

510 PEACHTREE

MESQUITE, TX 75149



**Sign a Term Lease,
Tenant receives the following concessions:**

\$4.90/SF NNN Starting Rate during the first year

\$1.00/SF Moving Allowance

Negotiated Free Rent



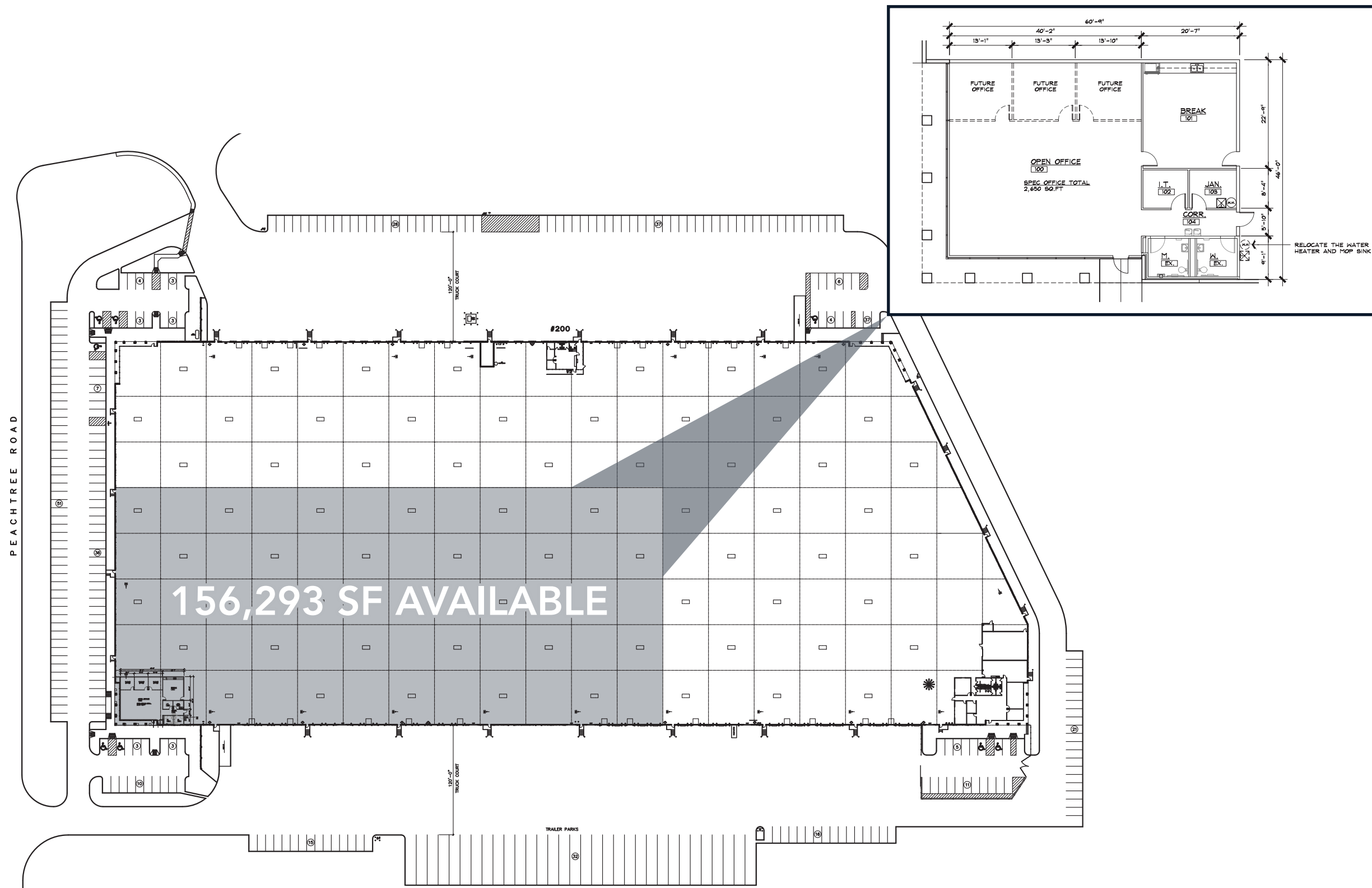
156,293 SF AVAILABLE

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 **CAPROCK
PARTNERS**


STREAM



FEATURES

- 156,293 SF Available
- 2,650 SF Office
- 30'10" Clear Height:
(first column line)
- ESFR Sprinkler
- 50' x 50' Column Spacing;
- 60' Staging Bays
- 21 Dock Doors
- 7 Dock Levelers
- 1 Oversized Ramped Door
- 120' Truck Court
- 260 Feet Building Depth:
- Trailer Parks Available
- 260 Car Parks (Bldg Total)
- Marquee Signage Available

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LOCATION HIGHLIGHTS

Located within City of Mesquite
Easy Access to major thoroughfares
Great visibility from I-635
Aggressive EDC & incentives

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