

MESQUITE INTERCHANGE

FOR LEASE OR SALE

NEC OF I-635 & US HWY 80
MESQUITE, TX 76040



203,169 SF AVAILABLE ON 14.70 ACRES

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LEASED BY



OWNER | DEVELOPER



PROJECT DETAILS

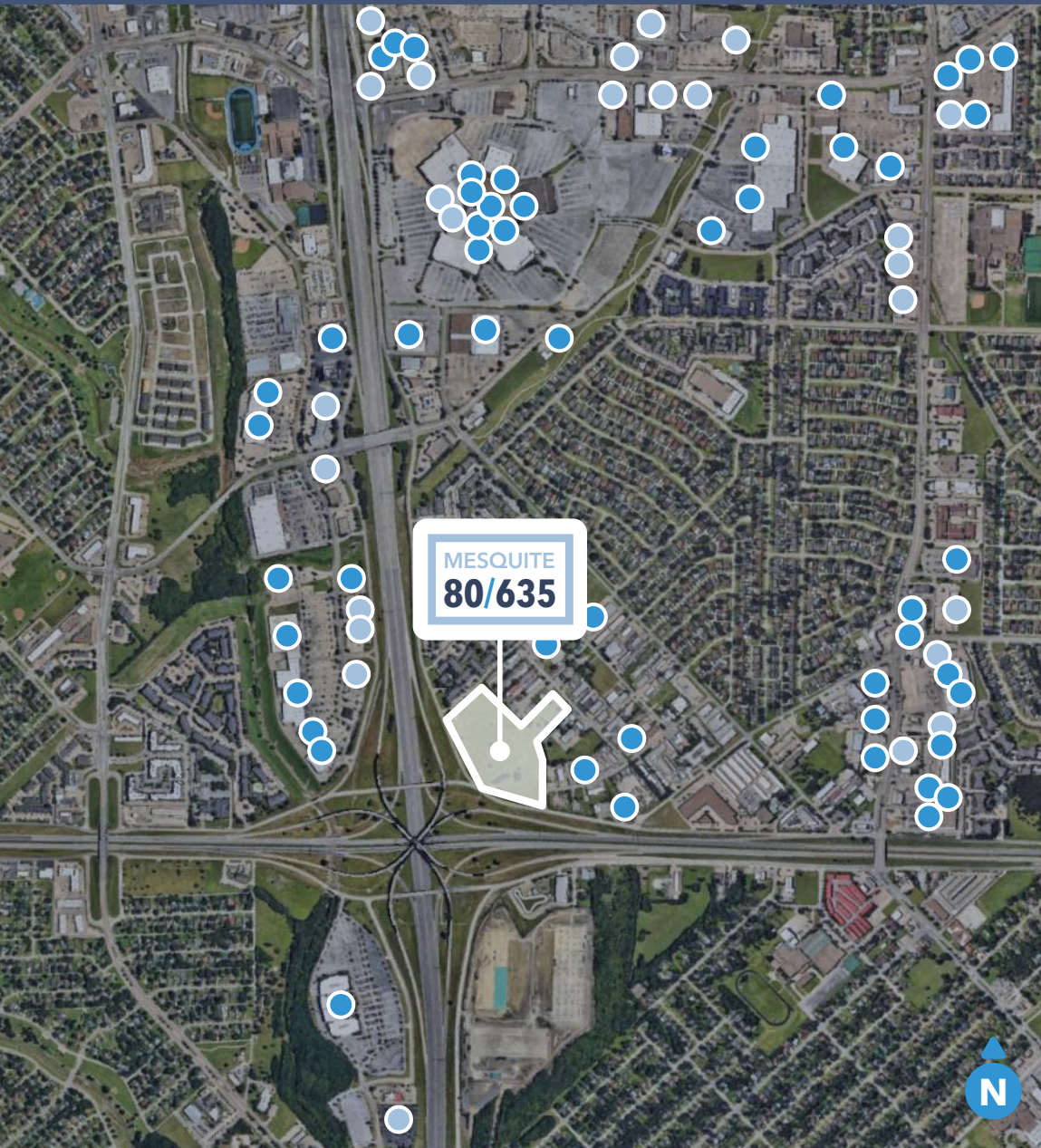
MESQUITE INTERCHANGE

LAND SIZE:	14.70 Acres
BUILDING SIZE:	203,169 SF (Can build smaller)
DIVISIBLE TO:	58,000 SF
OFFICE:	Build to Suit
CONFIGURATION:	Rear Load
BUILDING DIMENSIONS:	260' x 784'
CLEAR HEIGHT:	36'
COLUMN SPACING:	56' x 50'
STAGING BAY:	60'
DOCK DOORS:	41
DRIVE-IN DOORS:	2
TRAILER PARKS:	24 to 72 Future Trailer Parks
AUTO PARKING:	236
TRUCK COURT DEPTH:	130' - 180'



