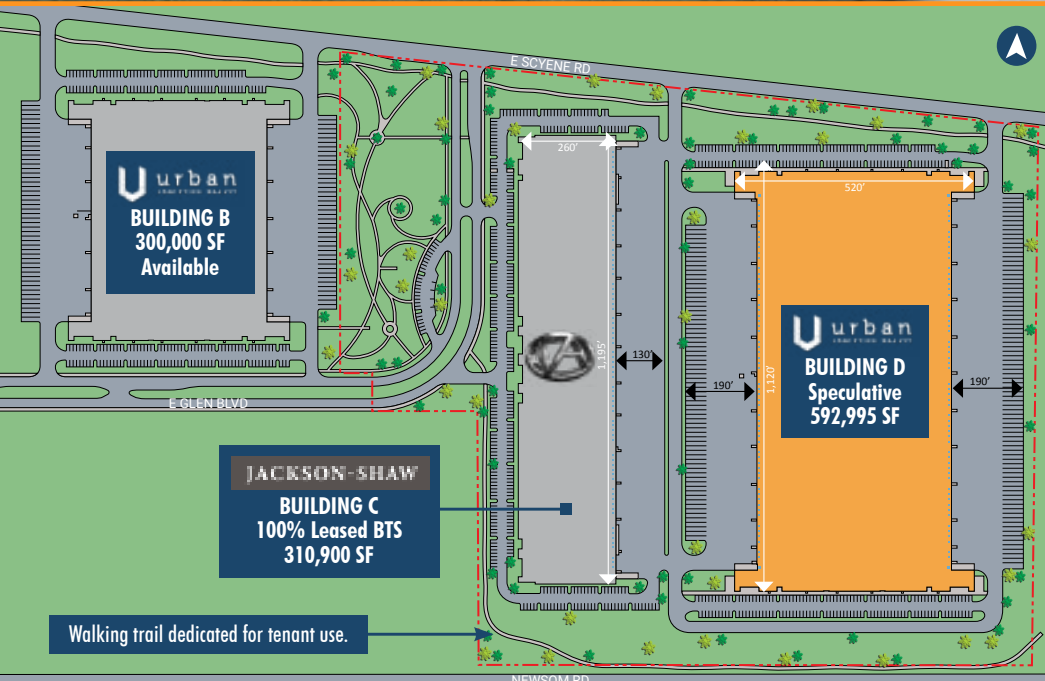


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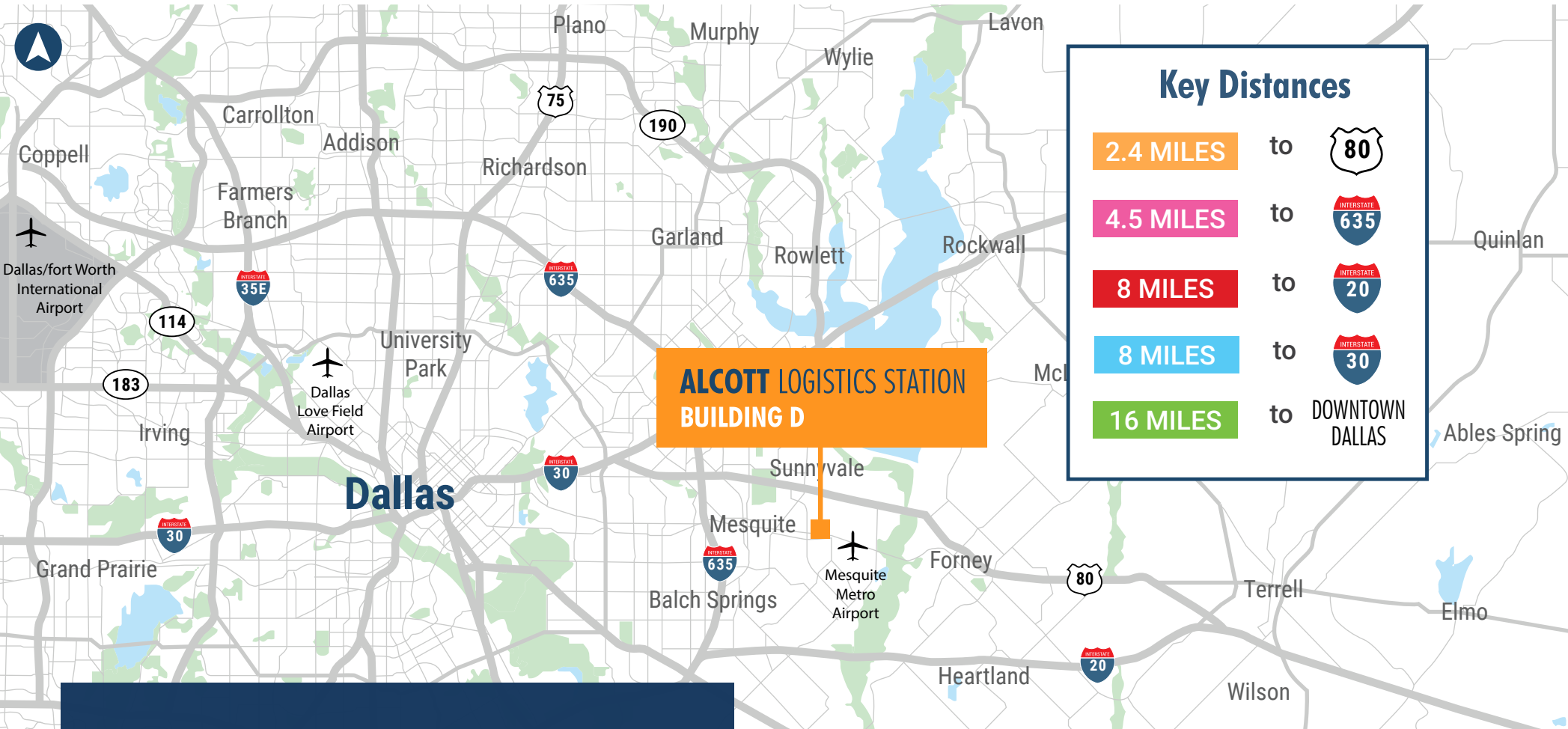
BUILDING D

