM. 157 SUITE
 MANSFIELD, TEXAS 76063

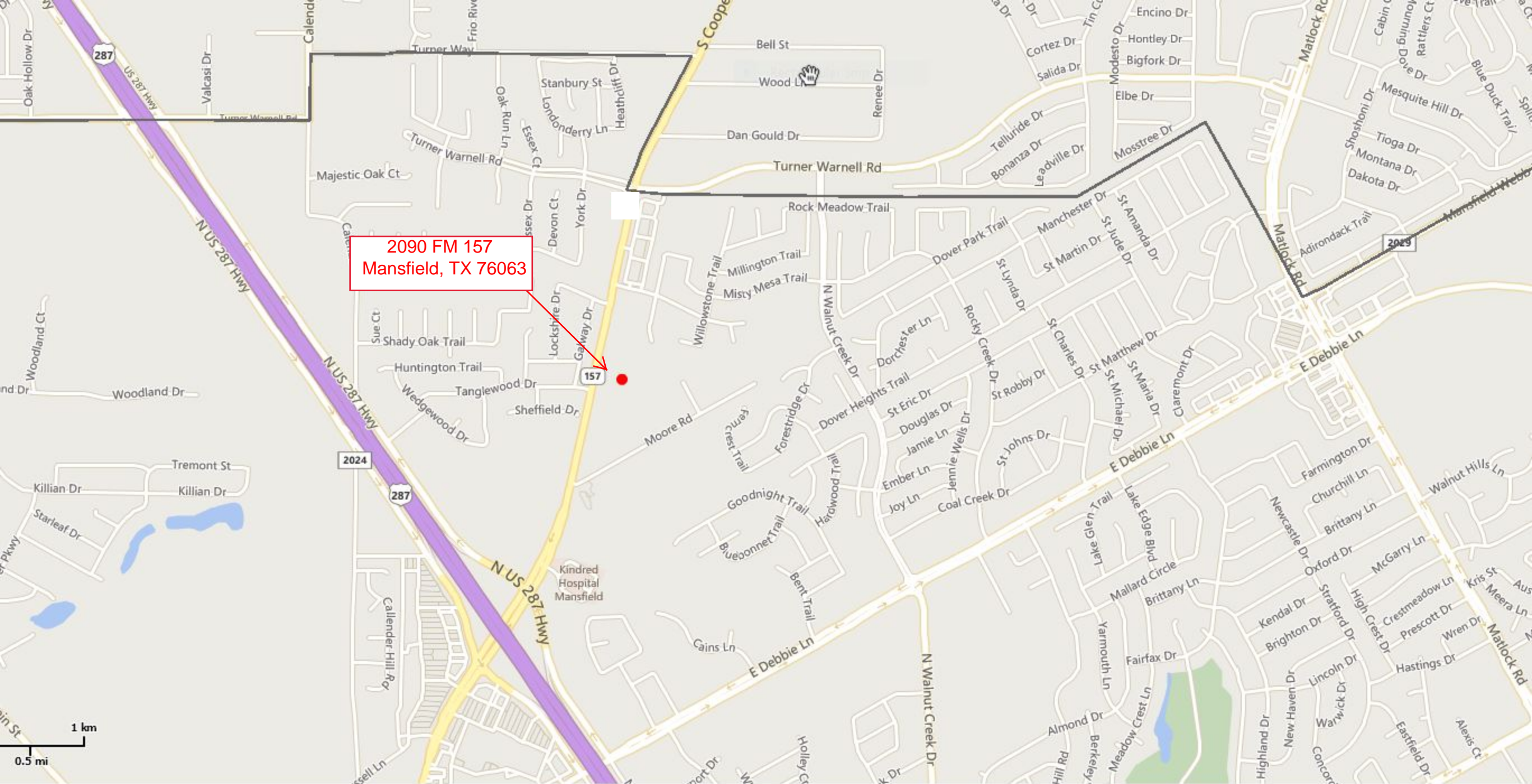
DATE ISSUED:
 10-20-2013

ISSUED FOR:
 A BULK FOR CONSTRUCTION 10-20-2013

REVISIONS:

SHEET CONTENTS:
 ANNOTATION
 AND
 REFLECTED
 CEILING PLAN

SHEET NUMBER:
 A101



2090 FM 157
Mansfield, TX 76063



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.

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.

Ritter and Associates Real Estate LLC	9002899	ds@ritterrealty.com	817-473-9393
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Designated Broker of Firm	License No.	Email	Phone
Dana Lynn Sullivan			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date