



MESQUITE MANGO

INDUSTRIAL & AIRPORT PARK

BUILD TO SUIT 75K TO 3M SF

CLASS A MASTER-PLANNED

INDUSTRIAL PARK

4650 SCYENE ROAD
MESQUITE, TEXAS 75181



LEASED BY:



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DEVELOPED BY:



INGRESS / EGRESS

4650 SCYENE ROAD
MESQUITE, TEXAS 75181



Business Park Features

- Build-to-suit options from 75,000 SF to 3M SF
- Master planned 230-acre business park for logistics and manufacturing users
- Directly adjacent to future President George Bush Turnpike and Loop 9 expansion
- Strategic location – access to major transportation routes, including Hwy 80, I-635, I-20, & I-30
- 3M SF park with state-of-the-art Class A building design
- Private circulation road for increased queuing capabilities
- Isolated employee parking
- 185’ truck courts with trailer parking
- Ability to secure with designated guard house locations
- Purpose built roads and infrastructure supports heavy truck traffic and distribution needs
- Airport uses with direct access to Mesquite Metro Airport – Hangar Space Available
- Nearby numerous retail / dining amenities
- Zoned PD industrial

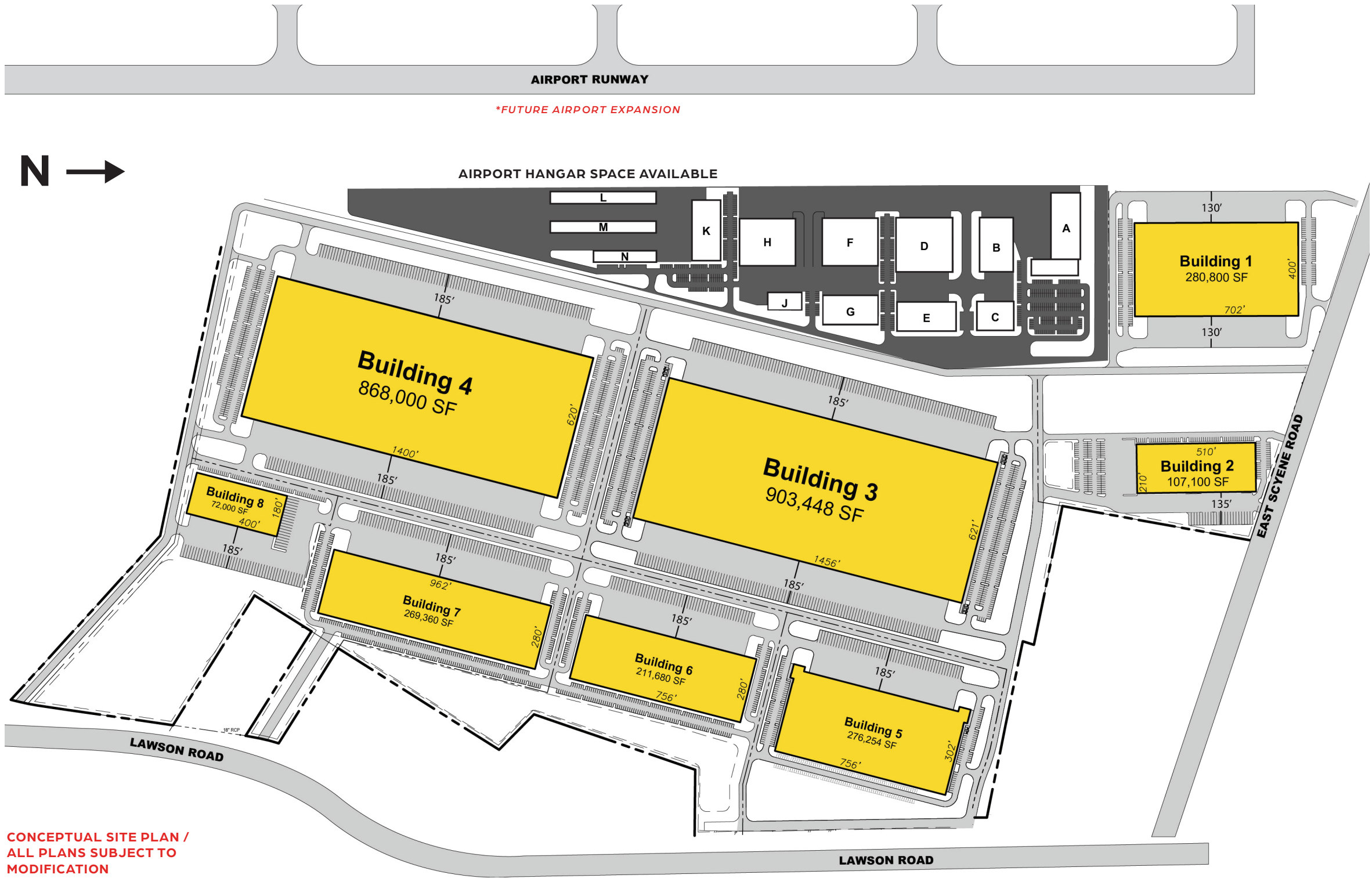


Mesquite Highlights

- Business friendly environment – Economic incentives through the City of Mesquite (tax rebates, grants, and job creation incentives – *for qualified target industries*)
- Triple Freeport Tax exemption / Foreign Trade Zone #39 availability
- Lower operating costs compared to central Dallas, with competitive property taxes
- Access to a large industrial workforce (skilled technicians & trades) in Mesquite and surrounding cities
 - Pulls labor from one of the fastest growing counties in the USA
- Union Pacific Intermodal Terminal in Mesquite provides direct rail access, reducing trucking costs for long-haul freight
- Nearby expanding housing communities for diverse range of workforce needs
- Major corporate users including Ashley Furniture, PepsiCo, Union Pacific, FedEx, Canadian Solar, General Dynamics, and Daltile

SITE PLAN A

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MESQUITE, TEXAS 75181



PARK HIGHLIGHTS

- Build-to-suit opportunities
- 230 acre logistics park
- 8 building master plan
- 32'- 40' clear heights
- 185' truck courts
- Zoned PD industrial
- Ability to fence and secure

SITE DATA

Building 1	280,800 SF
Building 2	107,100 SF
Building 3	903,448 SF
Building 4	868,000 SF
Building 5	276,254 SF
Building 6	211,680 SF
Building 7	269,360 SF
Building 8	72,000 SF
Total	2,988,642 SF

CONCEPTUAL SITE PLAN /
ALL PLANS SUBJECT TO
MODIFICATION

SITE PLAN B

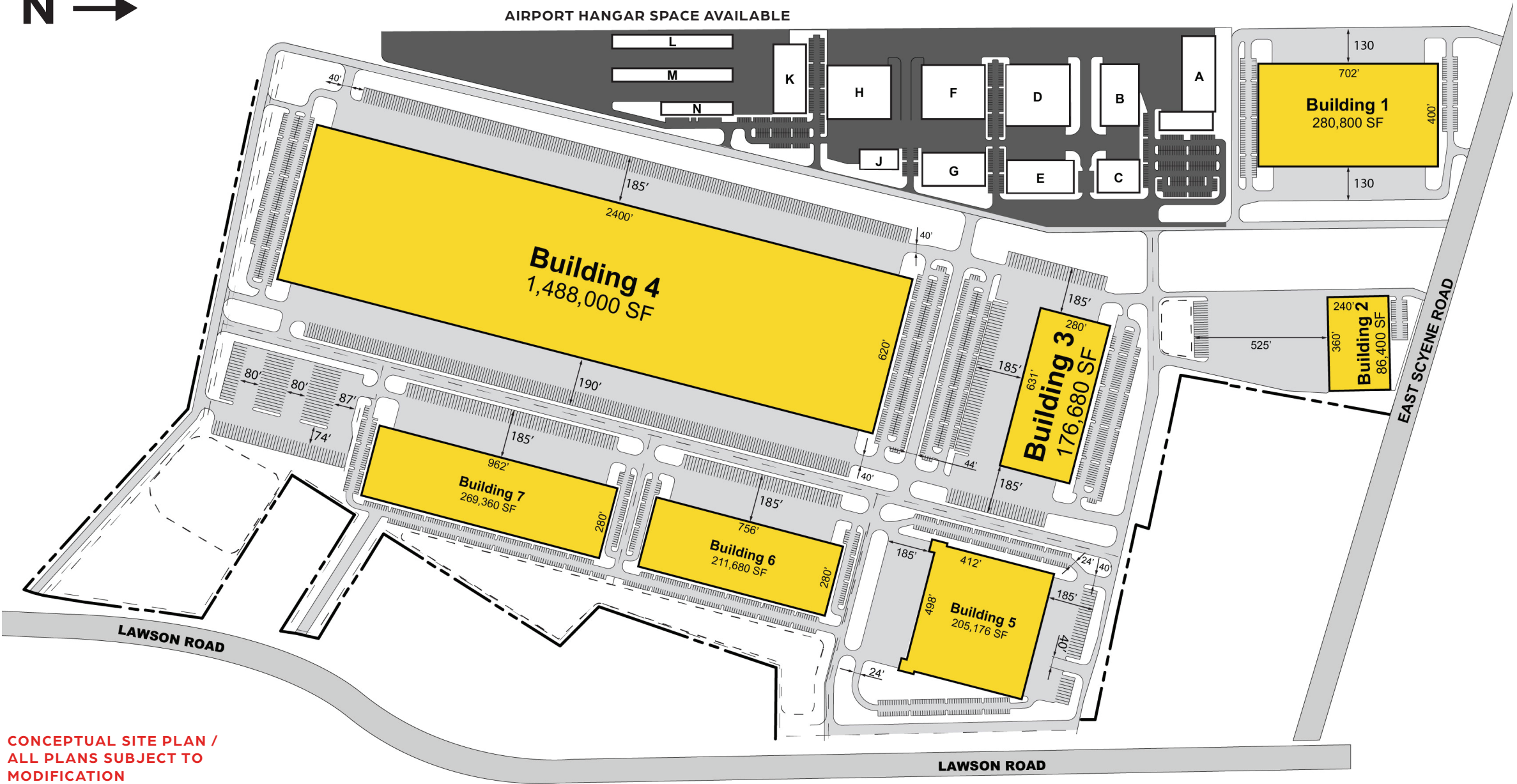
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AIRPORT RUNWAY

