

2947

EXECUTIVE BLVD Mesquite, TX

HEAVY POWER SITE FOR SALE

48,800 SF

Office/Warehouse Production

FOR SALE

Seller Financing Available



BRAD WERNER
RICH YOUNG, JR. | SIOR
972-236-7645
BRAD@RICHYOUNGCOMPANY.COM
RICHJR@RICHYOUNGCOMPANY.COM



5710 LBJ FREEWAY | SUITE 150
DALLAS, TEXAS 75240
972-236-7645

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BUILDING INFORMATION

- **Address:** 2947 Executive Drive, Mesquite, TX
- **Utility Feeds** (2) 480v utility feeds from two substations (2.5 M from Forney Road sub-station & 2.5 MW from Western Electric)
- **Power** (2) 2500 KVA Transformers; 8000 Amps at 480V
- **Building area:** 48,800 SF
- **Building certifications:** LEED Silver for existing Buildings (2013)
LED lighting throughout
- **Construction type:** Tilt wall concrete
Multi-ply modified bitumen/
BUR Hybrid Roof System,
aluminized coating was added in 2013
- **Clear Height:** 13 ft
- **Loading docks:** 2 (one dock with leveler + 1 dock with hydraulic lift)
- **System cooling capacity:** 100% HVAC
- **Fiber:** Redundant & diverse POE's; ATT (LEC), Time Warner, Zayo, Level 3
- **Lighting protection:** In-place
- **Sprinklered:** Fully Sprinklered building
- **Parking:** Fully fenced lot access the street
1.2 acre



