



# MESQUITE AIRPORT

## LOGISTICS CENTER PHASE II

171,098 - 684,392

SQUARE FEET AVAILABLE

LEASED BY

  
**STREAM**

**MATT DORNAK, SIOR**  
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OWNED BY

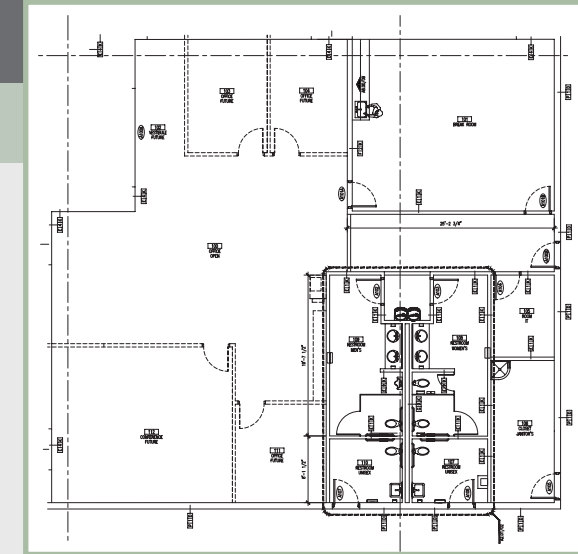
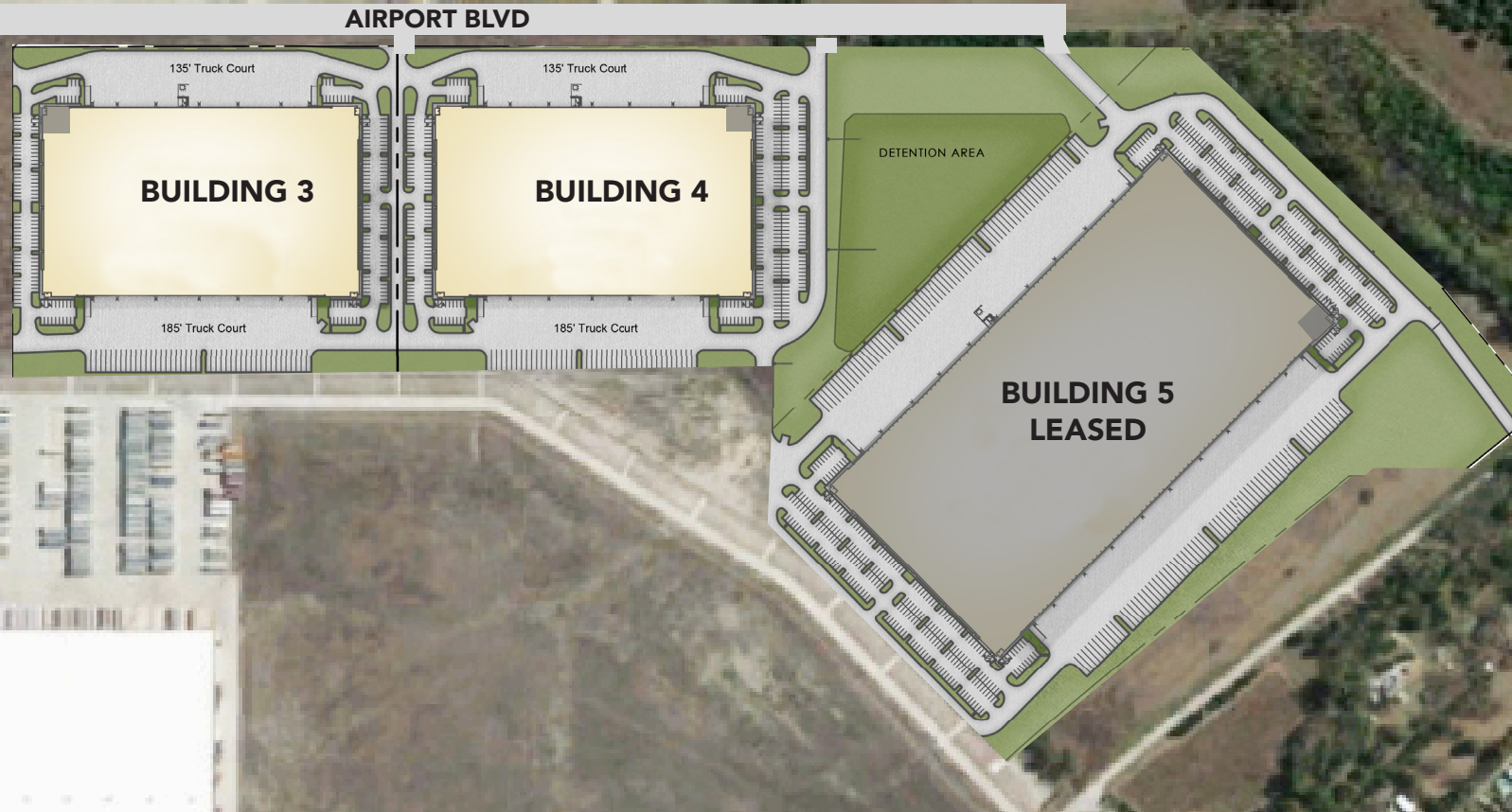
  
