

# 80 | 635 CROSSING

80 JANE ST | MESQUITE, TX 75126

±30,000 – 110,000 SF | 7 ACRES

FOR SALE, LEASE, OR BUILD TO SUIT



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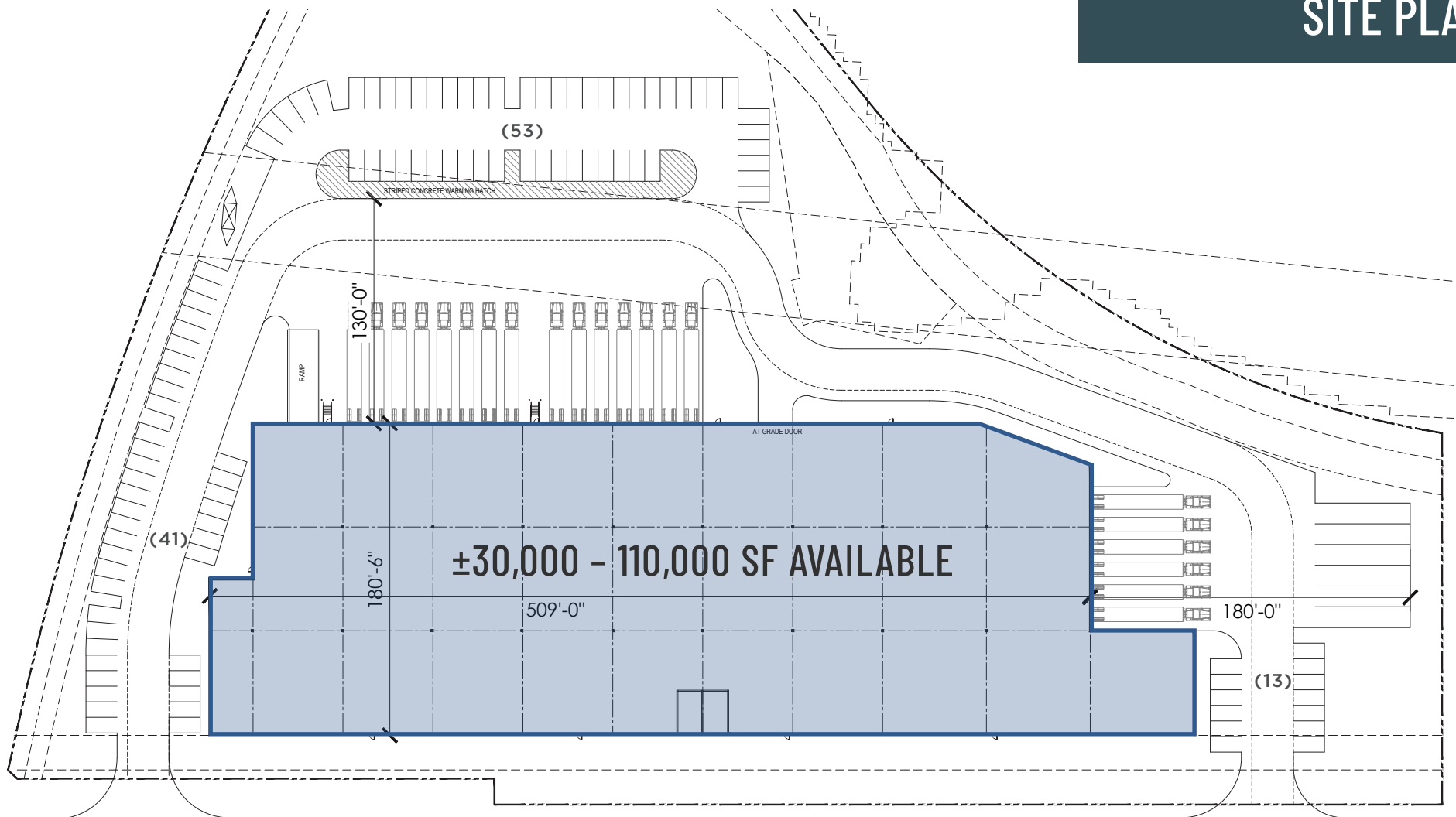
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# SITE PLAN



