

# 510 PEACHTREE

MESQUITE, TX 75149



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

**\$4.65/SF NNN Starting Rate during the first year**

**\$1.00/SF Moving Allowance**

**Negotiated Free Rent**



## 144,750 SF AVAILABLE

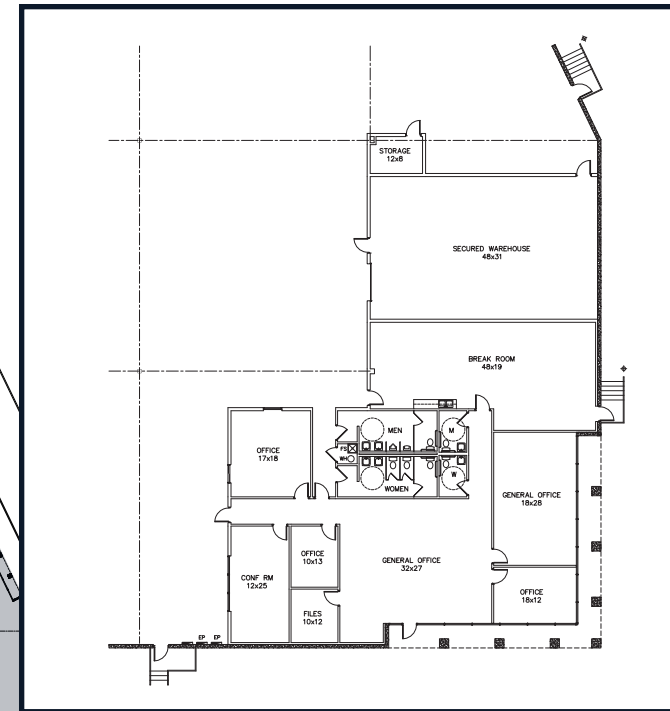
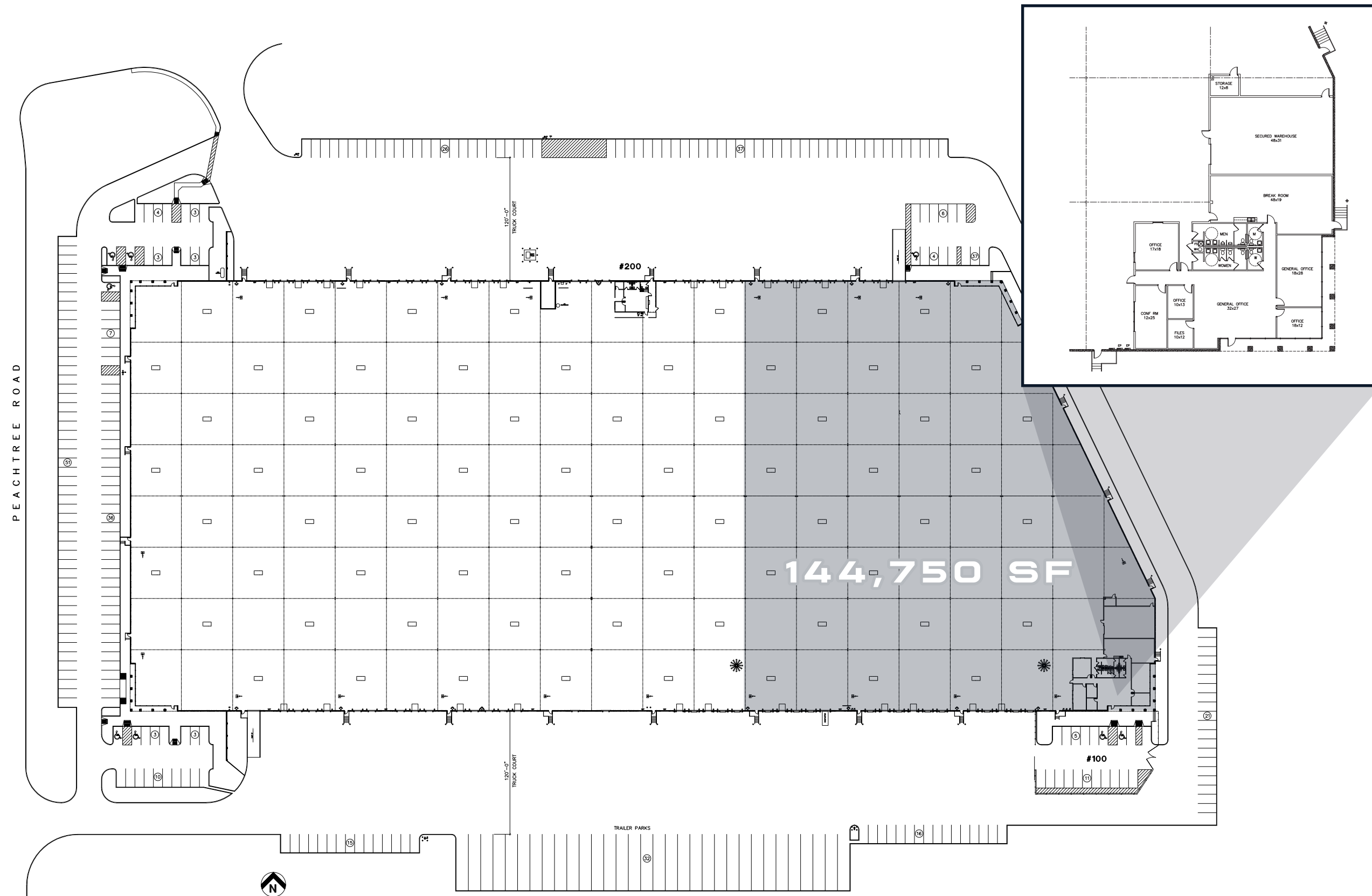
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## FEATURES