*FUTURE AIRPORT EXPANSION



AIRPORT HANGAR SPACE AVAILABLE



CONCEPTUAL SITE PLAN /
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PARK HIGHLIGHTS

- Build-to-suit opportunities
- 230 acre logistics park
- 7 building master plan
- 32'- 40' clear heights
- 185' truck courts
- Zoned PD industrial
- Ability to fence and secure

SITE DATA

Building 1	280,800 SF
Building 2	86,400 SF
Building 3	176,680 SF
Building 4	1,488,000 SF
Building 5	205,176 SF
Building 6	211,680 SF
Building 7	269,360 SF
Total	2,718,096 SF

NATIONAL

- Central location, excellent access to national and international thoroughfares makes DFW a critical gateway for the economy.
- I-20 and I-35 are a major trade intersections that provides access from Mexico to Canada (N to S) and California to Florida (W to E).
- Dallas is the ideal location for less than 2-day delivery to almost anywhere in the United States. The dramatic growth of ecommerce since 2020 has led Dallas to become one of the hottest markets for ecommerce distribution. (Shippers Group)
- 9.4% of America's manufacturing activity happens in Texas. (Independent Institute)
- As more companies bring manufacturing back to the United States, or at least closer to Mexico, the demand for warehousing and distribution services in the southern regions of the U.S., especially the Dallas market, will continue to grow. (Shippers Group)
- Asking rent in the Dallas area is still about 25% less than the average of the Top 20 U.S. Warehousing Market. (Dallas News)

REGIONAL

- Fuel costs are driving decisions to place inventories closer to customers. With forecasts of explosive population growth in Texas, more shippers are positioning inventories in the North Central region of Texas. (Shippers Group)
- Dallas-Fort Worth Metro continues to rank among the top internationally in industrial space expansion. (ITS Logistics)
- Dallas and its surrounding Dallas-Fort Worth metropolitan area offer a unique location with its centrality to the entire United States. (NFI Logistics)

LOCAL

- State Highway 190 PGBT construction will link the PGBT to Highway 80 and I-20, looping in the Mesquite market into the metroplex. (NTTA)
- DFW: #1 Net Growth Job: 235 (+5.9%) Trailing 12 Months (Jan 2023). (Newmark)
- More than 175 companies, including 50+ from California, have relocated their headquarters to DFW since 2010. (Newmark)
- Texas leads the nation in employees returning to the office. At 54%, the Dallas metro far surpasses the top 10 metro average of ±50%. (Kastle)
- East Dallas is a rapidly growing area for young families as they seek out more affordable housing options but still within the Dallas metroplex. (Dallasites101)

NORTH AMERICAN LOGISTICS CENTRICITY

Dallas and its surrounding Dallas-Fort Worth metropolitan area offer a unique location with its centrality to the entire United States. Dallas is at the core of five major interstate highways and 19 state and federal highways, making 93 percent of the U.S. population accessible within 48 hours of Dallas by truck. (NFI)

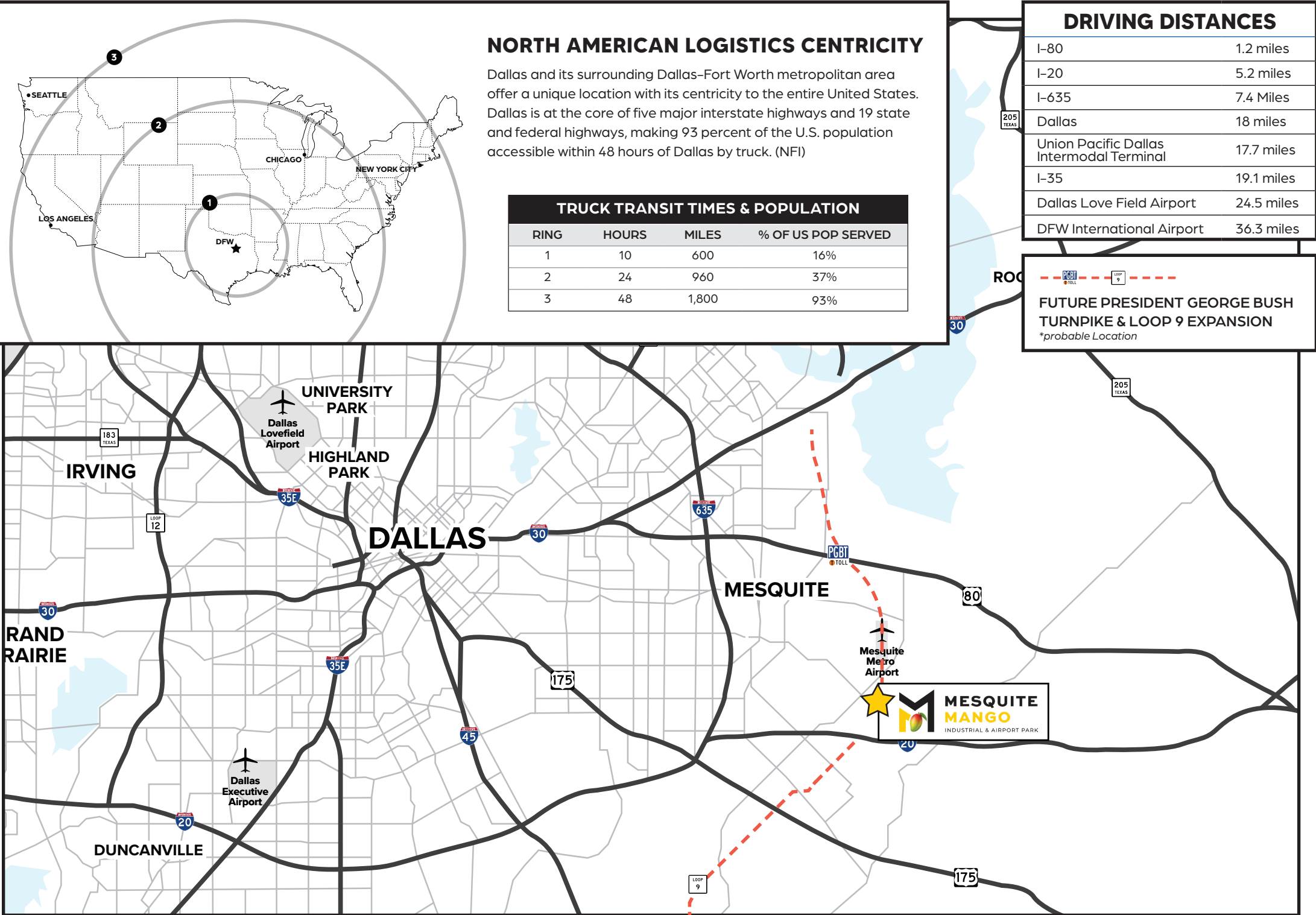
TRUCK TRANSIT TIMES & POPULATION

RING	HOURS	MILES	% OF US POP SERVED
1	10	600	16%
2	24	960	37%
3	48	1,800	93%

DRIVING DISTANCES

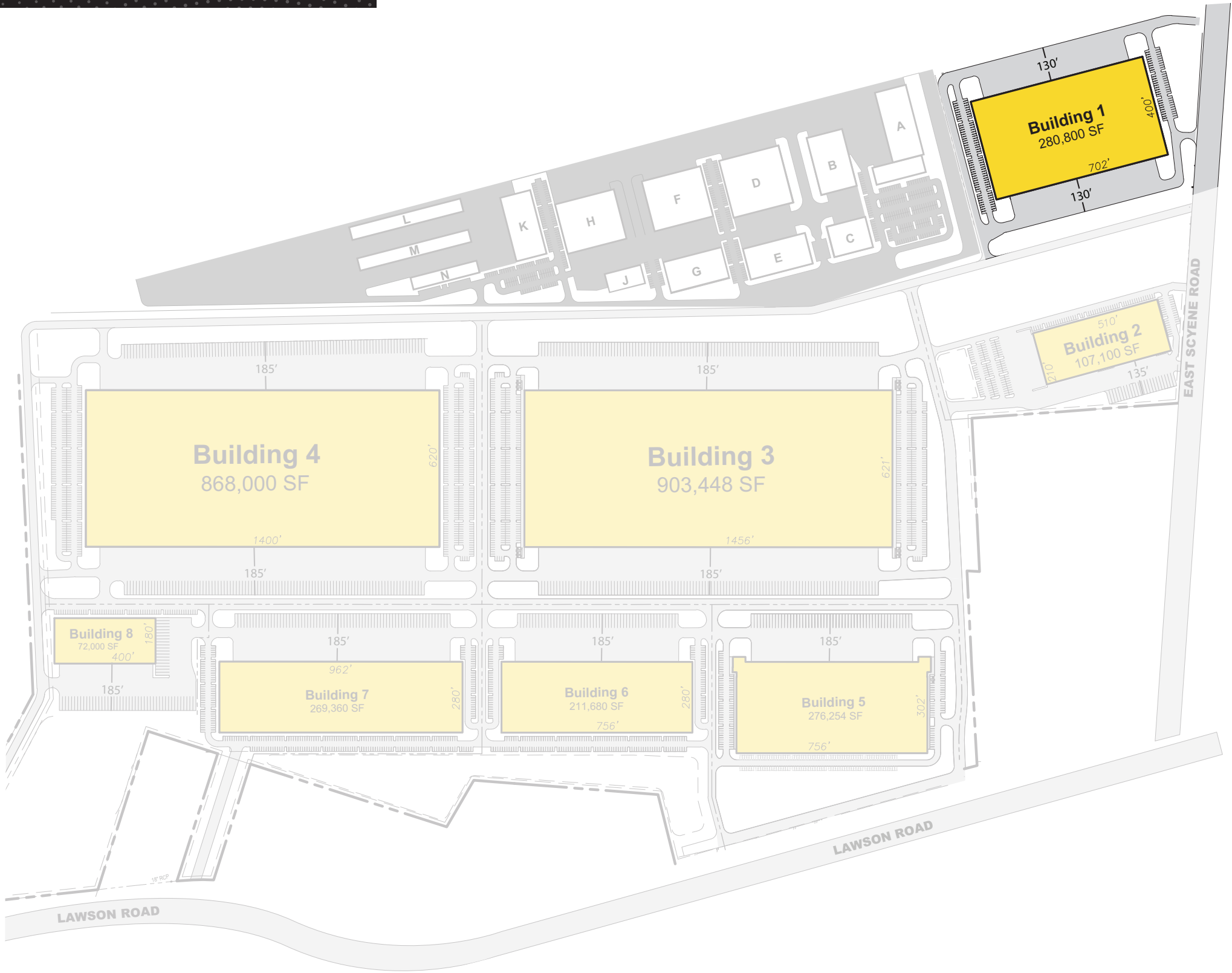
I-80	1.2 miles
I-20	5.2 miles
I-635	7.4 Miles
Dallas	18 miles
Union Pacific Dallas Intermodal Terminal	17.7 miles
I-35	19.1 miles
Dallas Love Field Airport	24.5 miles
DFW International Airport	36.3 miles