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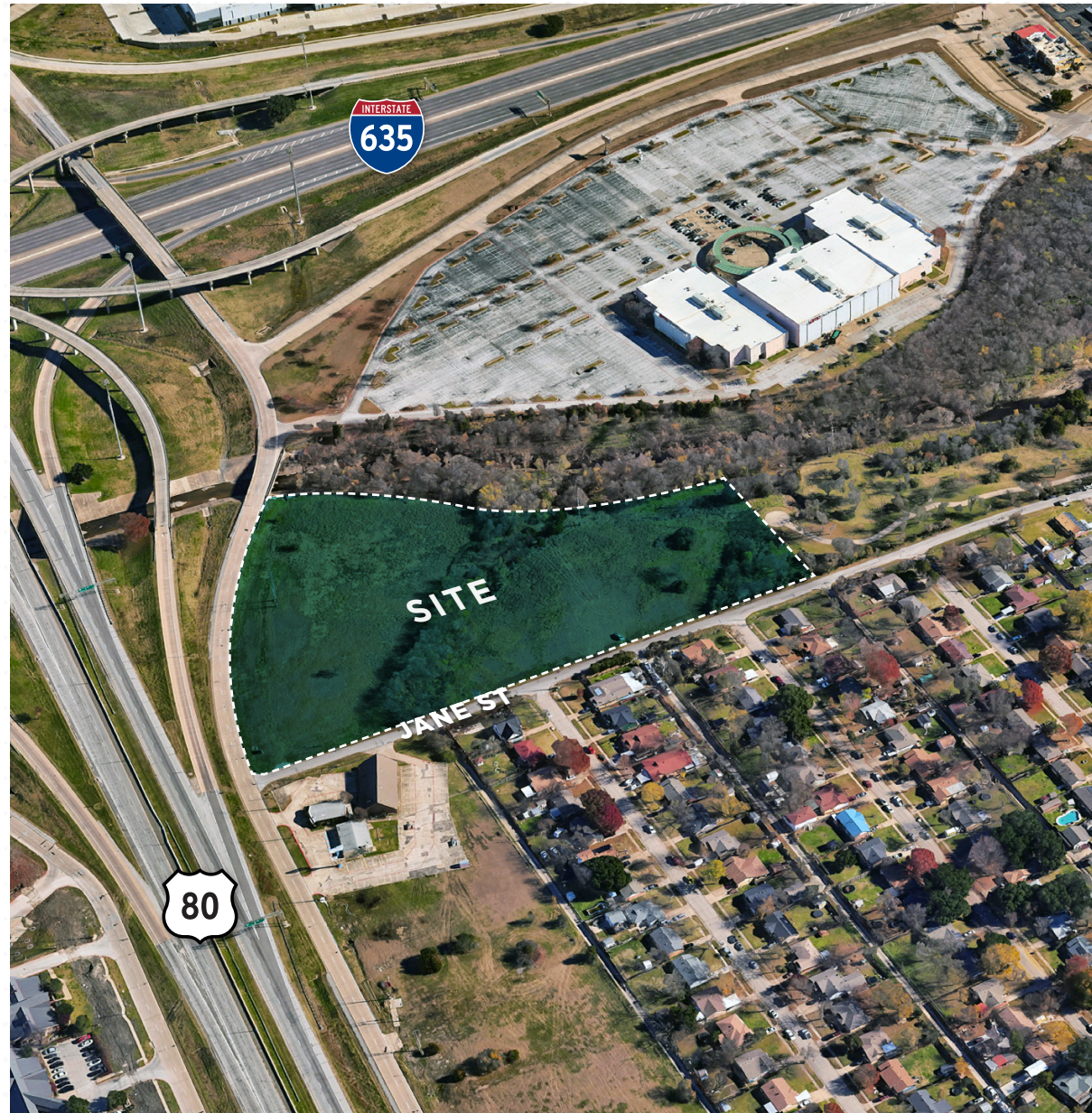
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# PROPERTY DETAILS

Site Size	7.0 Acres
Building Size	±30,000 – 110,000 SF (divisible)
Office	BTS
Building Dimensions	180'6" x 509'; rear & front load configuration
Column Spacing	60'-0" x 60'-0"
Clear Height	32'
Floor Slab	7" thick, 4,000 psi concrete reinforced with #3 rebar at 18" on-center over a 10-mil vapor barrier
Roof	TPO roof membrane (60 mil) over R-9.1 rigid insulation
Dock Positions	(21) 9'x10' dock doors and (2) 12'x14' doors (1 with ramp and 1 at grade)
Truck Court Depth	130' - 180' deep
Sprinkler	ESFR
Automobile Parking	107
Trailer Parking	6 (expandable)
Access, Circulation & Site Plan Flexibility	Two (2) curb cuts off Jane Street (Immediately off of Hwy 80), Full building circulation, Fully securable



