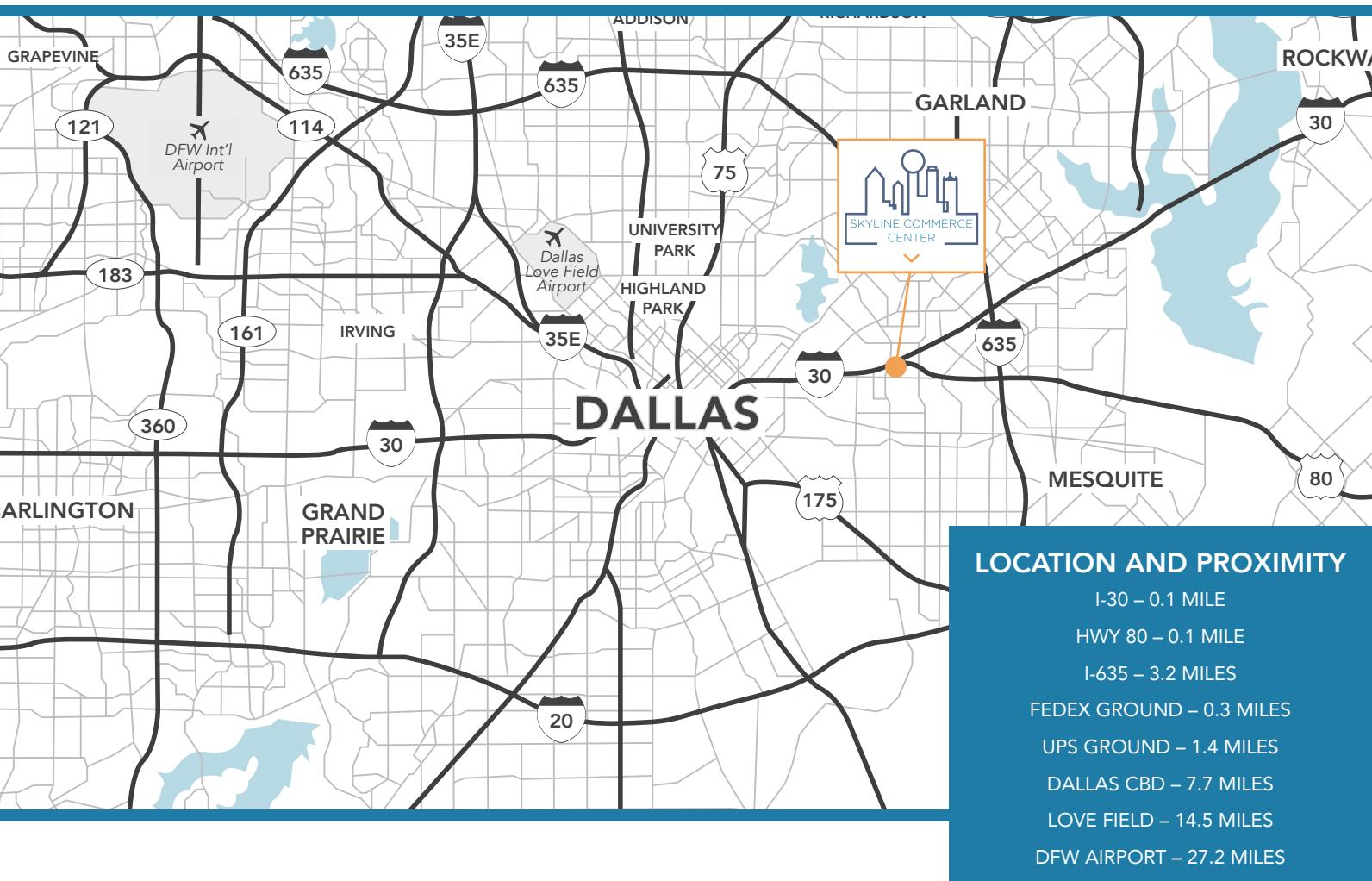


SKYLINE COMMERCE CENTER

54,541 SF For Lease



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**

SKYLINE COMMERCE CENTER

54,541 SF For Lease



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

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

- 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