FUTURE PRESIDENT GEORGE BUSH TURNPIKE & LOOP 9 EXPANSION
*probable Location



BUILDING 1

4650 SCYENE ROAD
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	TOTAL SIZE	280,800 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	400'
	TYPICAL BAY SIZE	54' x 46'6"
	STAGING BAY	60'
	CLEAR HEIGHT	36'
	LOADING	Cross-dock
	DOCK DOORS	61
	RAMPS	4
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130'
	CAR PARKS	156
	TRAILER PARKS	0
	SECURITY	Fenced and gated access available

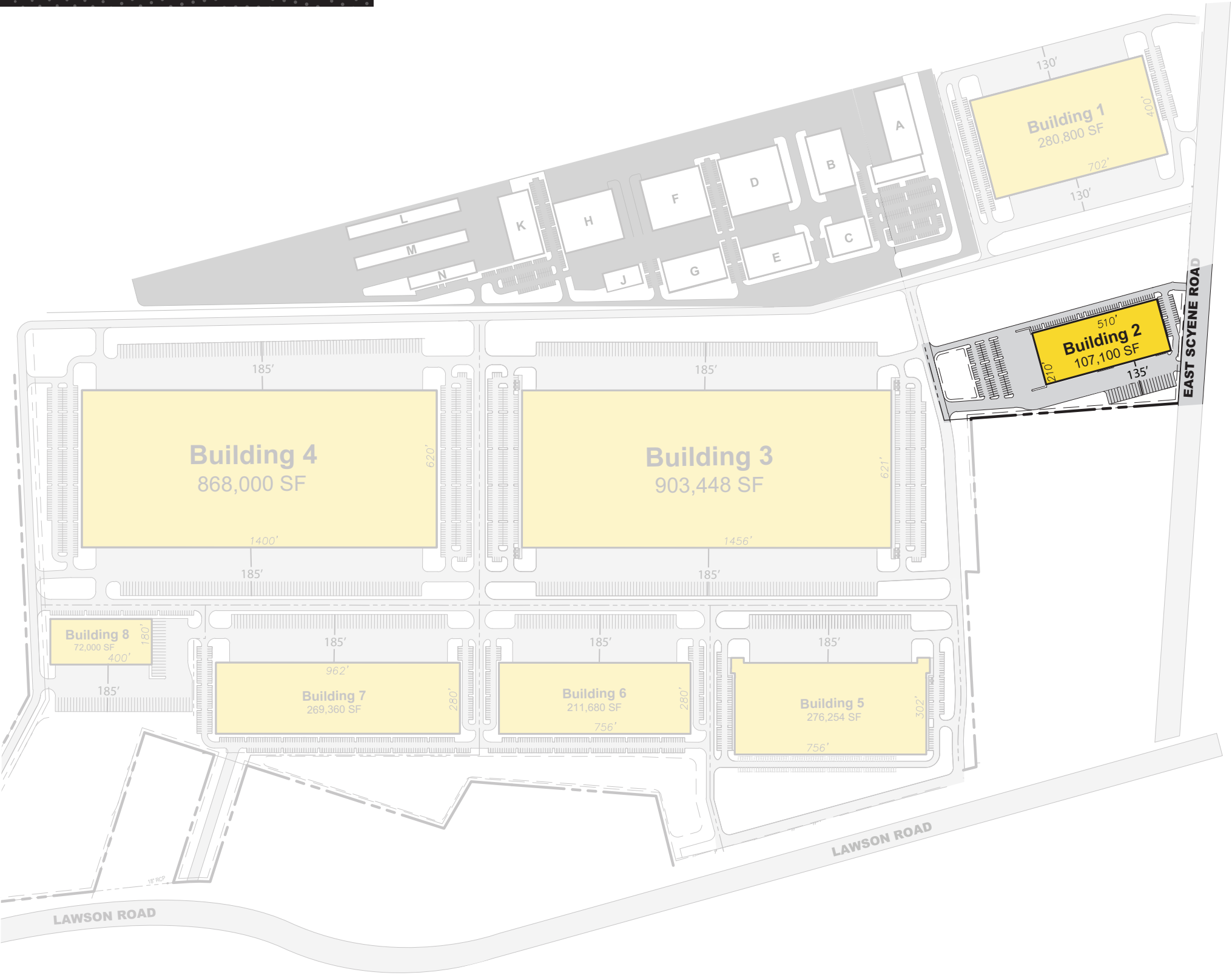
CONCEPTUAL SITE PLAN / ALL PLANS
SUBJECT TO MODIFICATION

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BUILDING 2A

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	TOTAL SIZE	107,100 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	210'
	TYPICAL BAY SIZE	52' x 50'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Rear-load
	DOCK DOORS	28
	RAMPS	2
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	135'
	CAR PARKS	72
	TRAILER PARKS	24
	SECURITY	Fenced and gated access available

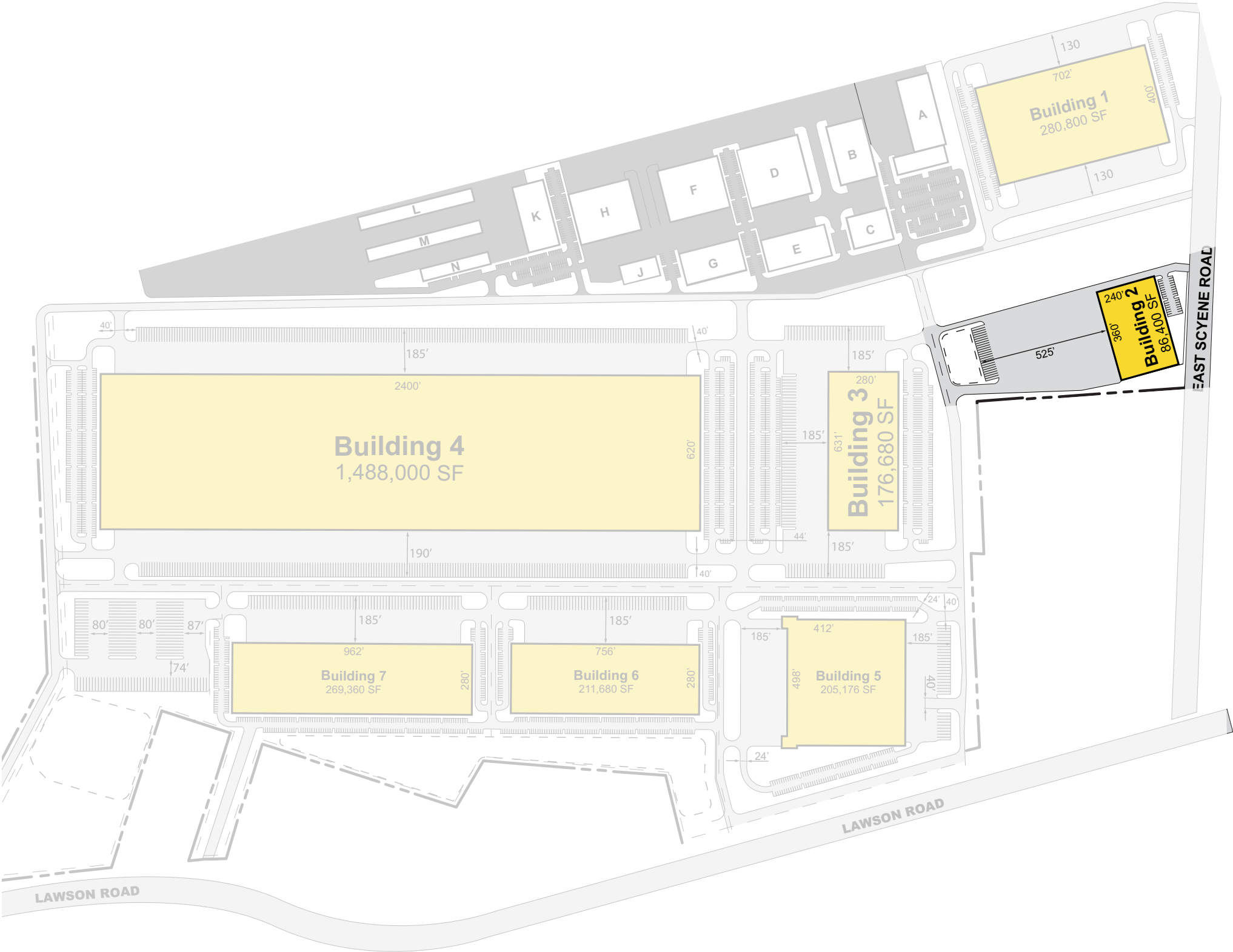
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BUILDING 2B