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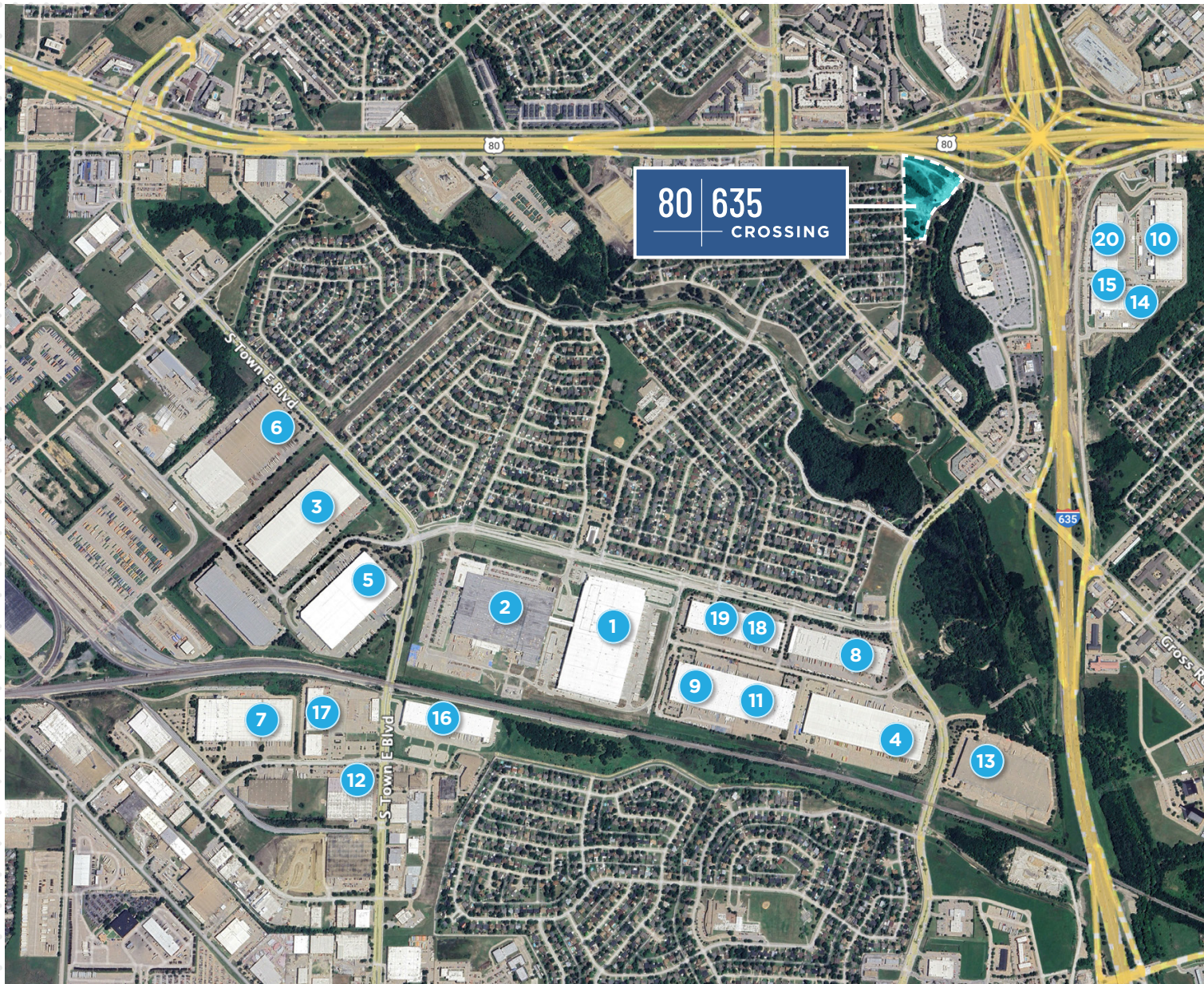
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# AREA TENANTS

1. Canadian Solar
2. Canadian Solar
3. Hayes Retail SVC
4. Elements International
5. Novamex
6. FNA Group
7. Iris USA Inc
8. H&K International
9. Midwest Air Technologies
10. General Dynamics
11. Masonite
12. Orora Visual
13. Hayes Company
14. General Dynamics
15. General Dynamics
16. Penguin Packagaing Solutions
17. Future Infrastructure
18. Lancaster Distributing Co
19. Four Seasons Building Products
20. Frito-Lay

