



MESQUITE AIRPORT

LOGISTICS CENTER PHASE II

171,098 - 342,196

SQUARE FEET AVAILABLE

LEASED BY


STREAM

OWNED BY


INDUSTRIAL

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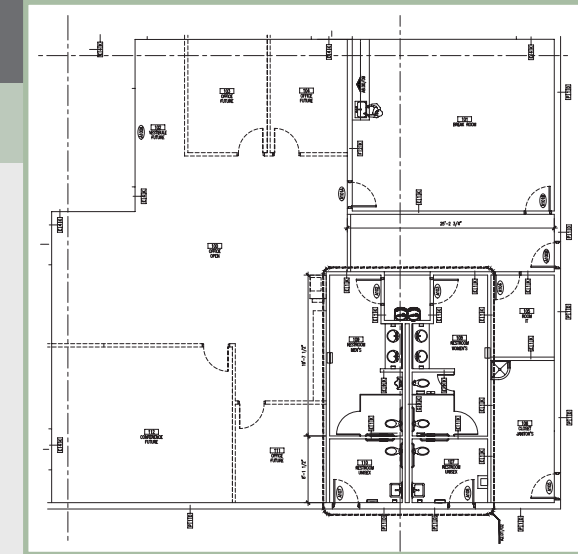
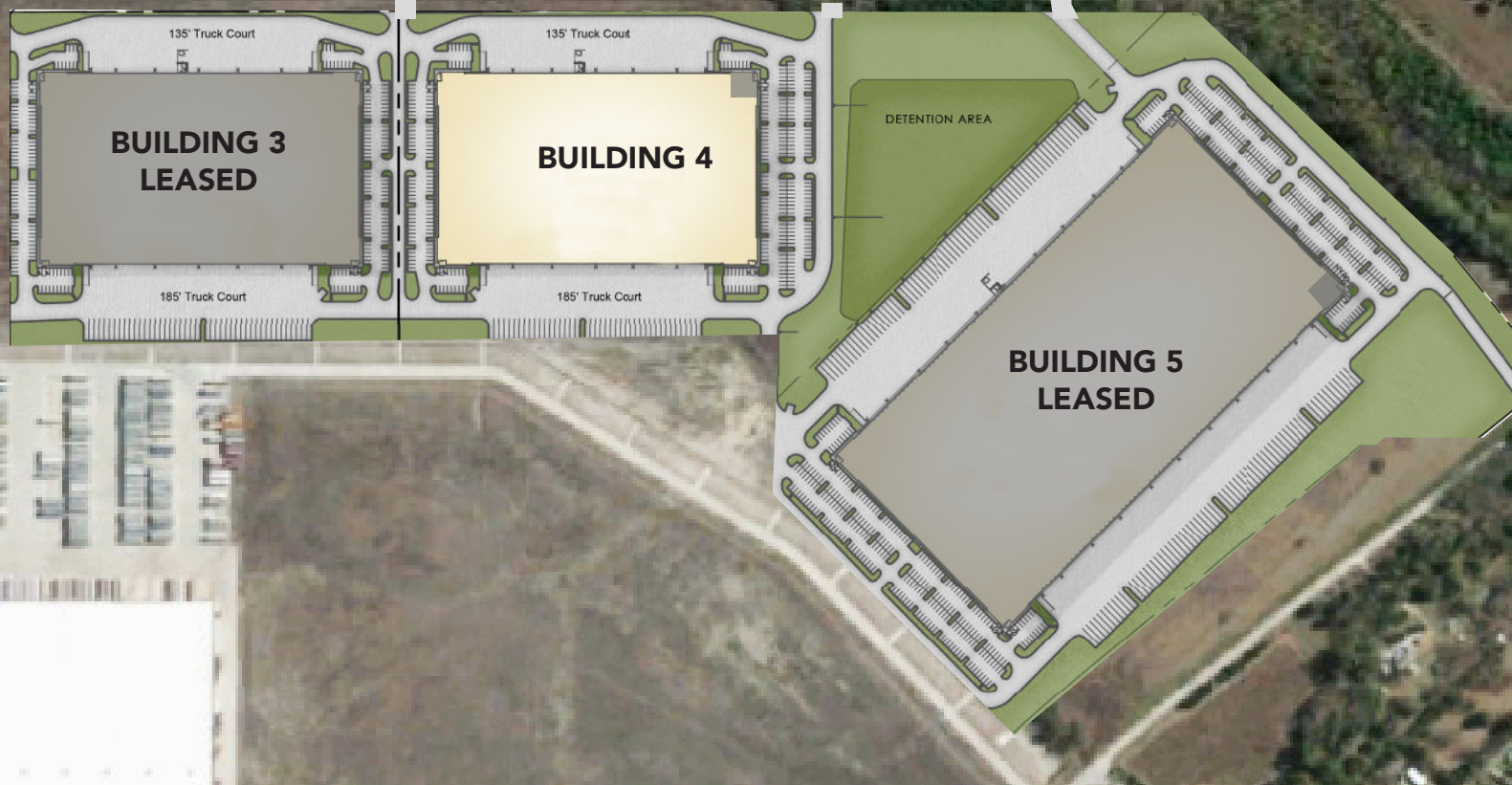
BUILDING 3 - LEASED