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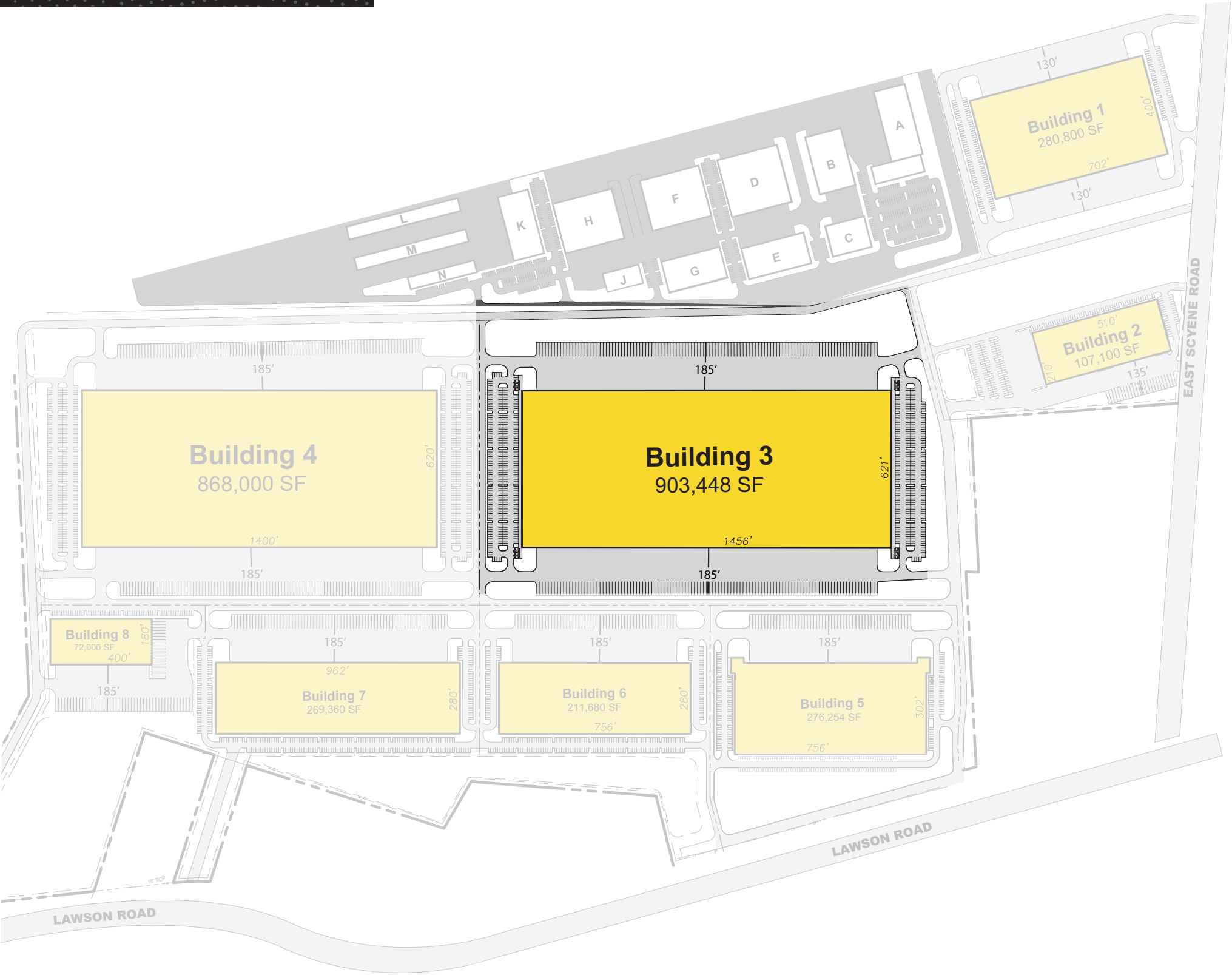


	TOTAL SIZE	68,400 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	240'
	TYPICAL BAY SIZE	52'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Rear-load
	DOCK DOORS	18
	RAMPS	2
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	135' with outside storage
	CAR PARKS	32
	TRAILER PARKS	24
	SECURITY	Fenced and gated access available

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BUILDING 3A

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	TOTAL SIZE	903,448 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	621'
	TYPICAL BAY SIZE	56' x 50'
	STAGING BAY	56' x 60'
	CLEAR HEIGHT	40'
	LOADING	Cross-dock
	DOCK DOORS	162
	RAMPS	4
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	CAR PARKS	547
	TRAILER PARKS	224
	SECURITY	Fenced and gated access available

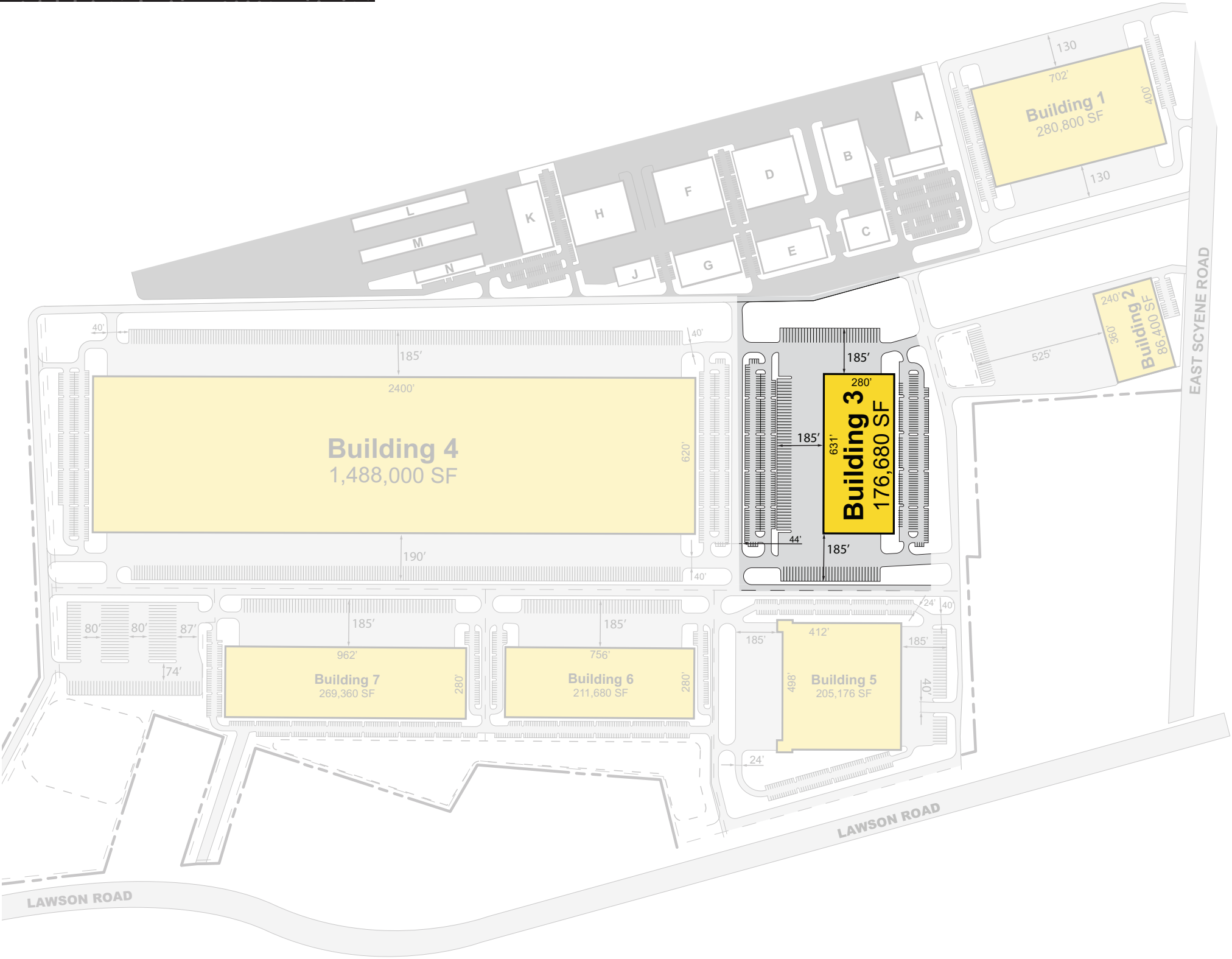
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BUILDING 3B