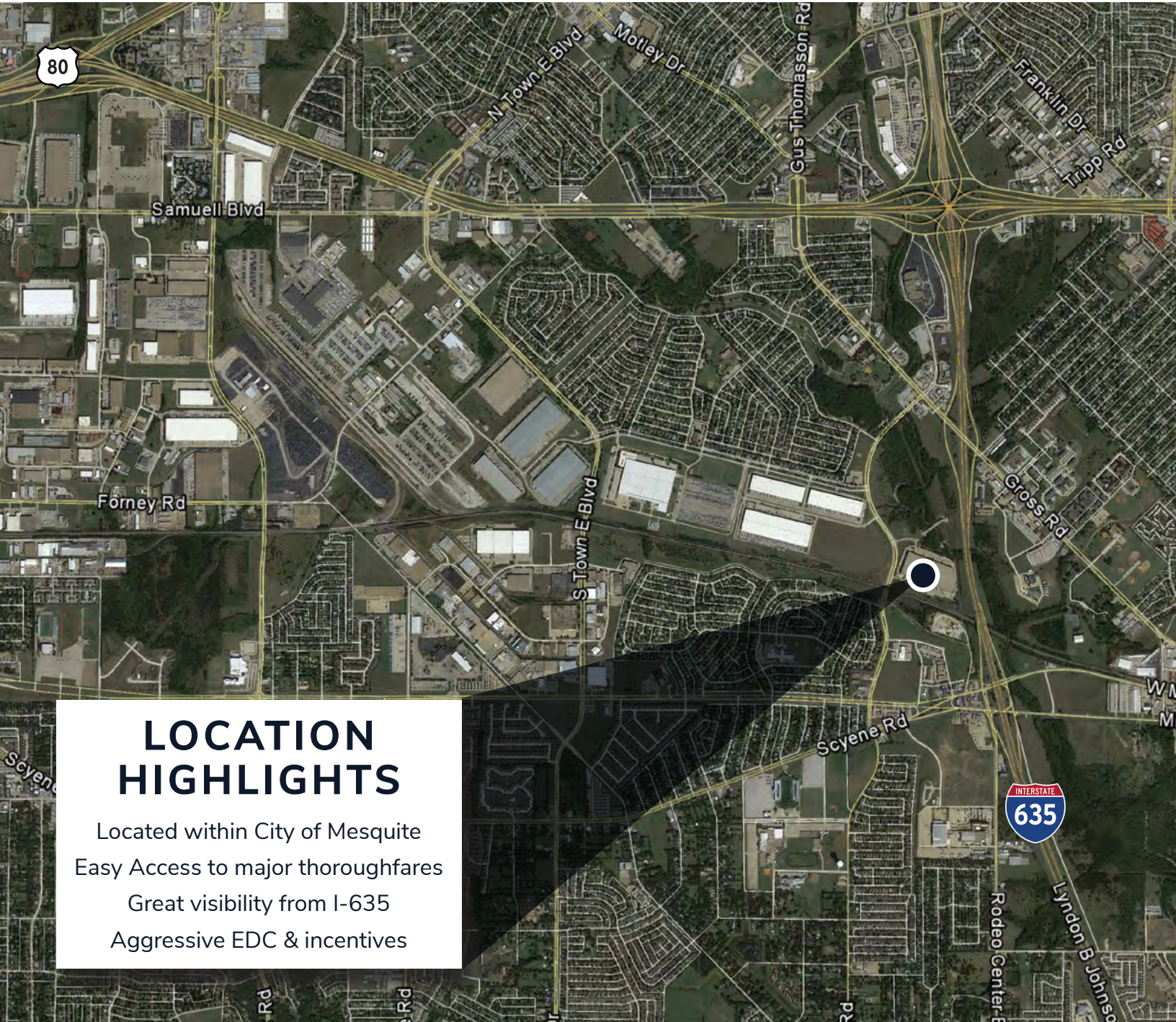
- 144,750 SF Available
- 4,746 SF Office
- 30'10" Clear Height (First Column Line)
- ESFR Sprinkler System
- Cross Dock Loading
- 25 (9'x10') Dock Doors
- 9 Pit Levelers
- 10 Edge of Dock Levelers
- 1 (12'x14') Dock Door with Ramp
- 6 HVLS Fans | Exhaust Fans
- 50' x 50' Column spacing
- 60' Staging Bays
- 120' Truck Courts
- 420' Building Depth
- Trailer Parking Available
- 260 Car Parks (Bldg. Total)
- 800 amps @ 480 Volts
- Monument Signage Available
- 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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 **CAPROCK**  
PARTNERS

  
**STREAM**