

# Flex Space for Lease Mesquite, TX



**LOCATION:** 4111 US Highway 80  
Mesquite, TX 75150

**SIZE:** 800 s.f. to 1,250 s.f.

**AVAILABILITY:** Suite 403: 1,250 s.f. for \$1,300 per month  
Suite 203: 1,000 s.f. for \$1,100 per month  
Suite 205: 1,000 s.f. for \$1,100 per month  
\*NNN estimated to be \$2.88 psf and is included in price above

**AMENITIES:** Strong Demographics      Close proximity to US Hwy 80  
Great Visibility                              Grade level overhead doors  
Convenient location                        Developed Area

For more information on this opportunity, please contact:

Public Storage  
Real Estate Division

[www.pscommercialrealestate.com](http://www.pscommercialrealestate.com)

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This flyer is intended only as preliminary information on space available for lease; the property owner and its representatives make no representation that it is accurate or complete. Prospective tenants are advised to conduct their own investigation of the suitability of the premises for their intended use, and to consult with legal and tax professionals regarding the consequences of entering into a lease. All terms are subject to change and all spaces are subject to prior rental or withdrawal from the market without notice.

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## SITE PLAN