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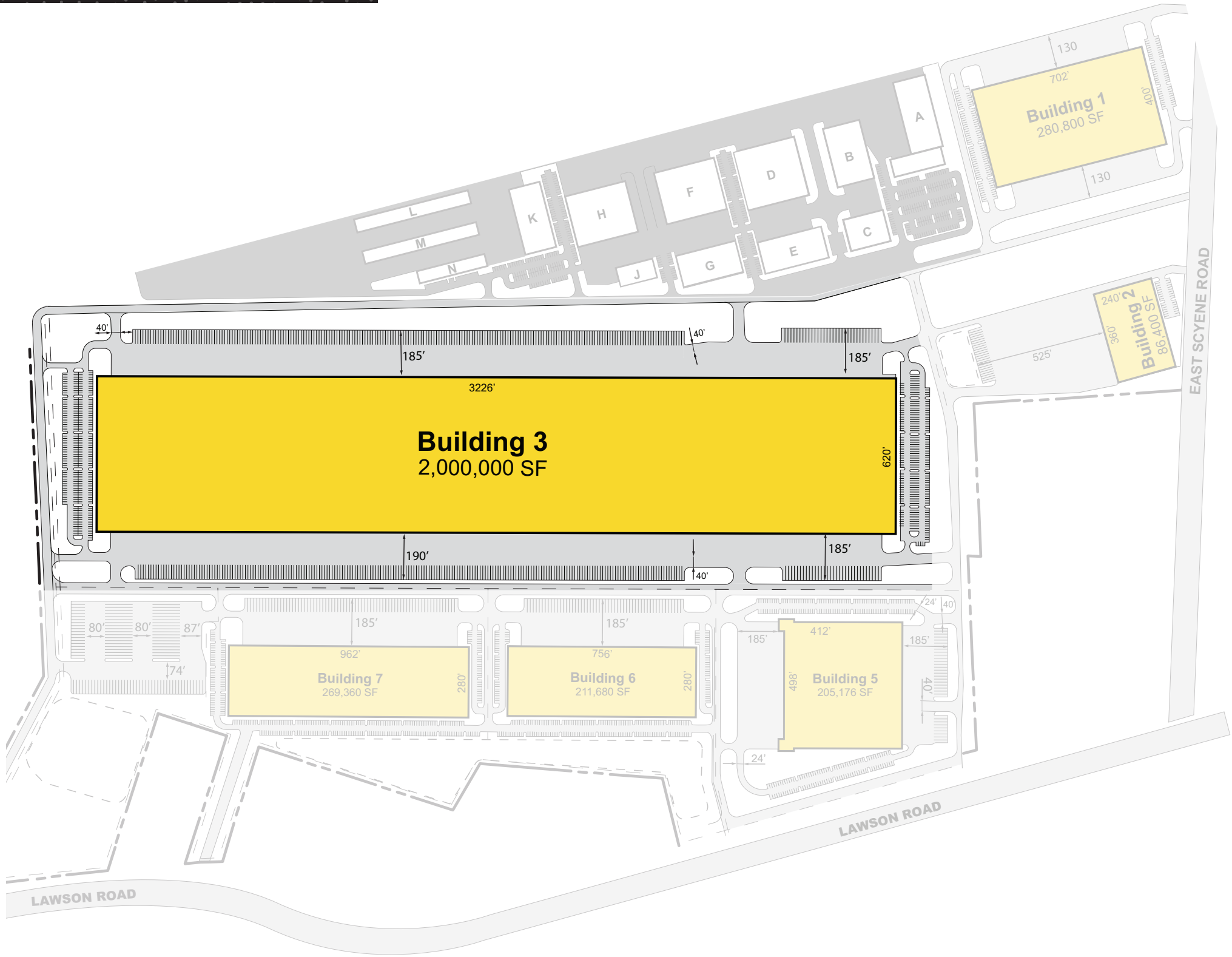


	TOTAL SIZE	176,680 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	280'
	TYPICAL BAY SIZE	52'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Rear-load
	DOCK DOORS	46
	RAMPS	2
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185' / Triload
	CAR PARKS	200
	TRAILER PARKS	100
	SECURITY	Fenced and gated access available

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BUILDING 3C

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	TOTAL SIZE	2,000,000
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	620'
	TYPICAL BAY SIZE	56' x 50'
	STAGING BAY	56' x 60'
	CLEAR HEIGHT	40'
	LOADING	Cross-dock
	DOCK DOORS	434
	RAMPS	4
	POWER	3-phase 480V 3,000 AMPs
	SLAB THICKNESS	7" reinforced slab
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185' / 190'
	CAR PARKS	552
	TRAILER PARKS	664
	SECURITY	Fences and gated access available

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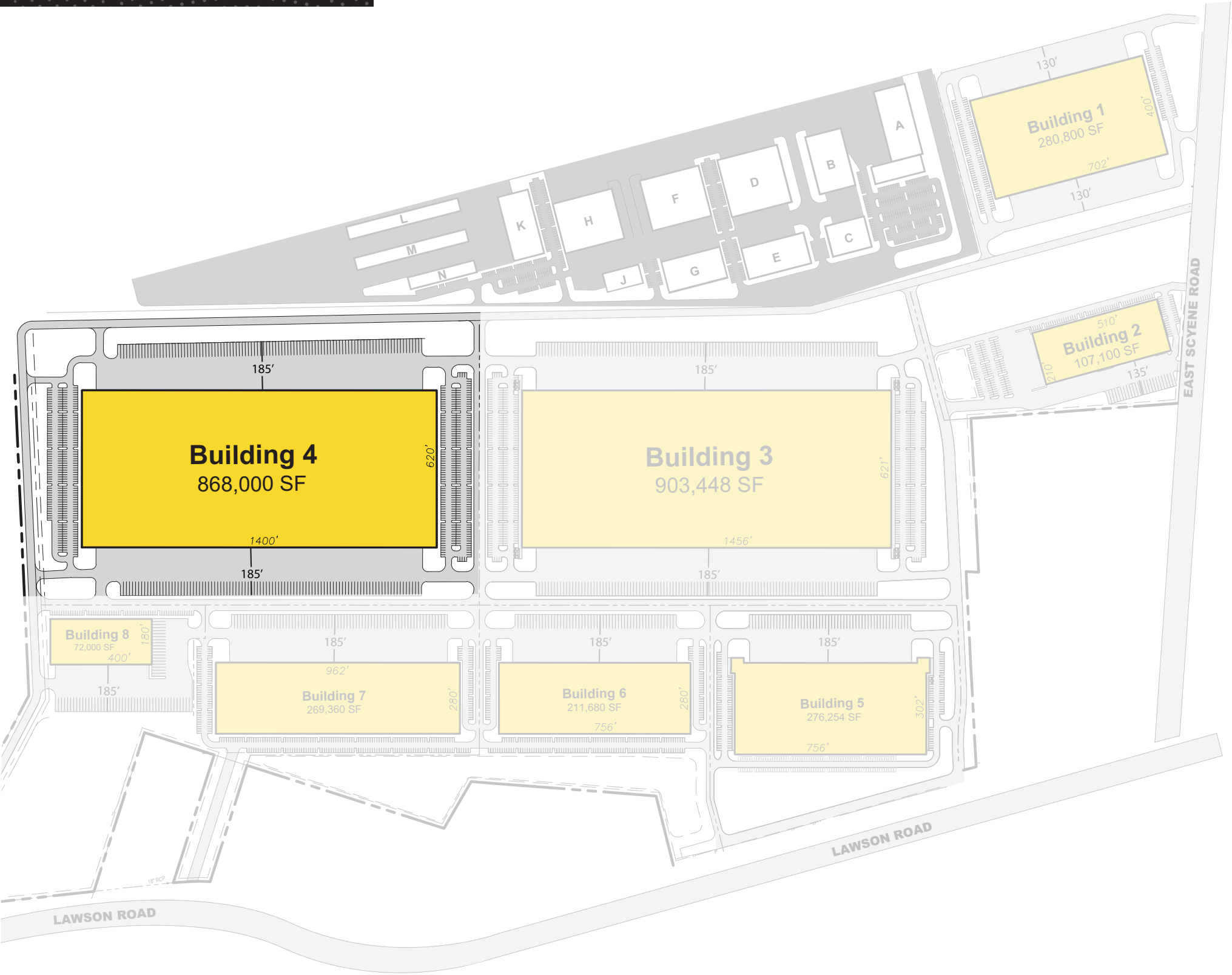
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BUILDING 4A

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	TOTAL SIZE	868,000 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	620'
	TYPICAL BAY SIZE	56' x 50'
	STAGING BAY	56' x 60'
	CLEAR HEIGHT	40'
	LOADING	Cross-dock
	DOCK DOORS	168
	RAMPS	4
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	CAR PARKS	546
	TRAILER PARKS	199
	SECURITY	Fenced and gated access available

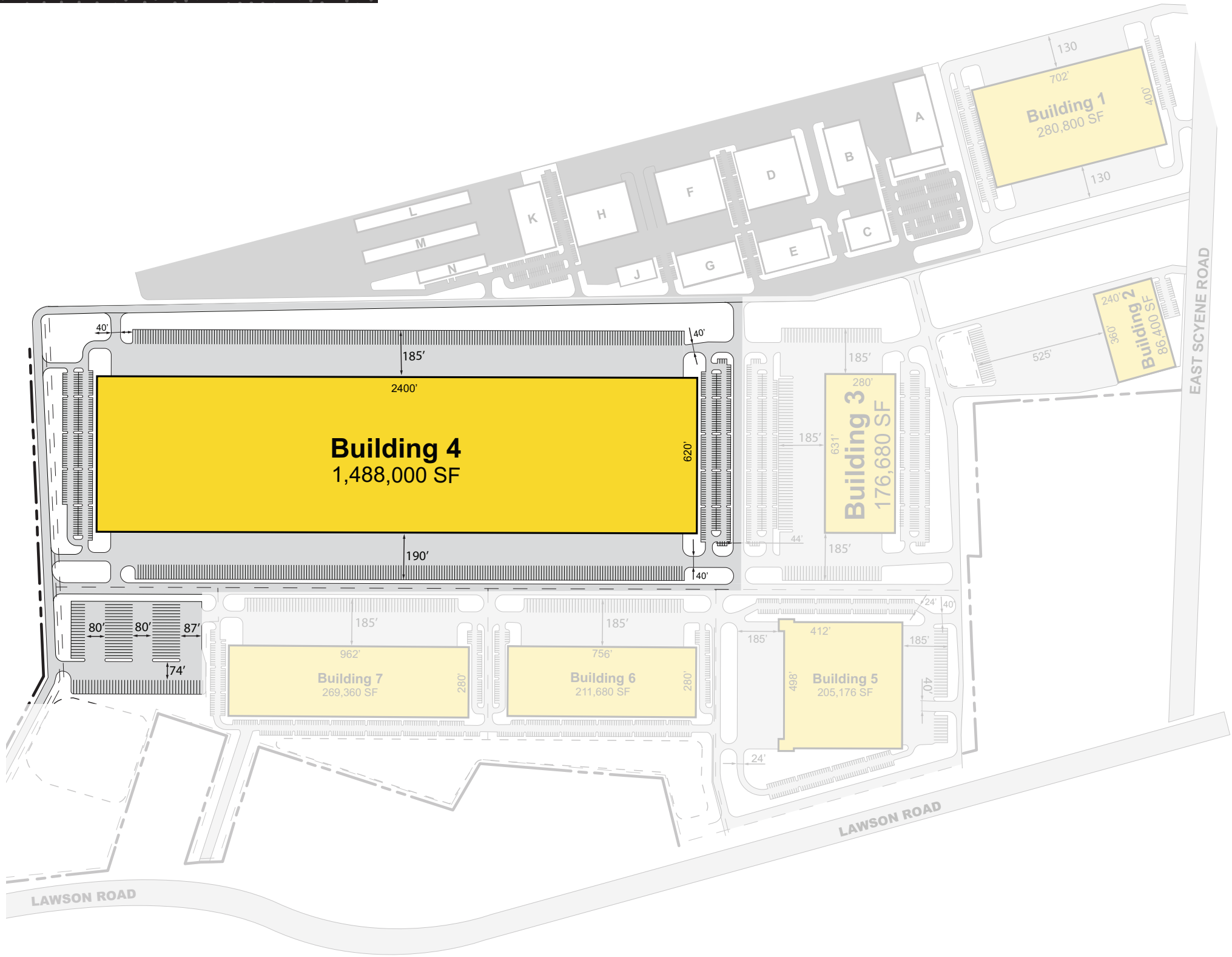
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BUILDING 4B

