



MESQUITE AIRPORT

LOGISTICS CENTER

189,000 - 1,003,100
SQUARE FEET AVAILABLE

DELIVERING SECOND QUARTER 2022

LEASED BY

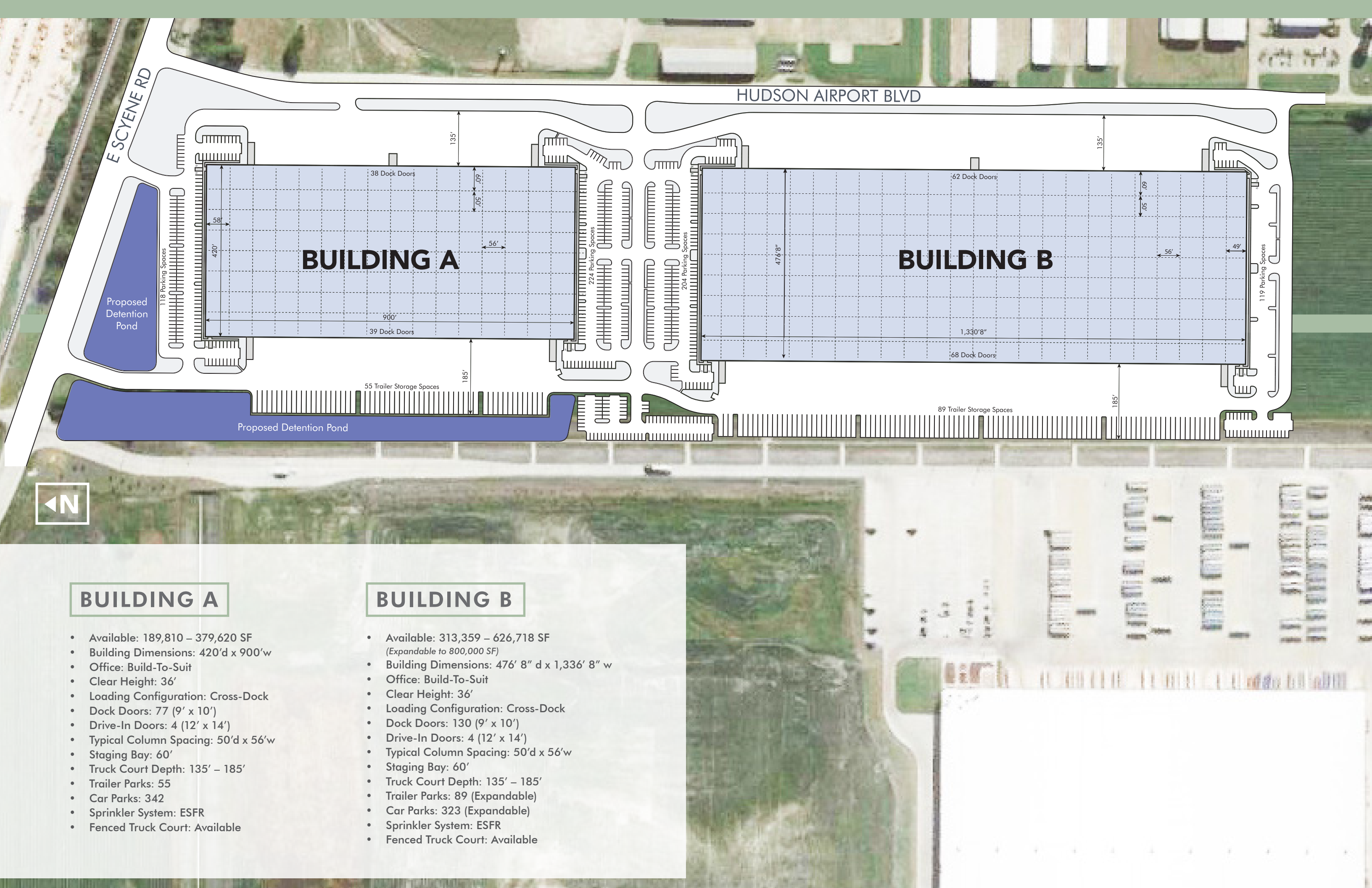

STREAM

OWNED BY


Dalfen
INDUSTRIAL

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BUILDING A

- Available: 189,810 – 379,620 SF
- Building Dimensions: 420'd x 900'w
- Office: Build-To-Suit
- Clear Height: 36'
- Loading Configuration: Cross-Dock
- Dock Doors: 77 (9' x 10')
- Drive-In Doors: 4 (12' x 14')
- Typical Column Spacing: 50'd x 56'w
- Staging Bay: 60'
- Truck Court Depth: 135' – 185'
- Trailer Parks: 55
- Car Parks: 342
- Sprinkler System: ESFR
- Fenced Truck Court: Available

BUILDING B

- Available: 313,359 – 626,718 SF
(Expandable to 800,000 SF)
- Building Dimensions: 476' 8" d x 1,336' 8" w
- Office: Build-To-Suit
- Clear Height: 36'
- Loading Configuration: Cross-Dock
- Dock Doors: 130 (9' x 10')
- Drive-In Doors: 4 (12' x 14')
- Typical Column Spacing: 50'd x 56'w
- Staging Bay: 60'
- Truck Court Depth: 135' – 185'
- Trailer Parks: 89 (Expandable)
- Car Parks: 323 (Expandable)
- Sprinkler System: ESFR
- Fenced Truck Court: Available



LOCATION HIGHLIGHTS

- A 2,000,000 SF+ master planned industrial park
- Site is securable
- Ability to meet heavy parking requirements
- Located in Dallas County
- Incentives available through the City and County
- Triple Freeport tax abatement
- Access to strong labor and growing population base
- Adjacent to Mesquite Metro Airport
- Proximity to FedEx Ground, UPS Customer Center, and Union Pacific Intermodal
- Access to Major Thoroughfares (Highway 80, I-20, I-635, I-30, I-45, I-35)



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