

510 PEACHTREE

MESQUITE, TX 75149



**Sign a Term Lease,
Tenant receives the following concessions:**

\$5.05/SF NNN Starting Rate during the first year

\$1.00/SF Moving Allowance

Negotiated Free Rent



81,568 SF AVAILABLE

MATT DORNAK, SIOR
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PARTNERS**


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FEATURES

81,568 SF Available

4,746 SF Office

30'10" Clear Height
(First Column Line)

ESFR Sprinkler System

Front Load Configuration

15 (9'x10') Dock Doors

5 Pit Levelers

10 Edge of Dock Levelers

HVLS Fans | Exhaust Fans

50' x 50' Column Spacing

60' Staging Bay

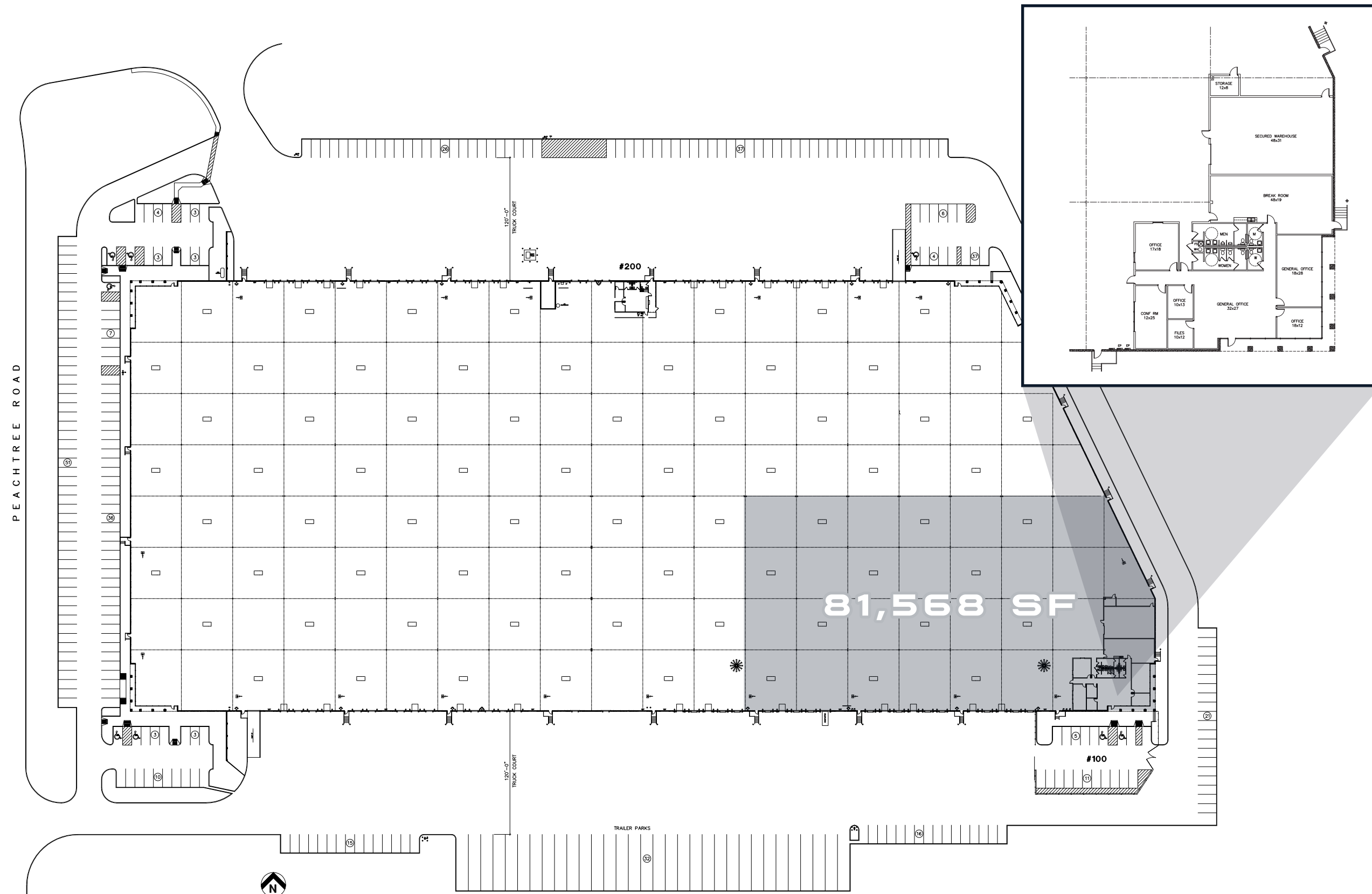
210' Space Depth

Trailer Parking Available

800 amps @ 480 Volts

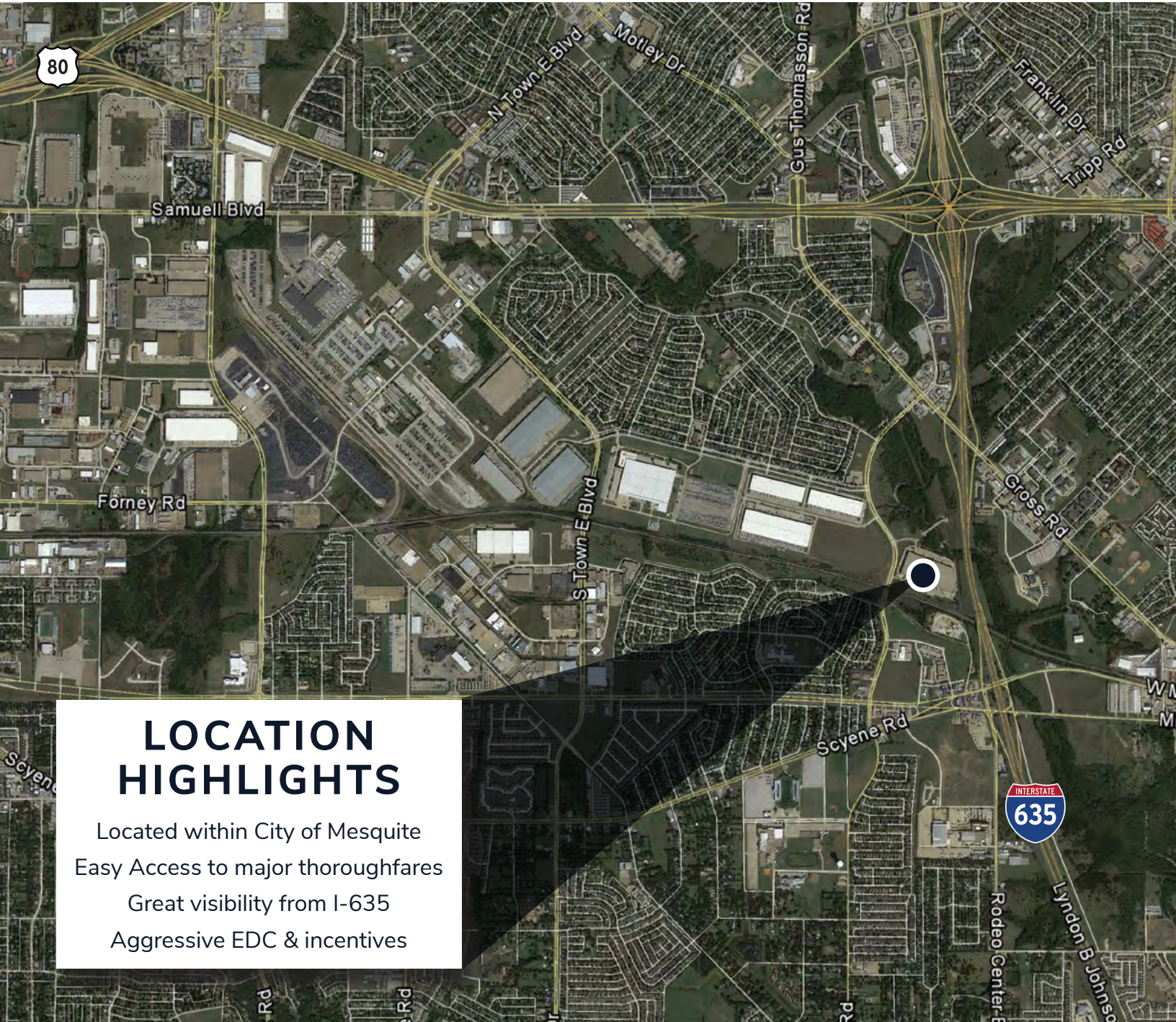
Visibility from I-635

Professionally Managed



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LOCATION HIGHLIGHTS

Located within City of Mesquite
Easy Access to major thoroughfares
Great visibility from I-635
Aggressive EDC & incentives

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