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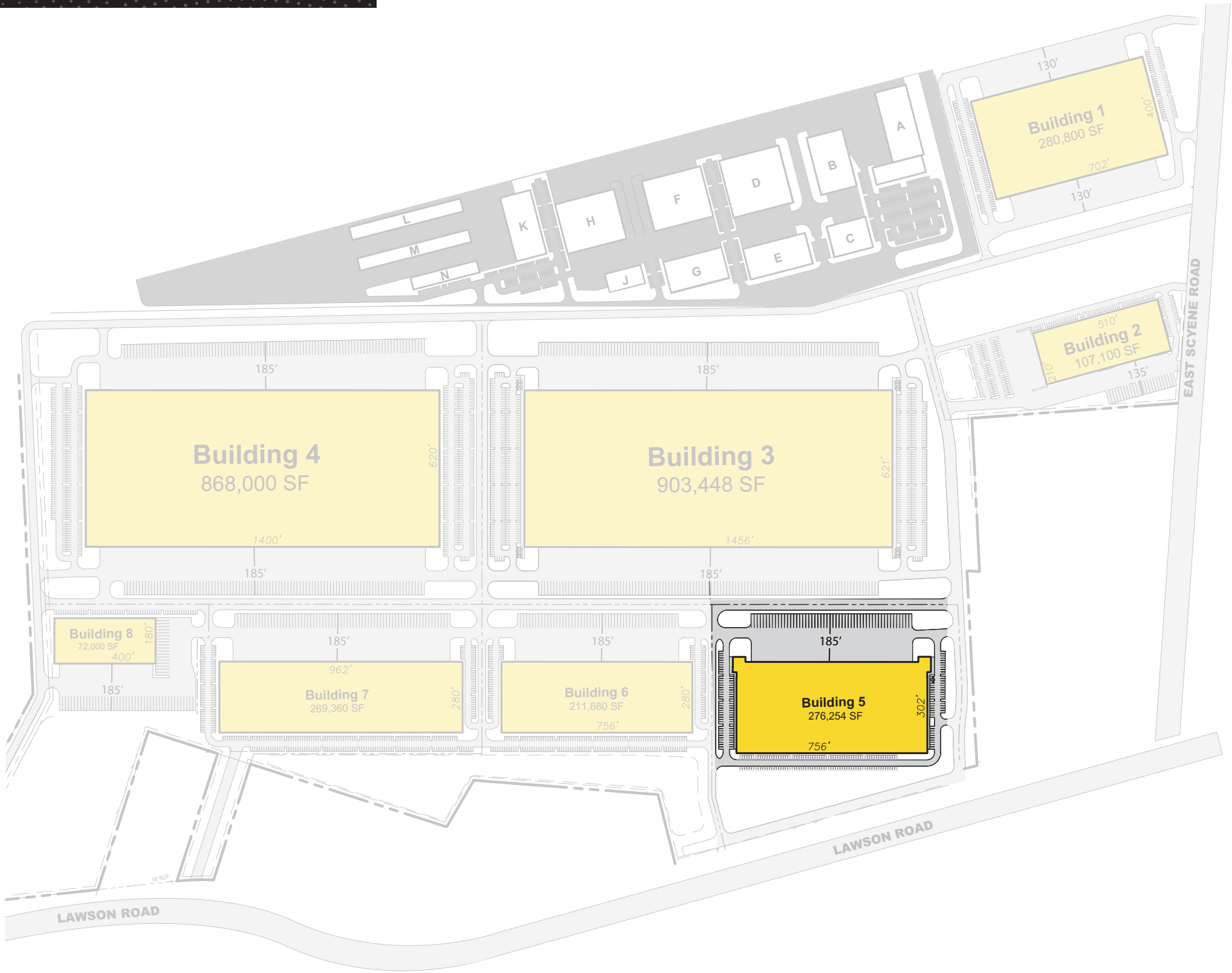


	TOTAL SIZE	1,488,000 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	620'
	TYPICAL BAY SIZE	56' x 50'
	STAGING BAY	60'
	CLEAR HEIGHT	40'
	LOADING	Cross-dock
	DOCK DOORS	296
	RAMPS	4
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	CAR PARKS	546
	TRAILER PARKS	341
	SECURITY	Fenced and gated access available

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BUILDING 5A

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	TOTAL SIZE	276,254 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	302'
	TYPICAL BAY SIZE	52' x 50'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Front-load
	DOCK DOORS	38
	RAMPS	2
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	CAR PARKS	121
	TRAILER PARKS	53
	SECURITY	Fenced and gated access available

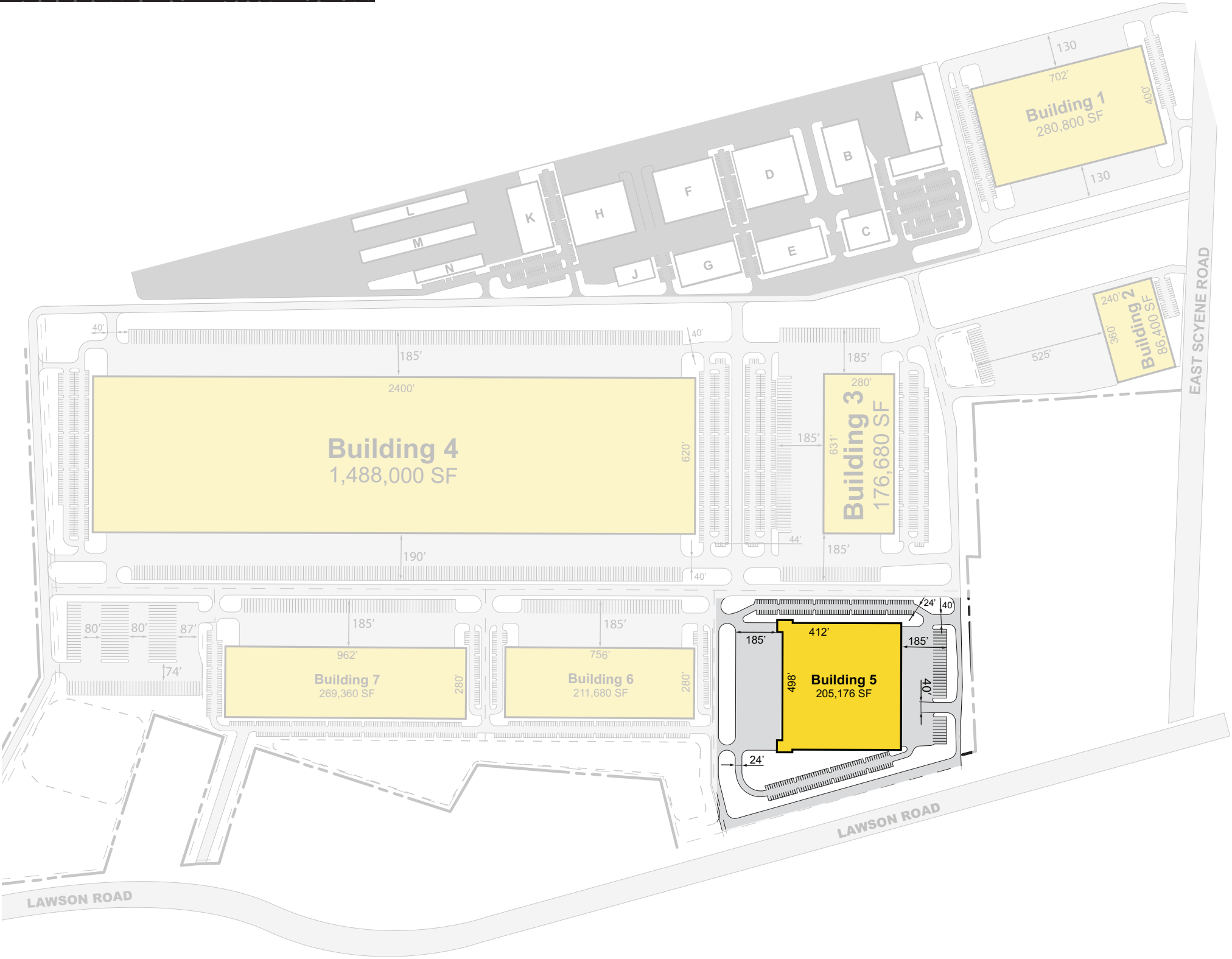
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BUILDING 5B

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	TOTAL SIZE	205,176 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	412'
	TYPICAL BAY SIZE	52' x 50'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Front-load
	DOCK DOORS	38
	RAMPS	2
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	CAR PARKS	121
	TRAILER PARKS	53
	SECURITY	Fenced and gated access available

