

MESQUITE INTERCHANGE

FOR LEASE OR SALE

NEC OF I-635 & US HWY 80
MESQUITE, TX 75150



100,000 TO 203,169 SF AVAILABLE ON 14.02 ACRES

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LEASED BY



OWNER | DEVELOPER



PROJECT DETAILS

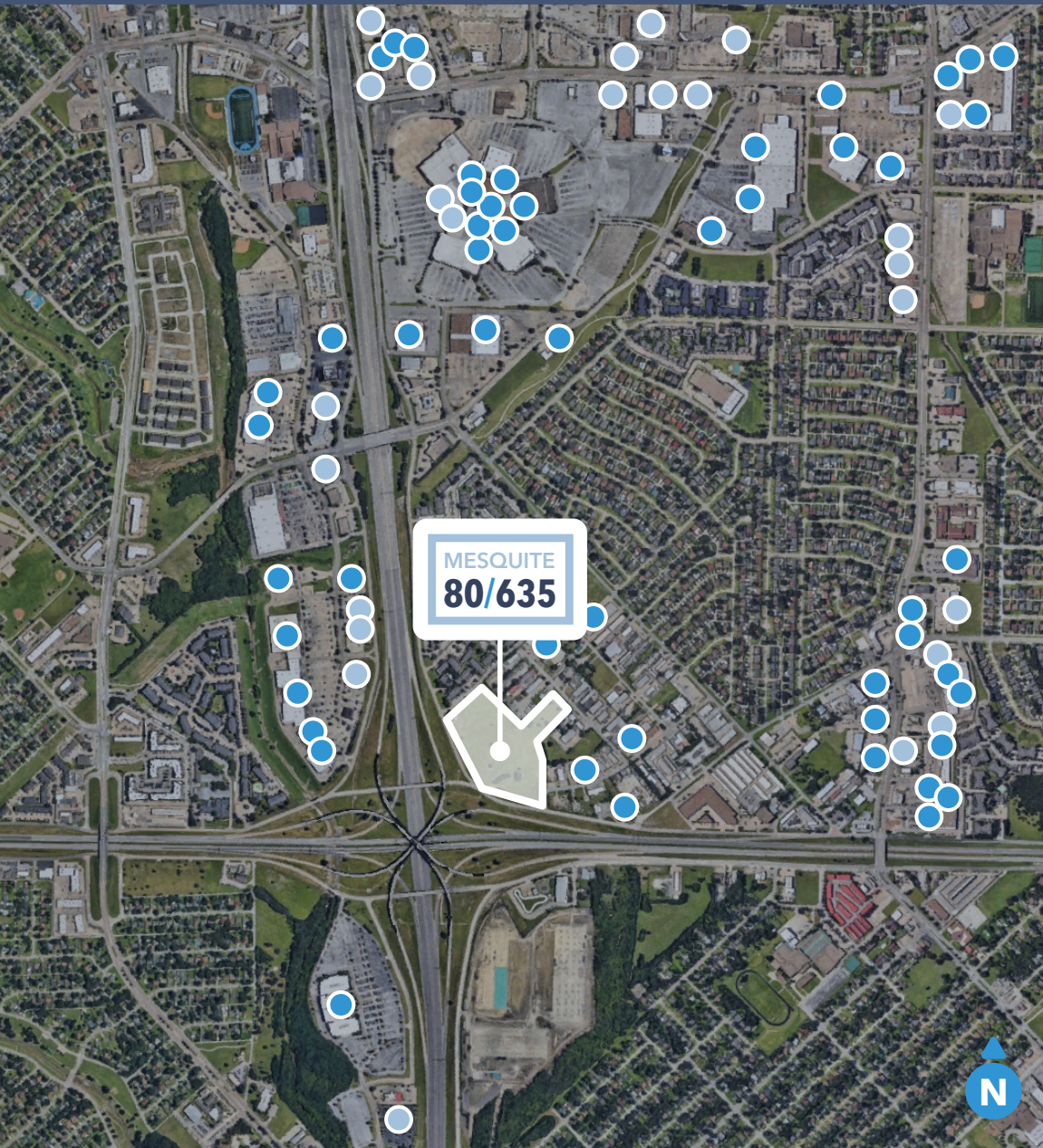
MESQUITE INTERCHANGE

| | |
|-----------------------------|--------------------------------|
| LAND SIZE: | 14.02 Acres |
| BUILDING SIZE: | 203,169 SF (Can build smaller) |
| DIVISIBLE TO: | 100,000 SF |
| OFFICE: | Build to Suit |
| CONFIGURATION: | Rear Load |
| BUILDING DIMENSIONS: | 260' x 784' |
| CLEAR HEIGHT: | 36' |
| COLUMN SPACING: | 56' x 50' |
| STAGING BAY: | 60' |
| DOCK DOORS: | 41 |
| DRIVE-IN DOORS: | 2 |
| TRAILER PARKS: | 24 to 72 Future Trailer Parks |
| AUTO PARKING: | 236 |
| TRUCK COURT DEPTH: | 130' - 180' |