NEARBY AMENITIES & LABOR

MESQUITE
INTERCHANGE



25+

RESTAURANTS
WITHIN 1 MILE

40+

SHOPS
WITHIN 1 MILE

LABOR FORCE

297,389

WITHIN 2 MILES

27,516

WITHIN 5 MILES

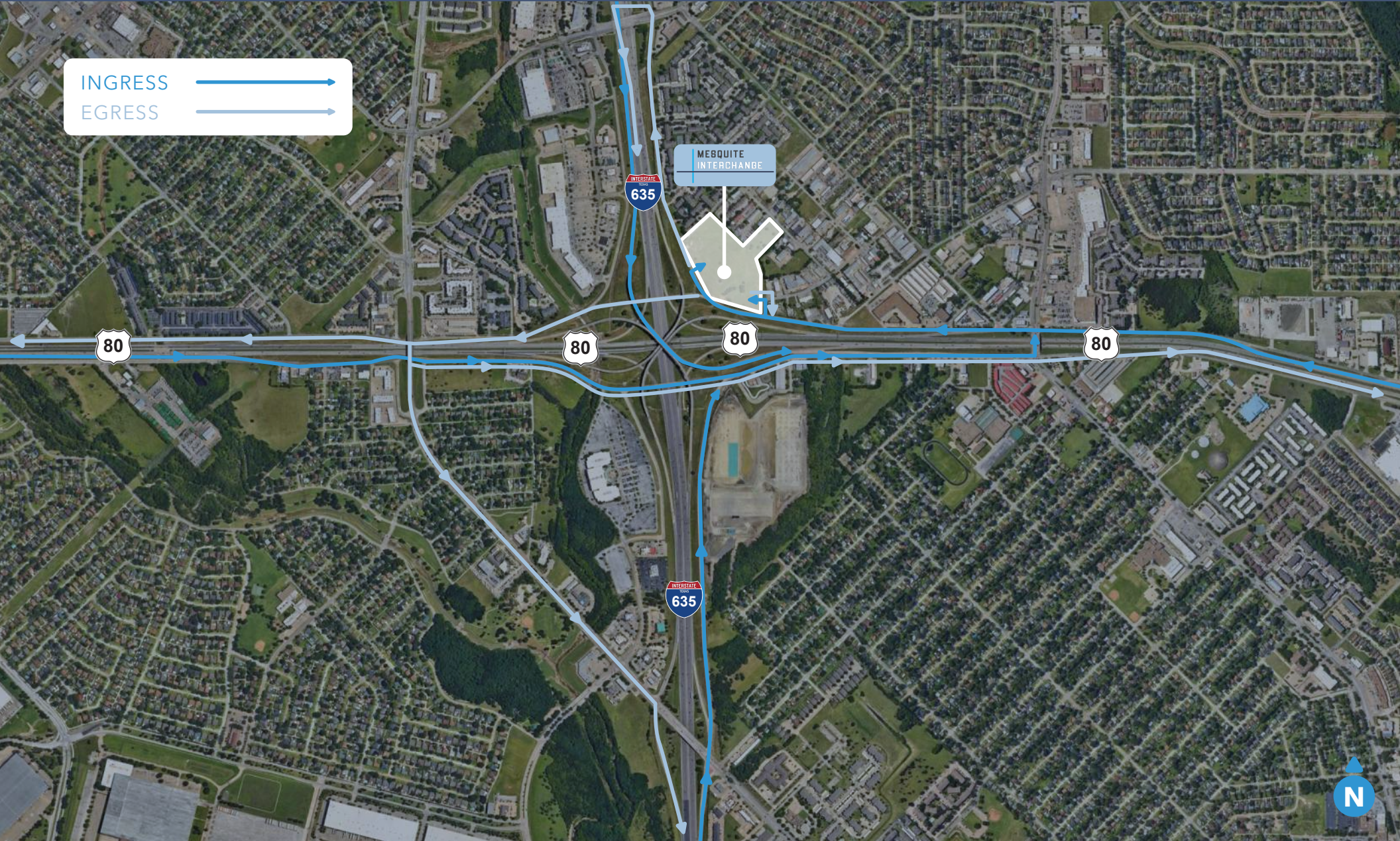
84,208

WITHIN 10 MILES

297,389

ACCESS MAP

MESQUITE INTERCHANGE



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**LOVETT
INDUSTRIAL**