

DELIVERY OCTOBER 2023



**540 S. TOWN EAST BLVD.
MESQUITE, TEXAS 75149**

ADAM JONES

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JAMES MANTZURANIS

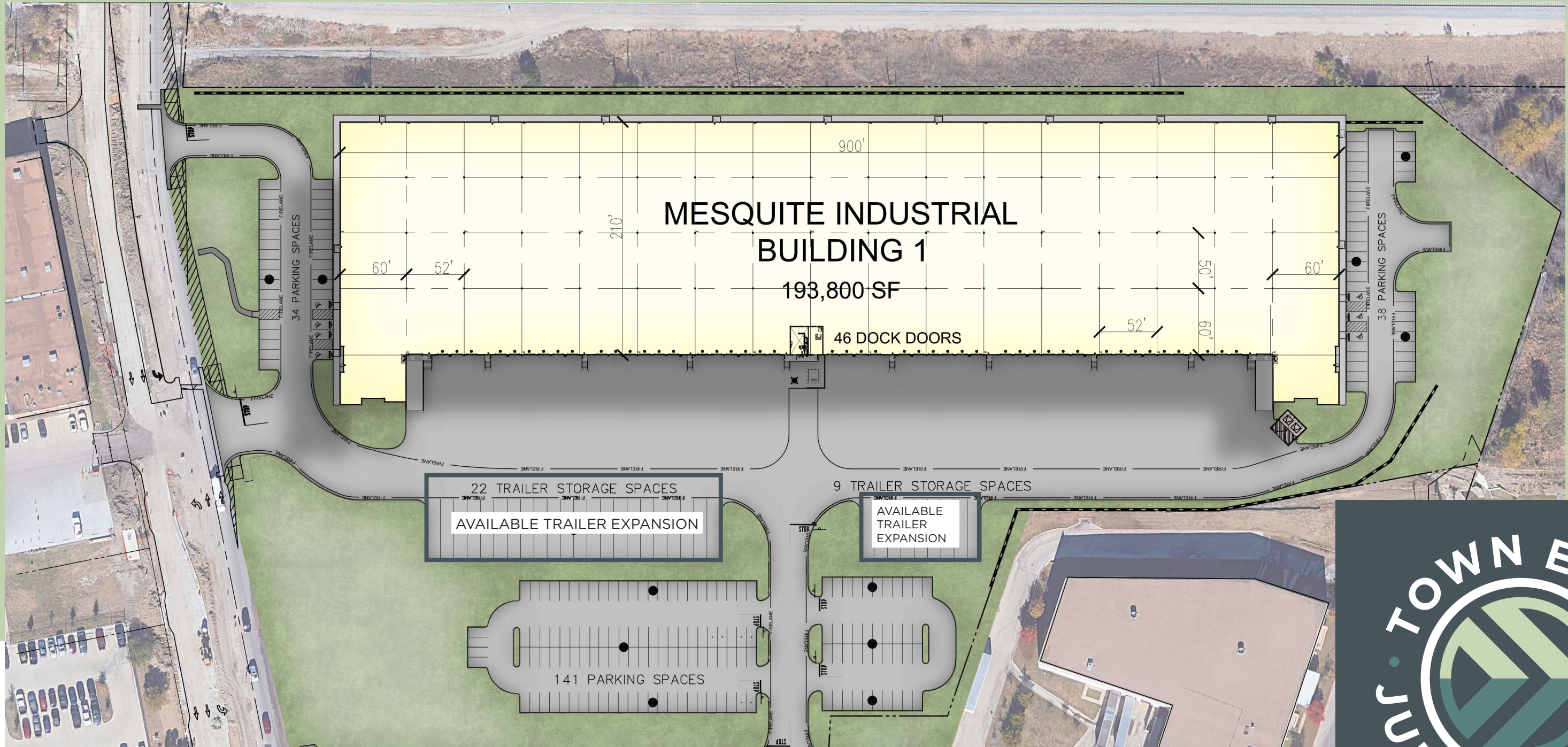
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193,800 SQUARE FEET

Located in the heart of the Mesquite industrial submarket with easy access to I-635, US-80 and I-30, Town East Junction 540 offers prospective tenants. Unique amenities including multiple points of ingress/egress, trailer storage capacity and frontage on Town East Boulevard. Unlike many properties in the area, Town East Junction 540 is not impeded by the active rail adjacent to the site due to the elevated rail bridge.





DETAILS

POWER:	1,500 amps, 480 v, 3-phase
COMPLETION DATE:	Q3 2023
TOTAL RENTABLE AREA:	193,800 SF
DIVISIBLE TO:	50,000 SF
OFFICE:	3,073 SF
TOTAL LAND AREA:	13.20 Acres

DIMENSIONS:	210' deep, 900' wide
CLEAR HEIGHT:	36'
COLUMN SPACING:	52' x 50'
LOADING:	Front-load
DOCK DOORS:	(46) 9' x 10'
DRIVE-IN DOORS:	(2) 12' x 12'

TRUCK COURT:	130' deep
TRAILER PARKS:	Up to 31 available
STAGING BAY:	60'
CAR PARKS:	212
SPRINKLER:	ESFR
ZONING:	Industrial

**TOWN EAST
JUNCTION 540**

**540 S. TOWN EAST BLVD.
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LOCATION HIGHLIGHTS

DISTANCE TO  *< 1 minute*

DISTANCE TO  *< 5 minutes*

DISTANCE TO  *< 5 minutes*

DISTANCE TO  *< 10 minutes*

DISTANCE TO  *< 20 minutes*



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