INDUSTRIAL

**RYAN WOLCOTT, SIOR**  
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# BUILDING 3

1305 Airport Blvd, Mesquite, TX 75181

Available:	171,098 - 342,196 SF	Staging Bay:	60'
Building Dimensions:	450'd x 755'w	Typical Column Spacing:	50'd x 56'w
Office:	3,310 SF	Truck Court Depth:	135' - 185'
Clear Height:	36'	Trailer Parks:	44
Loading Configuration:	Cross-Dock	Car Parks:	238
Dock Doors:	60 (9' x 10')	Sprinkler System:	ESFR
Drive-In Doors:	4 (12' x 14')	Fenced Truck Court:	Available



3 BUILDINGS

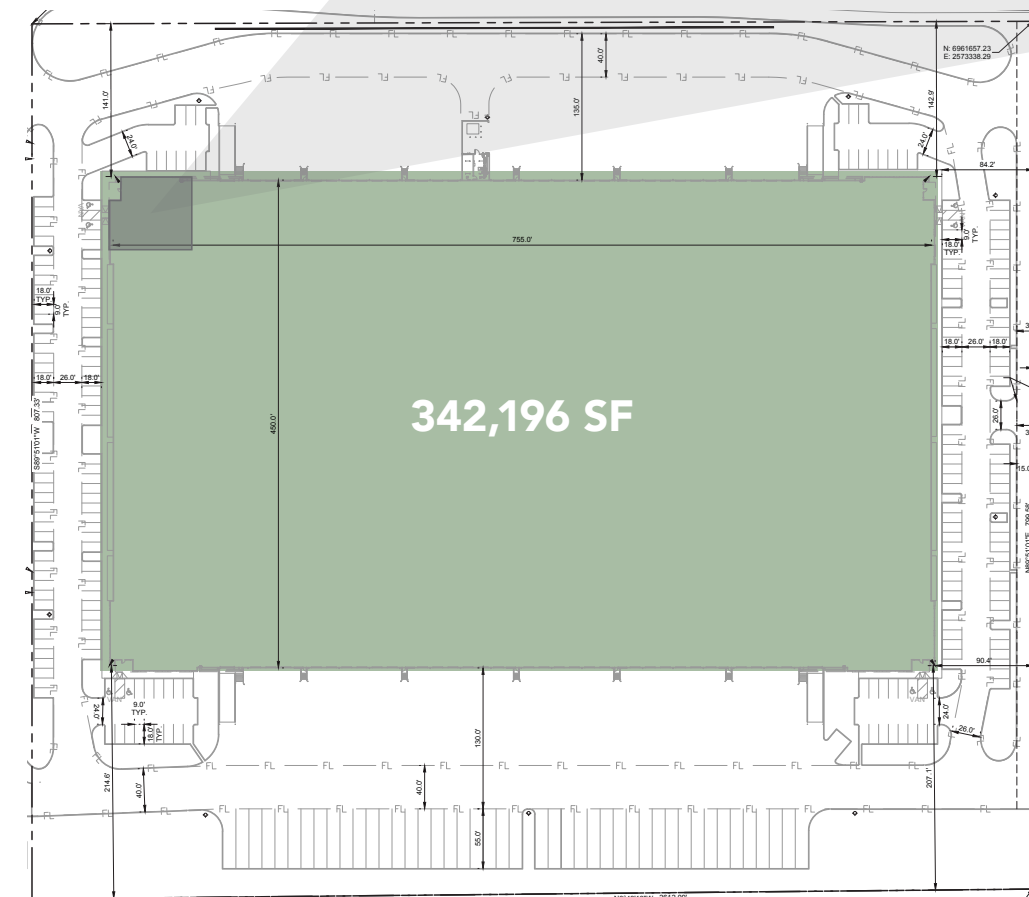
170,000 SF+

Ability to Demise

BUILD-TO-SUIT

Office

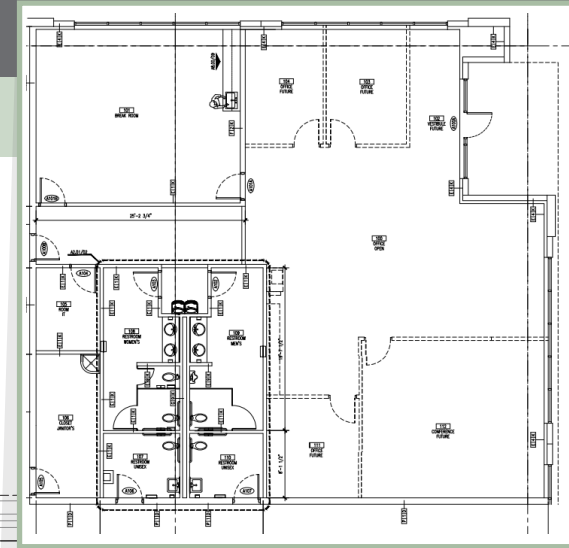
- Buildings are securable
- Ability to meet heavy parking requirements
- Incentives available through the City of Mesquite and Dallas County
- Triple Freeport tax abatement