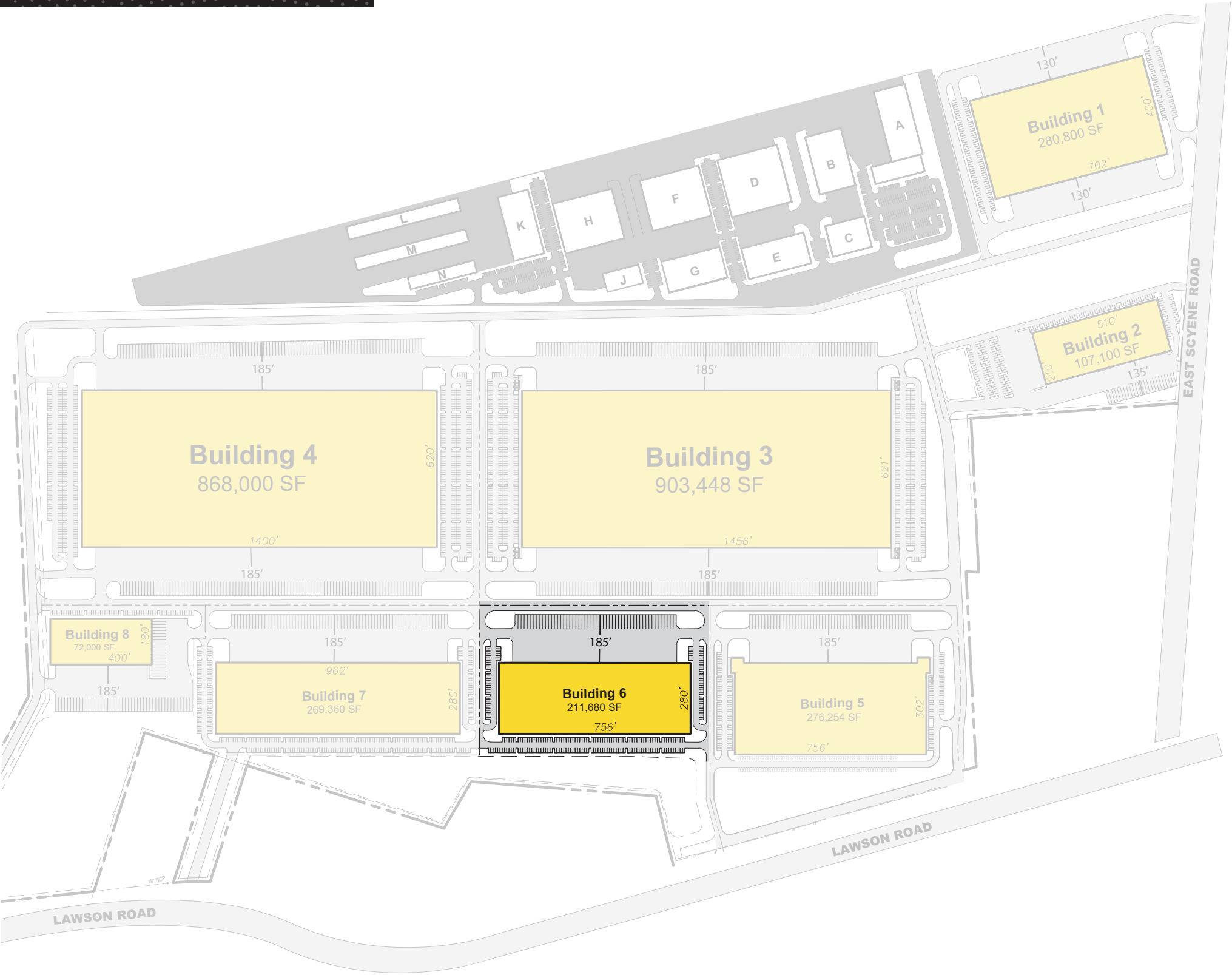
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BUILDING 6

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	TOTAL SIZE	211,680 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	280'
	TYPICAL BAY SIZE	52' x 50'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Rear-load
	DOCK DOORS	35+
	RAMPS	2
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	CAR PARKS	223
	TRAILER PARKS	53
	SECURITY	Fenced and gated access available

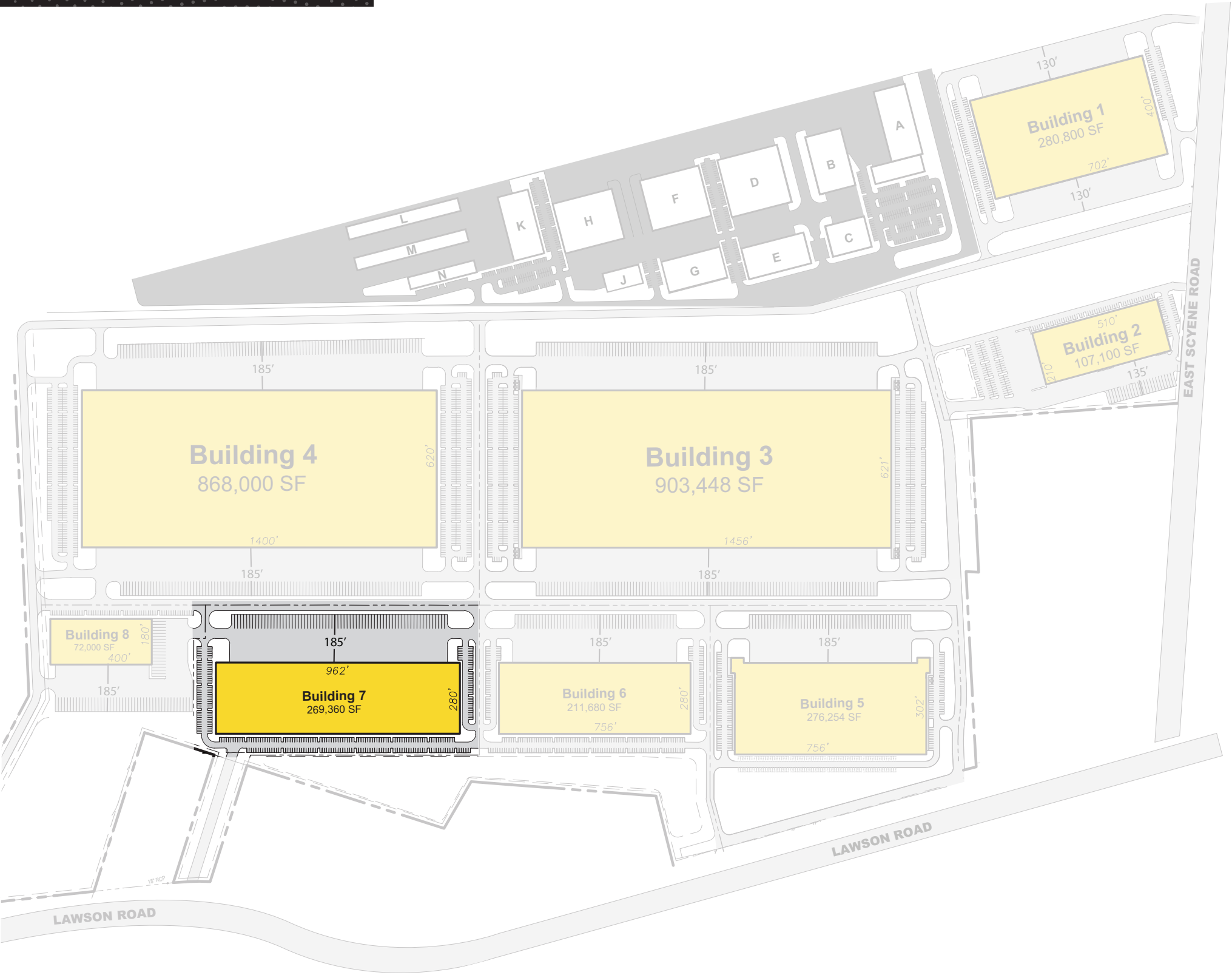
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BUILDING 7

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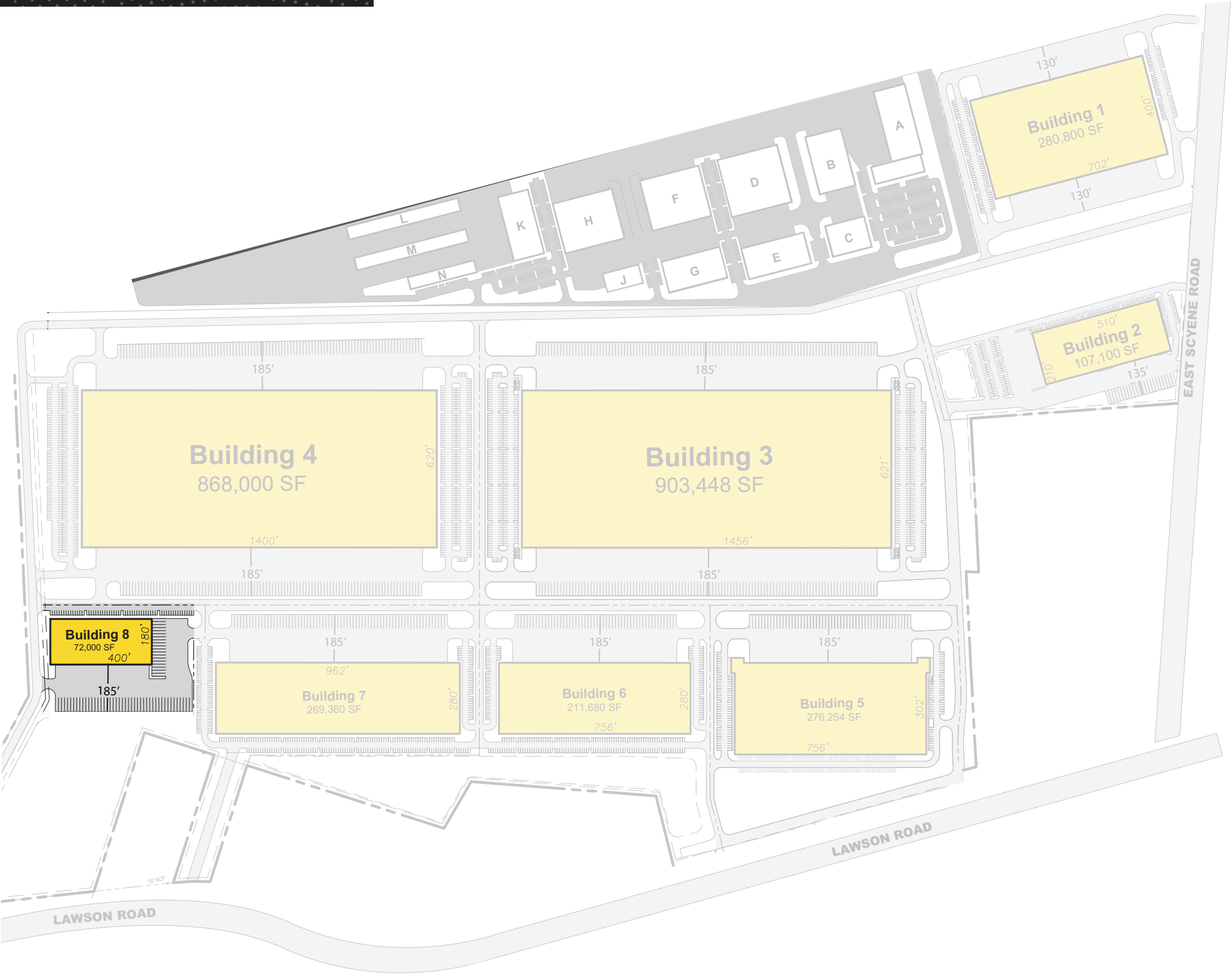