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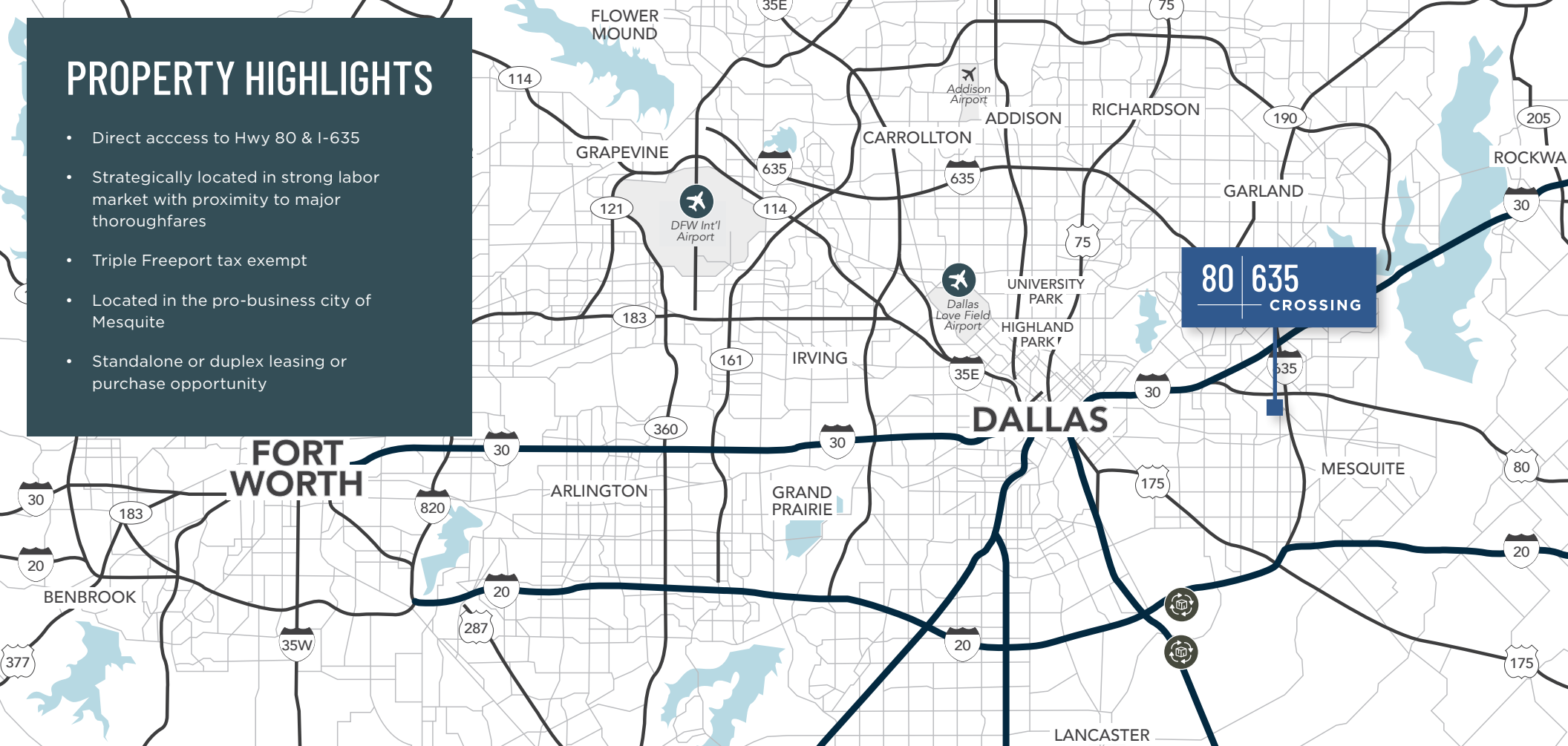
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# PROPERTY HIGHLIGHTS

- Direct access to Hwy 80 & I-635
- Strategically located in strong labor market with proximity to major thoroughfares
- Triple Freeport tax exempt
- Located in the pro-business city of Mesquite
- Standalone or duplex leasing or purchase opportunity



## MAJOR CITIES

**DOWNTOWN  
DALLAS**

**13** MILES

**17** MINUTES

**DOWNTOWN  
FORT WORTH**

**44** MILES

**45** MINUTES

**DALLAS LOVE FIELD  
AIRPORT**

**19** MILES

**29** MINUTES

**DFW INTERNATIONAL  
AIRPORT**

**30** MILES

**33** MINUTES

## MAJOR AIRPORTS

**UNION PACIFIC  
DALLAS**

**3** MILES

**9** MINUTE

**FEDEX  
SHIPPING HUB**

**4.4** MILES

**10** MINUTES

**UPS  
SHIPPING HUB**

**3.6** MILES

**9** MINUTES

## LOGISTICS HUBS

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