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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BRETT LEWIS

blewis@lee-associates.com D 972.934.4018

TAYLOR STELL

tstell@lee-associates.com C 214.558.1969

ALEX WILSON

alexw@lee-associates.com C 443.370.3427



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

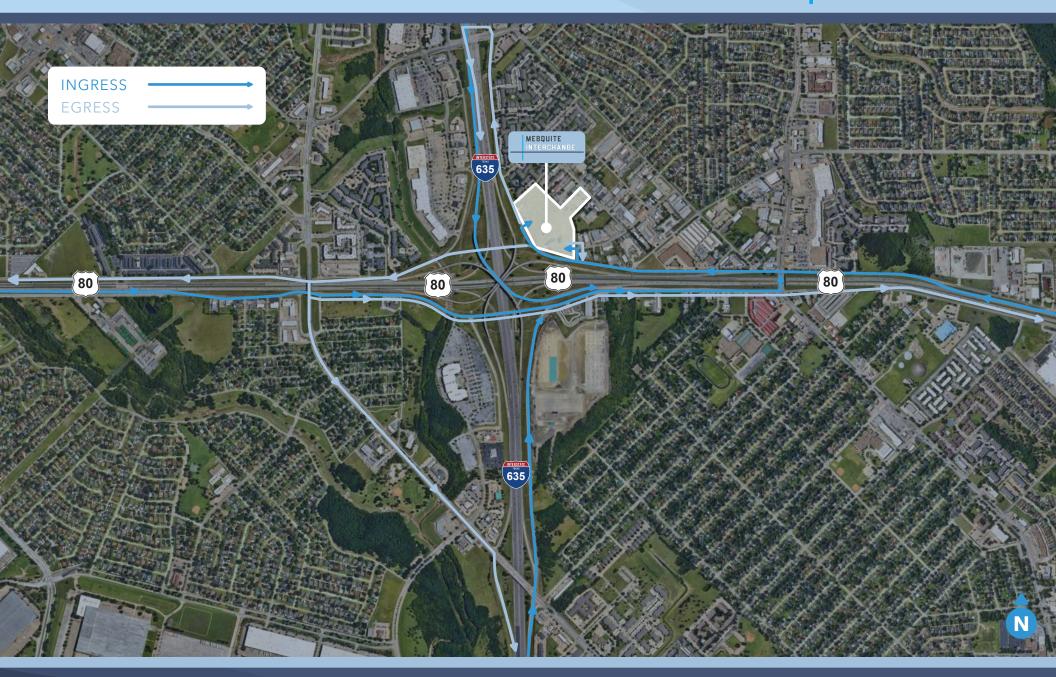
LABOR FORCE **297, 389**

WITHIN 2 MILES WITHIN 5 MILES **27,516 84,208**

WITHIN 10 MILES **297,389**

ACCESS MAP

MESQUITE INTERCHANGE



LOCATION HIGHLIGHTS

35W

MESQUITE INTERCHANGE



Interchange 80/635 enjoys a strategic location near major transportation routes, offering easy access for the movement of goods. Its proximity to the Dallas-Fort Worth Metroplex, a renowned economic hub, provides businesses with a gateway to a vast network of potential customers and suppliers. Additionally, Mesquite's favorable business climate, supportive infrastructure, and skilled workforce make it an ideal destination for industrial enterprises seeking growth and success.



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