	TOTAL SIZE	269,360 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	280'
	TYPICAL BAY SIZE	52' x 50'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Rear-load
	DOCK DOORS	38
	RAMPS	2
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	CAR PARKS	295
	TRAILER PARKS	71
	SECURITY	Fenced and gated access available

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BUILDING 8A

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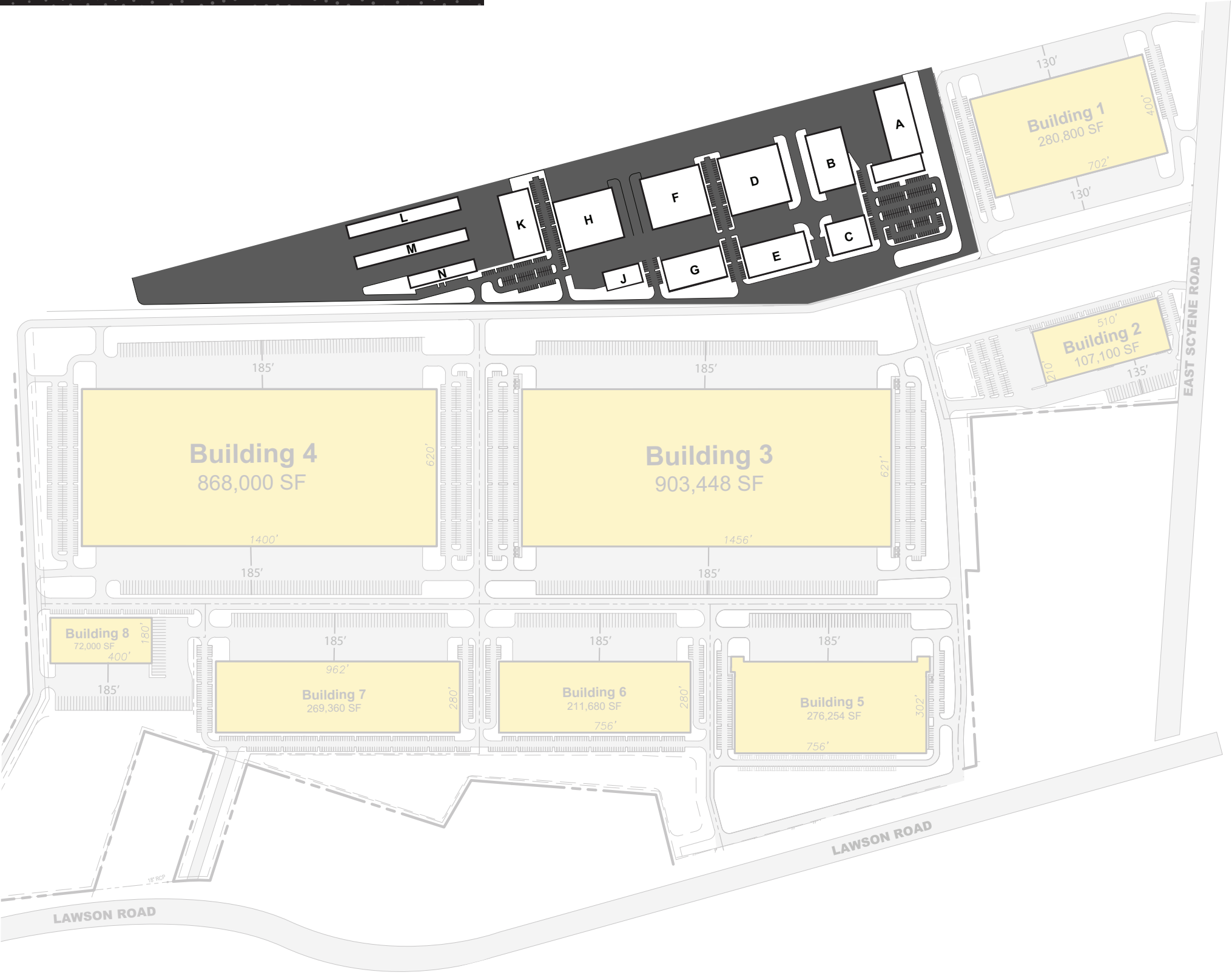


	TOTAL SIZE	72,000 SF
	OFFICE AREA	Build-to-suit
	BUILDING DEPTH	180'
	TYPICAL BAY SIZE	50' x 60'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Rear-load
	DOCK DOORS	28
	RAMPS	2
	POWER	3-phase 480V
	ROOF	TPO
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	CAR PARKS	60
	TRAILER PARKS	64
	SECURITY	Fenced and gated access available

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PRIVATE AIRPORT HANGAR

4650 SCYENE ROAD
MESQUITE, TEXAS 75181



PRIVATE AIRPORT HANGARS

- 38 acres dedicated to private airport hangars
- 13 buildings | approximately 460,000 SF
- Direct access to Mesquite Metro Airport and FBO

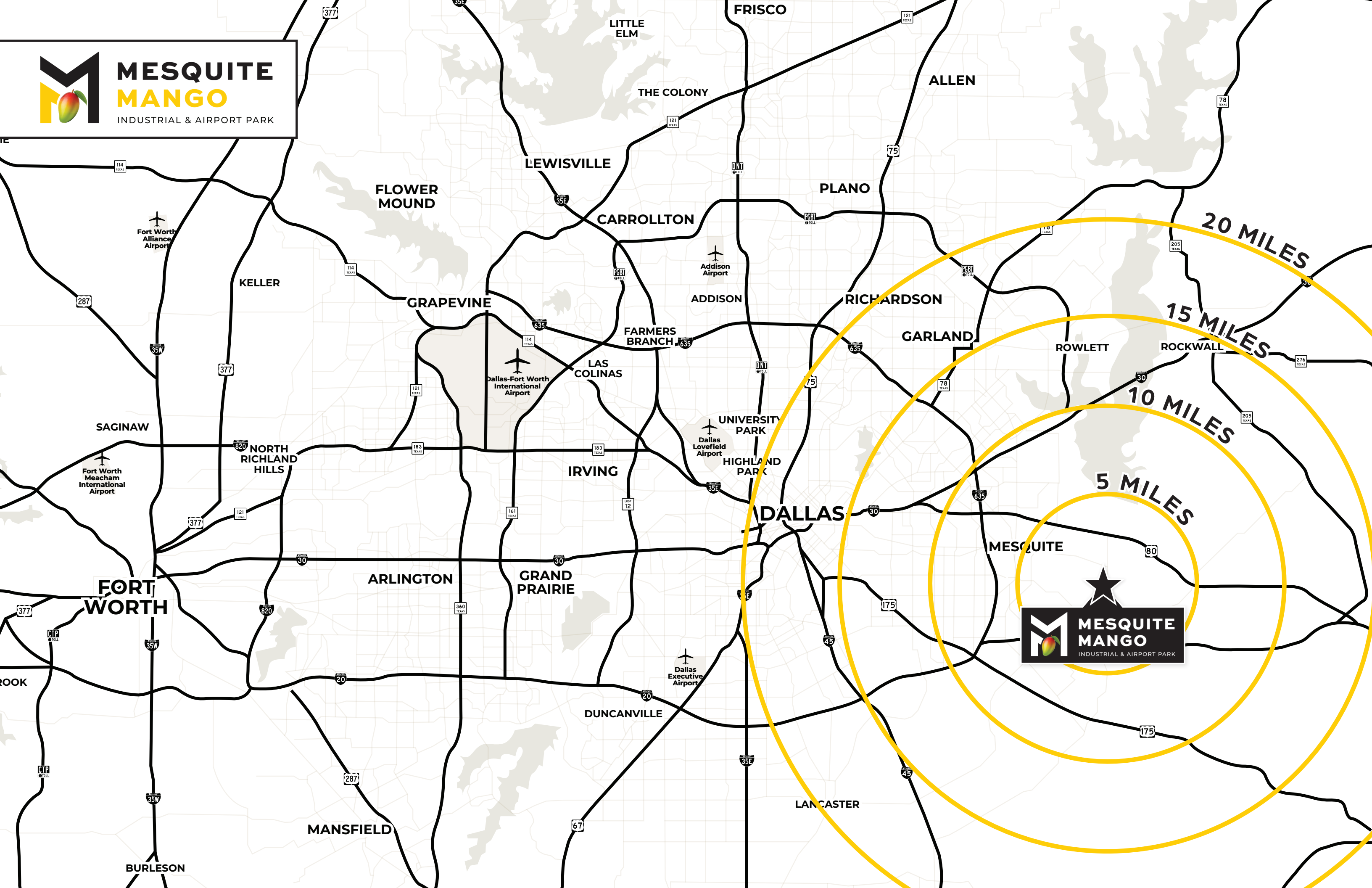
MESQUITE METRO AIRPORT

- 6,000' X 100' concrete runway
- GPS/LPV approaches
- Maintenance on field
- Flight school on field

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