

# FOR LEASE OR SALE

19205 LYNDON B. JOHNSON FWY | MESQUITE, TX 75150

68,000 - 203,169 SF AVAILABLE ON 14.02 ACRES UNDER CONSTRUCTION | Q4 2025 ANTICIPATED DELIVERY



# PROJECT DETAILS



**BUILDING SIZE:** 203,169 SF

**DIVISIBLE TO:** 68,000 SF

**OFFICE:** Build to Suit

**CLEAR HEIGHT:** 36'

**CONFIGURATION:** Rear Load

DOCK DOORS: 41

**DRIVE-IN DOORS:** 2

BUILDING
DIMENSIONS:

260' x 784'

**COLUMN SPACING:**  $56' \times 50'$ 

**STAGING BAY:** 60'

**AUTO PARKING:** 236

**TRAILER PARKS:** 24 to 72 Possible

**TRUCK COURT** 

**DEPTH:** 

130' to 180'

**FENCED TRUCK** 

**COURT:** 

Available

**SPRINKLER SYSTEM:** ESFR

LAND SIZE: 14.02 Acres

LAND SIZE. 14.02 ACIES

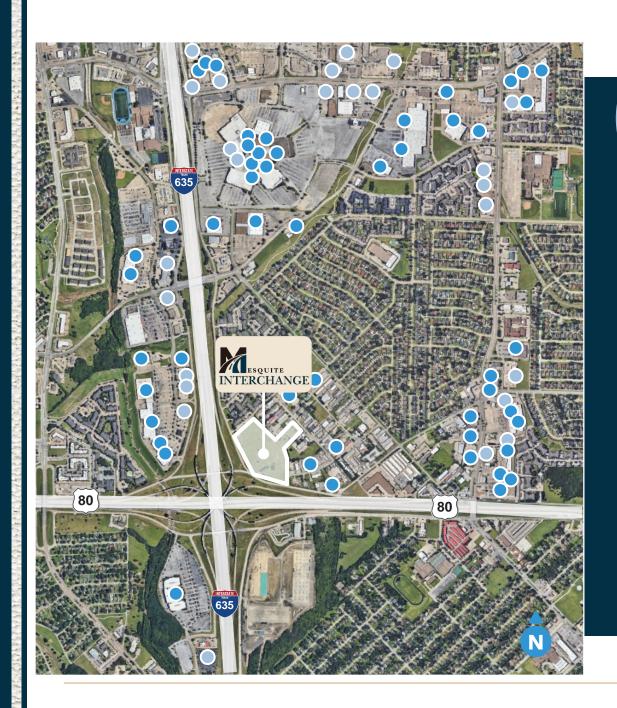
Unparalleled visibility from both

I-635 & Hwy 80



# **NEARBY AMENITIES & LABOR**





25+
RESTAURANTS
WITHIN 1 MILE

40+
SHOPS
WITHIN 1 MILE

LABOR FORCE

297,389

WITHIN 2 MILES

27,516

WITHIN 5 MILES

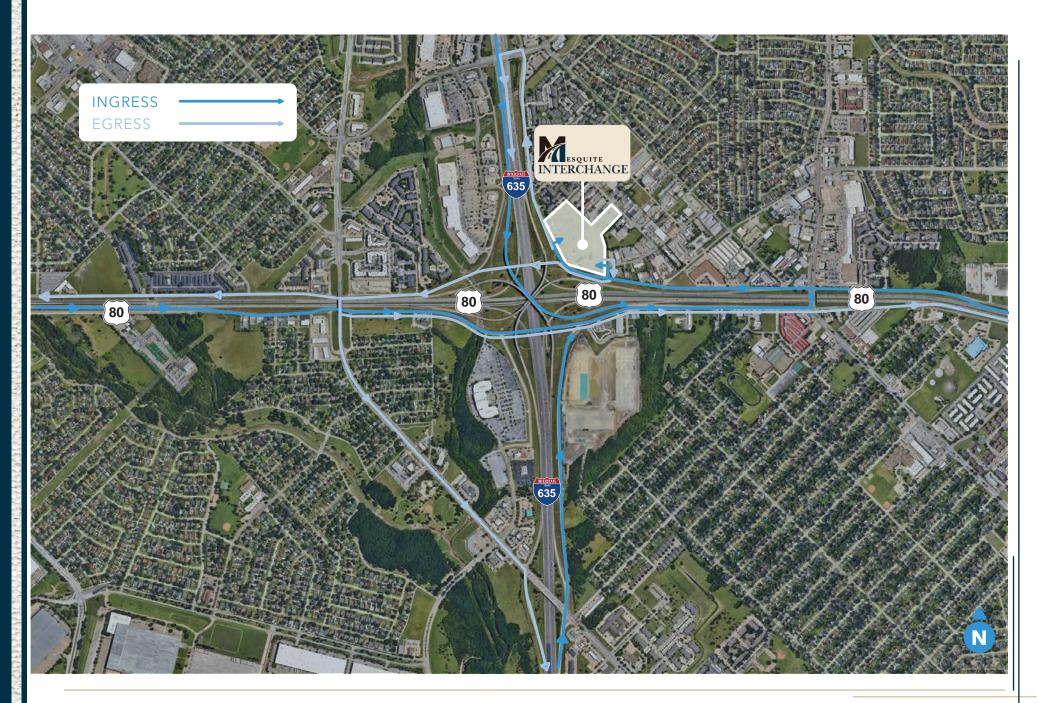
84,208

WITHIN 10 MILES

297,389







# LOCATION OVERVIEW



Located in the rapidly growing DFW area, Mesquite, Texas offers a strategic location with easy access to major transportation routes. This area has gained national acclaim from corporate relocations and rapid growth. With its favorable business climate, supportive infrastructure, and strong labor base, Mesquite provides businesses with a gateway to a vast network of customers and suppliers, making it an ideal destination for industrial growth and success.

## **KEY DISTANCES** (IN MINUTES)









2 MIN

5 MIN

5 MIN

10 MIN



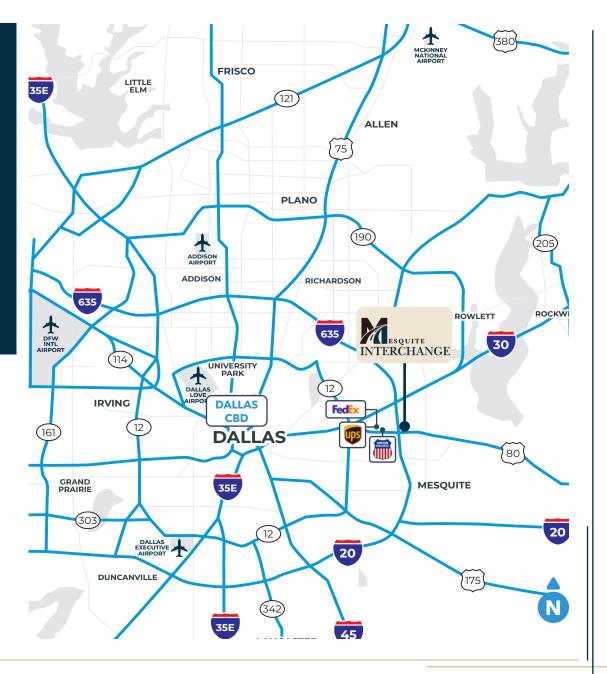


15 MIN



25 MIN 30 MIN













## **CONTACT US**

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