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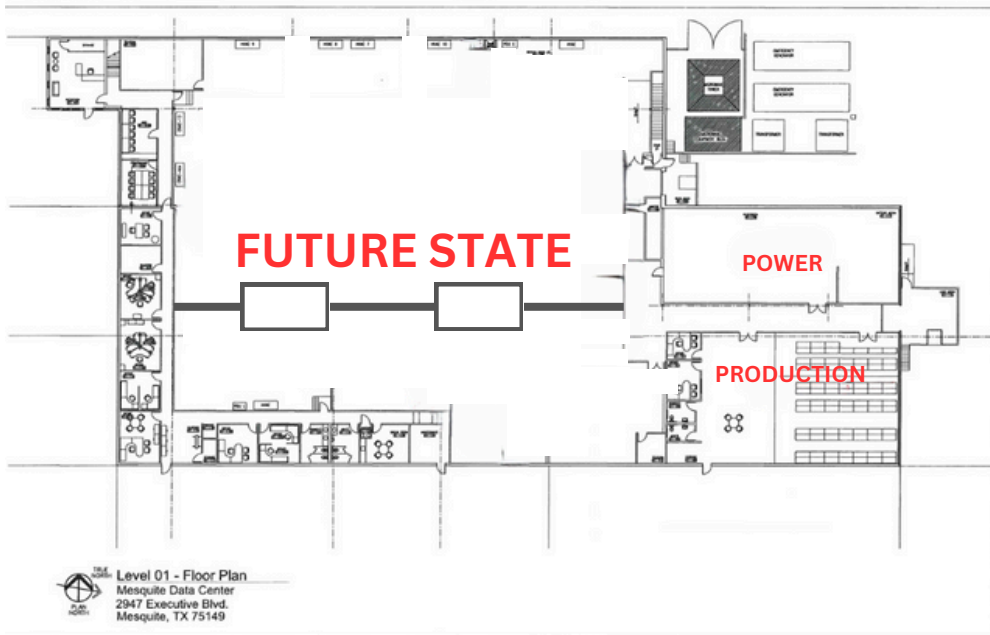
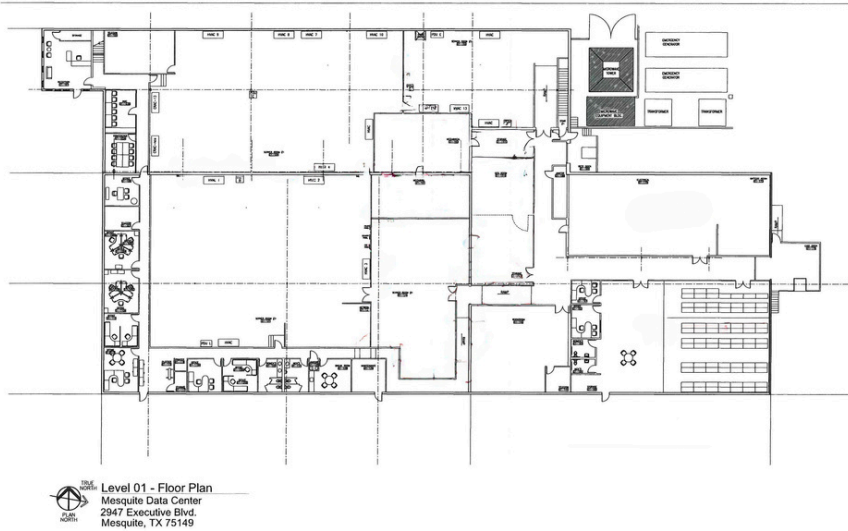
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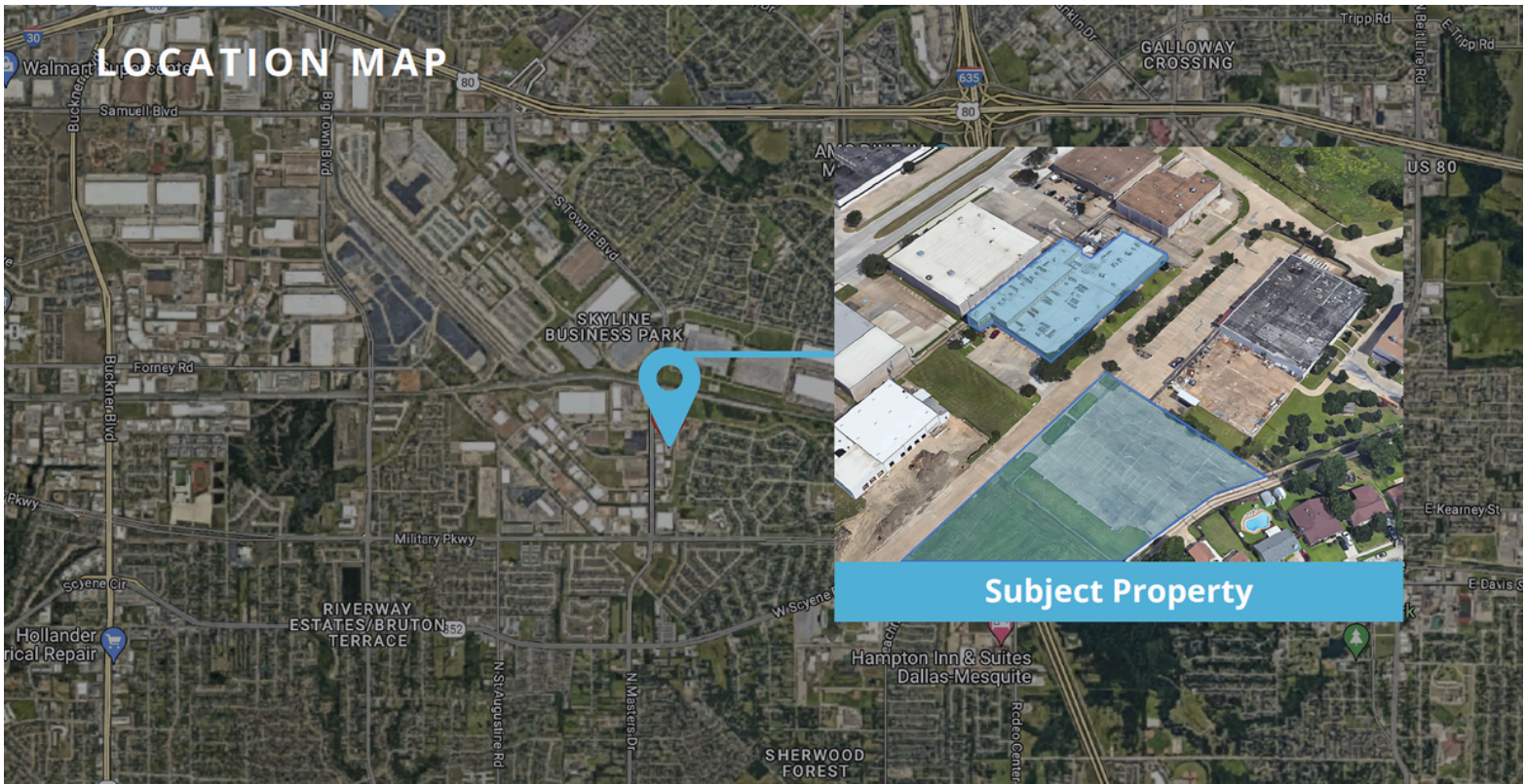
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