1305 Airport Blvd, Mesquite, TX 75181

Available:	171,098 - 342,196 SF
Building Dimensions:	450'd x 755'w
Office:	3,310 SF
Clear Height:	36'
Loading Configuration:	Cross-Dock
Dock Doors:	60 (9' x 10')
Drive-In Doors:	4 (12' x 14')

Staging Bay:	60'
Typical Column Spacing:	50'd x 56'w
Truck Court Depth:	135' - 185'
Trailer Parks:	44
Car Parks:	238
Sprinkler System:	ESFR
Fenced Truck Court:	Available

AIRPORT BLVD



3 BUILDINGS

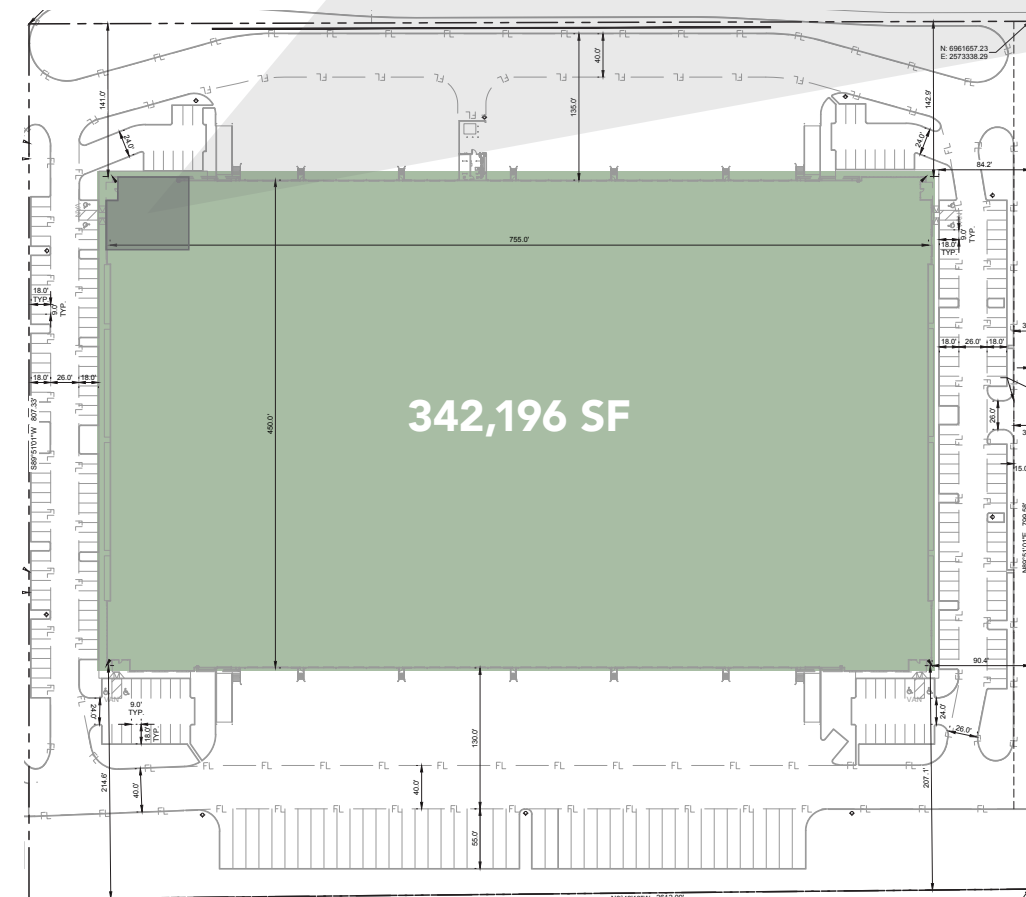
170,000 SF+

Ability to Demise

BUILD-TO-SUIT

Office

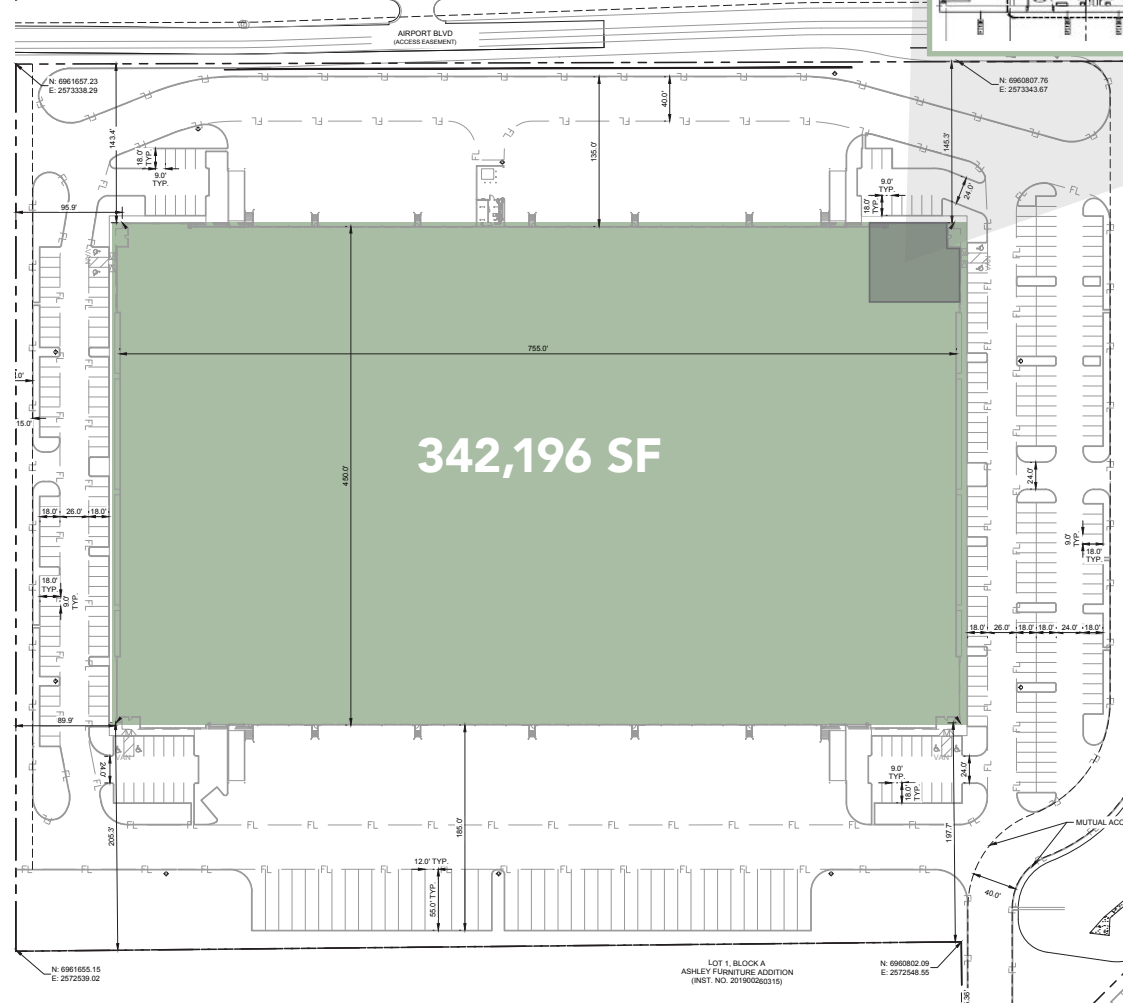
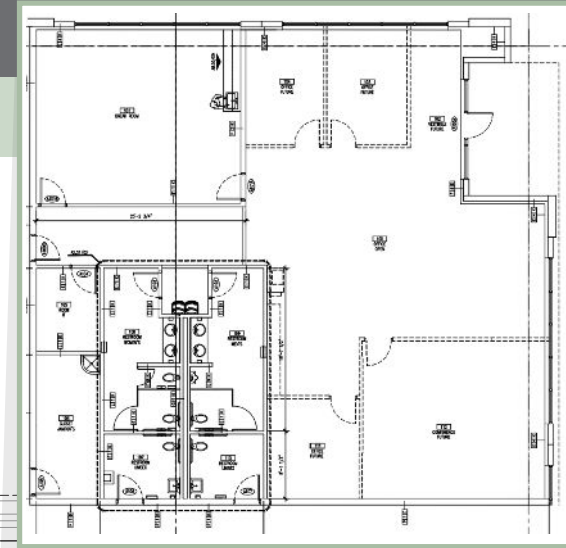
- Buildings are securable
- Ability to meet heavy parking requirements
- Incentives available through the City of Mesquite and Dallas County
- Triple Freeport tax abatement