NEARBY AMENITIES & LABOR

MESQUITE
INTERCHANGE



25+

RESTAURANTS
WITHIN 1 MILE

40+

SHOPS
WITHIN 1 MILE

LABOR FORCE

297,389

WITHIN 2 MILES

27,516

WITHIN 5 MILES

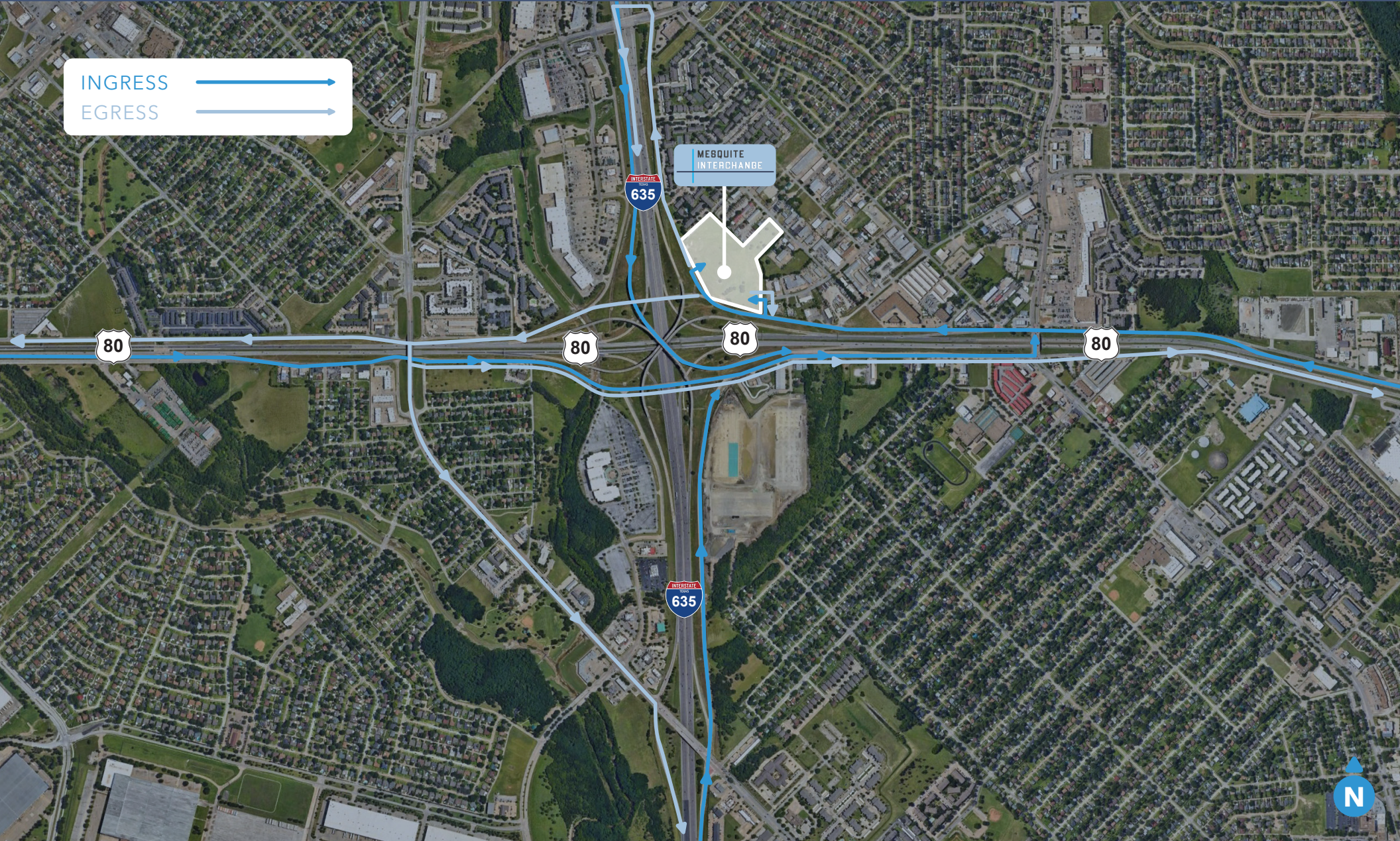
84,208

WITHIN 10 MILES

297,389

ACCESS MAP











MESQUITE INTERCHANGE



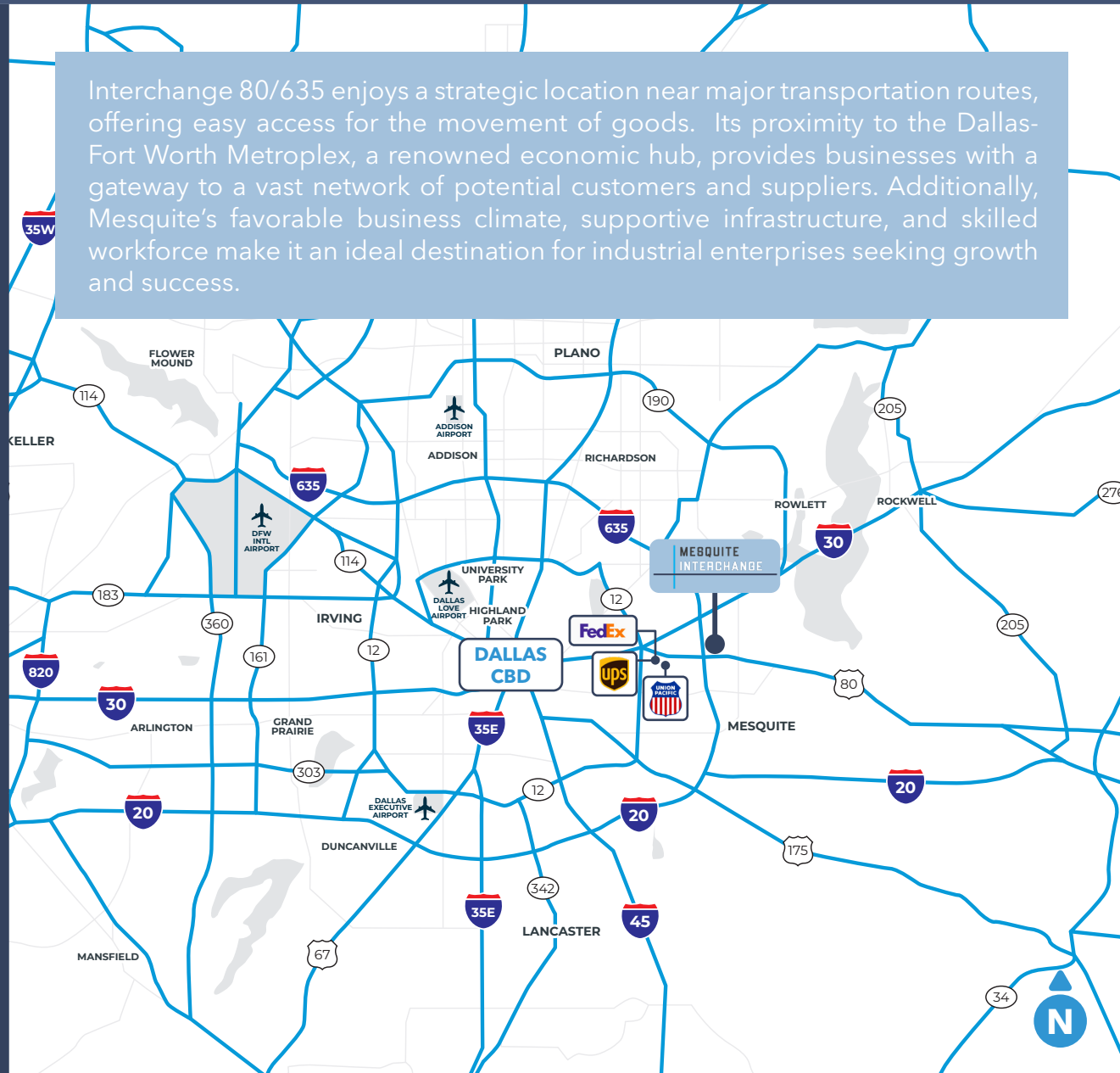
LOCATION HIGHLIGHTS

MESQUITE INTERCHANGE

DRIVE TIMES

| | | |
|-------------|---|------------|
| DISTANCE TO |  | 1 Minute |
| DISTANCE TO |  | 2 Minutes |
| DISTANCE TO |  | 5 Minutes |
| DISTANCE TO |  | 5 Minutes |
| DISTANCE TO |  | 7 Minutes |
| DISTANCE TO |  | 10 Minutes |
| DISTANCE TO |  | 12 Minutes |
| DISTANCE TO |  | 15 Minutes |
| DISTANCE TO |  | 25 Minutes |
| DISTANCE TO |  | 30 Minutes |

Interchange 80/635 enjoys a strategic location near major transportation routes, offering easy access for the movement of goods. Its proximity to the Dallas-Fort Worth Metroplex, a renowned economic hub, provides businesses with a gateway to a vast network of potential customers and suppliers. Additionally, Mesquite's favorable business climate, supportive infrastructure, and skilled workforce make it an ideal destination for industrial enterprises seeking growth and success.



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**LOVETT
INDUSTRIAL**