# BUILDING 4

1525 Airport Blvd, Mesquite, TX 75181

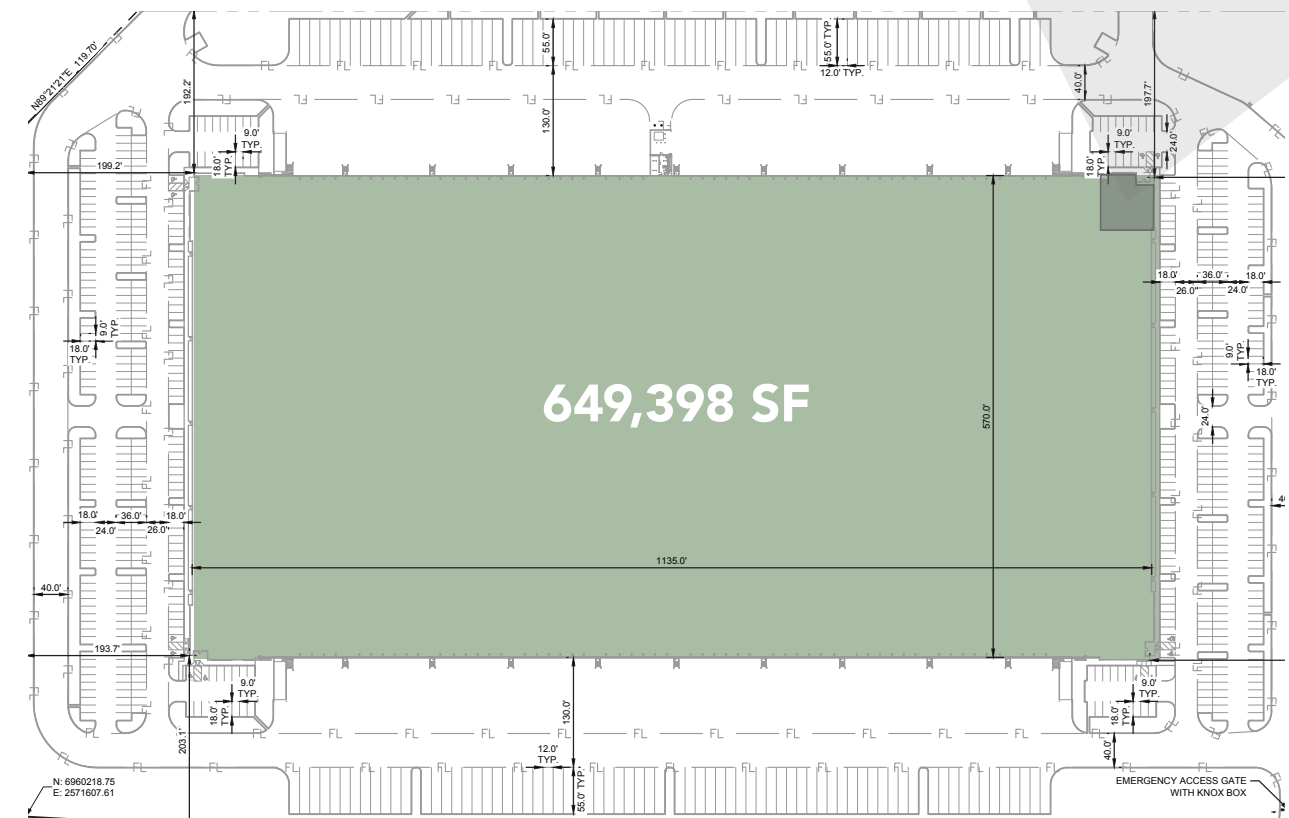
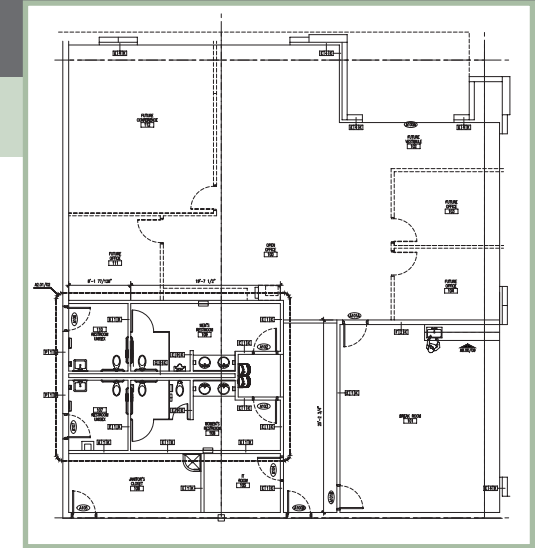
Available:	171,098 - 342,196 SF	Staging Bay:	60'
Building Dimensions:	450'd x 755'w	Typical Column Spacing:	50'd x 56'w
Office:	3,310 SF	Truck Court Depth:	135' - 185'
Clear Height:	36'	Trailer Parks:	43
Loading Configuration:	Cross-Dock	Car Parks:	336
Dock Doors:	60 (9' x 10')	Sprinkler System:	ESFR
Drive-In Doors:	4 (12' x 14')	Fenced Truck Court:	Available



# BUILDING 5 - LEASED

2200 Berry Road, Mesquite, TX 75181

Available:	329,699 - 649,398 SF	Staging Bay:	60'
Building Dimensions:	570'd x 1135'w	Typical Column Spacing:	50'd x 56'w
Office:	3,307 SF	Truck Court Depth:	185'
Clear Height:	40'	Trailer Parks:	145
Loading Configuration:	Cross-Dock	Car Parks:	534
Dock Doors:	108 (9' x 10')	Sprinkler System:	ESFR
Drive-In Doors:	4 (12' x 14')	Fenced Truck Court:	Available



12

Miles to I-635

13

Miles to Highway 80

17

Miles to I-30

23

Miles to I-35

24

Miles to I-45



FULLY DELIVERED & READY FOR OCCUPANCY



### LOCATION HIGHLIGHTS

- Located in Dallas County
- Access to strong labor and growing population base
- Adjacent to Mesquite Metro Airport
- Proximity to FedEx Ground, UPS Customer Center, and Union Pacific Intermodal
- Access to Major Thoroughfares



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LOGISTICS CENTER PHASE II



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