BUILDING 4

1525 Airport Blvd, Mesquite, TX 75181

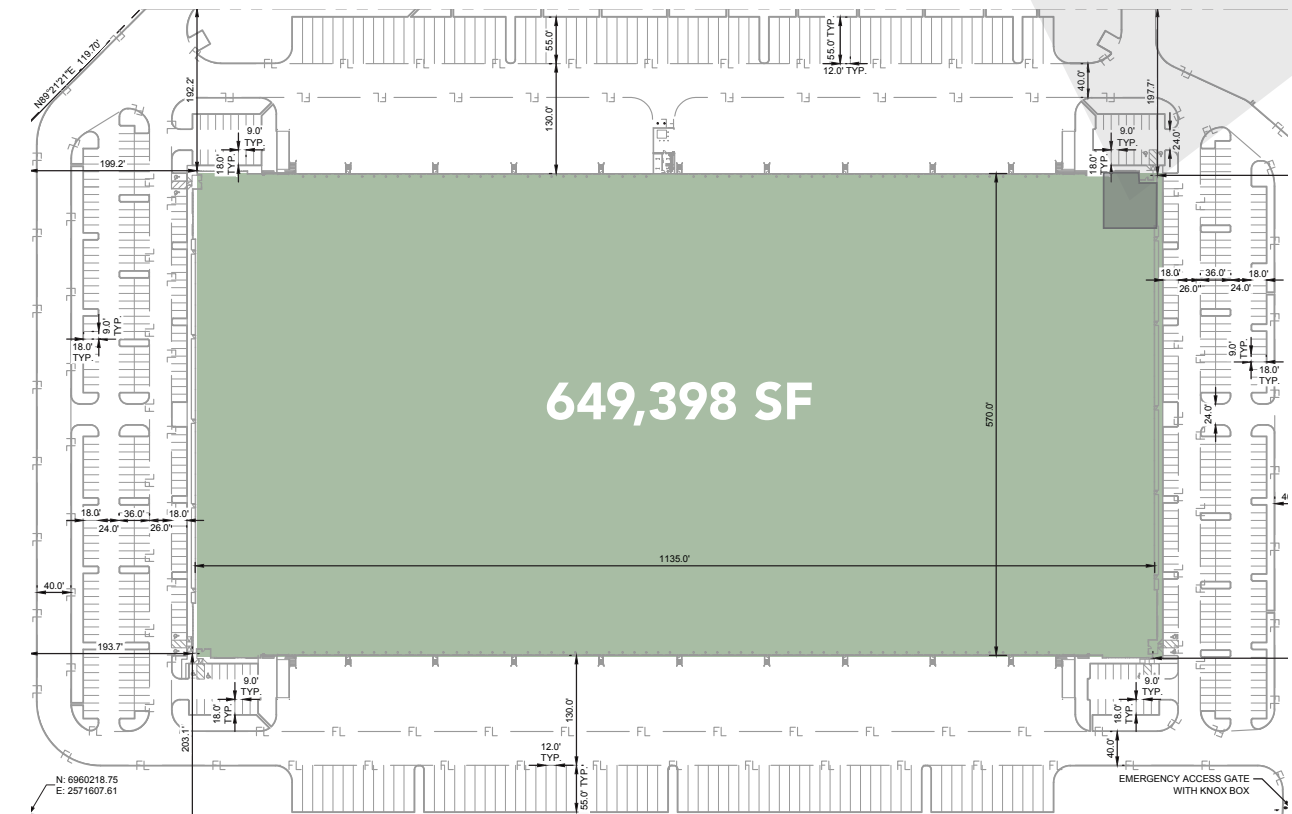
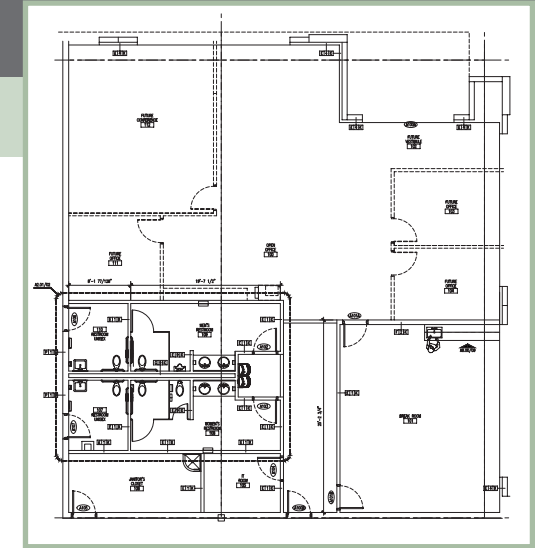
Available:	171,098 - 342,196 SF	Staging Bay:	60'
Building Dimensions:	450'd x 755'w	Typical Column Spacing:	50'd x 56'w
Office:	3,310 SF	Truck Court Depth:	135' - 185'
Clear Height:	36'	Trailer Parks:	43
Loading Configuration:	Cross-Dock	Car Parks:	336
Dock Doors:	60 (9' x 10')	Sprinkler System:	ESFR
Drive-In Doors:	4 (12' x 14')	Fenced Truck Court:	Available



BUILDING 5 - LEASED

2200 Berry Road, Mesquite, TX 75181

Available:	329,699 - 649,398 SF	Staging Bay:	60'
Building Dimensions:	570'd x 1135'w	Typical Column Spacing:	50'd x 56'w
Office:	3,307 SF	Truck Court Depth:	185'
Clear Height:	40'	Trailer Parks:	145
Loading Configuration:	Cross-Dock	Car Parks:	534
Dock Doors:	108 (9' x 10')	Sprinkler System:	ESFR
Drive-In Doors:	4 (12' x 14')	Fenced Truck Court:	Available



12

Miles to
I-635

13

Miles to
Highway 80

17

Miles to
I-30

23

Miles to
I-35

24

Miles to
I-45



FULLY DELIVERED & READY FOR OCCUPANCY



LOCATION HIGHLIGHTS

- Located in Dallas County
- Access to strong labor and growing population base
- Adjacent to Mesquite Metro Airport
- Proximity to FedEx Ground, UPS Customer Center, and Union Pacific Intermodal
- Acces to Major Thoroughfares





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