



LOCATION DETAILS

Skyline Commerce Center is centrally located within the greater Dallas industrial market, with immediate access and frontage along Interstate 30, allowing for a high level of exposure, direct access to major thoroughfares, and a highly desirable infill location with unmatched access to labor.

- I-30 Frontage & Visibility
- Centrally located within the metroplex and in the immediate area of the highly desirable Mesquite and Garland Submarkets
- Easy access to I-30, Hwy 80 and I-635

**54,541 SQUARE FEET
FOR LEASE**

**Highly Functional and Securable Industrial Space
with Direct Access off Interstate 30
7 Miles from Downtown Dallas**



BUILDING 1 <

- 54,541 SF Available
- 2,510 Spec Office
- 32' Clear Height
- 260' Building Depth
- 50' x 52' Typical Bay Spacing
- 60' x 52' Staging Bay Spacing
- (10) 9'x10' Dock-High Loading Doors
- (1) Manual pit leveler
- LED Lights on motion sensors
- (12) Dedicated Trailer Parking Stalls
- (133) Striped Personnel Parking Spaces
- ESFR Sprinkler System
- Securable Environment

BUILDING 2 < **LEASED**

- 100% Leased
- Spec Office
- 28' Clear Height
- 150' Building Depth
- 50' x 52' Typical Bay Spacing
- 60' x 52' Staging Bay Spacing
- (7) 9'x10' Dock-High Loading Doors
- (1) manual pit leveler
- LED Lights on motion sensors
- (1) Drive-In Ramps
- (122) Striped Personnel Parking Spaces
- ESFR Sprinkler System
- Securable Environment

UNMATCHED LOCATION <

- 198,109 SF Industrial Park
- East Dallas Industrial Submarket
- Access to Interstate 30, Highway 80 and Interstate 635
- Visibility from Interstate 30 and Buckner Boulevard Intersection
- Strong Labor Supply
- Proximity to Major Population Base
- Triple Freeport Tax Abatement
- Incentives Available through City of Mesquite