592,995 SF

E SCYENE RD | MESQUITE TX

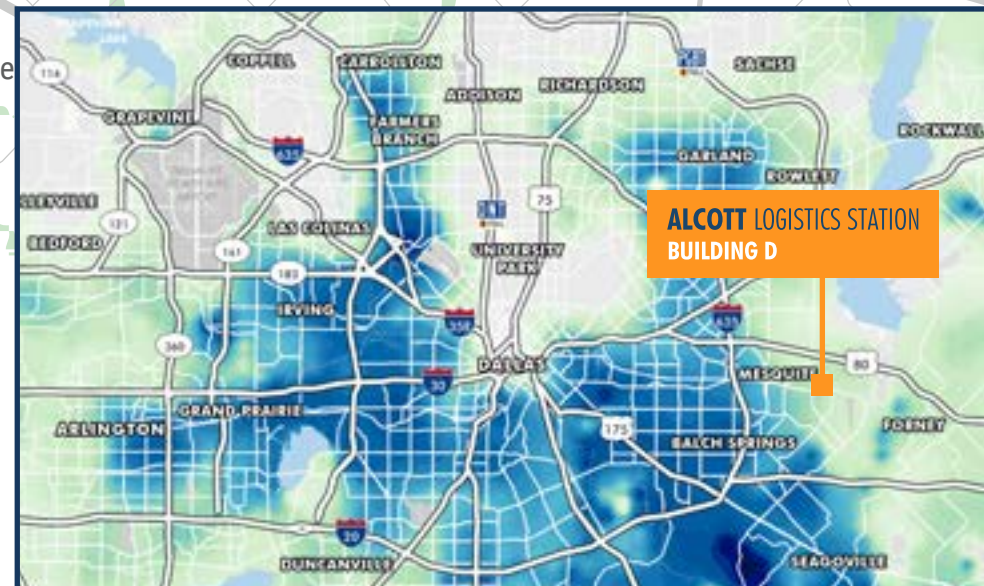
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LOCATION: DEEP LABOR POOL, QUICK ACCESS TO THE METROPLEX

- Approximately 14 miles to Downtown
- Near 635 and 80
- Directly adjacent to George Bush 191 expansion and Mesquite Metro Airport
- Over 167,000 blue collar workers within a 15 mile radius



PROPERTY SPECIFICATIONS

BUILDING D

LOCATION

Address: SWC of E Scyene Rd & Faithon P Lucas Sr Blvd

City, State, Zip: Mesquite, TX

Industrial Market: Dallas/Fort Worth

Industrial Submarket: Northeast Dallas

SQUARE FOOTAGE

Total Building Area (SF): 592,995

Office Area (SF): N/A

Total Office %: N/A

Land Area (Acres): 32.34

PROPERTY FEATURES

Percentage Leased: 0%

Construction Year: 2022 (Construction commencing 3Q21)

Clear Height: 36'

Column Spacing: 56' x 50'

Building Dimensions: 1,120' x 520'

Loading Configuration: Cross-Dock Configuration

Truck Court Depth: 190'

Auto Parking: 284

Truck Parking: 142

Dock Doors: 119

Drive-In Doors: 4

Zoning: PD – Industrial

Special Features: Master Plan, Public park, Hike & Bike Trail, Design standards

CONSTRUCTION OVERVIEW

Building Construction Type: Tilt-wall Construction

Roof System: TPO

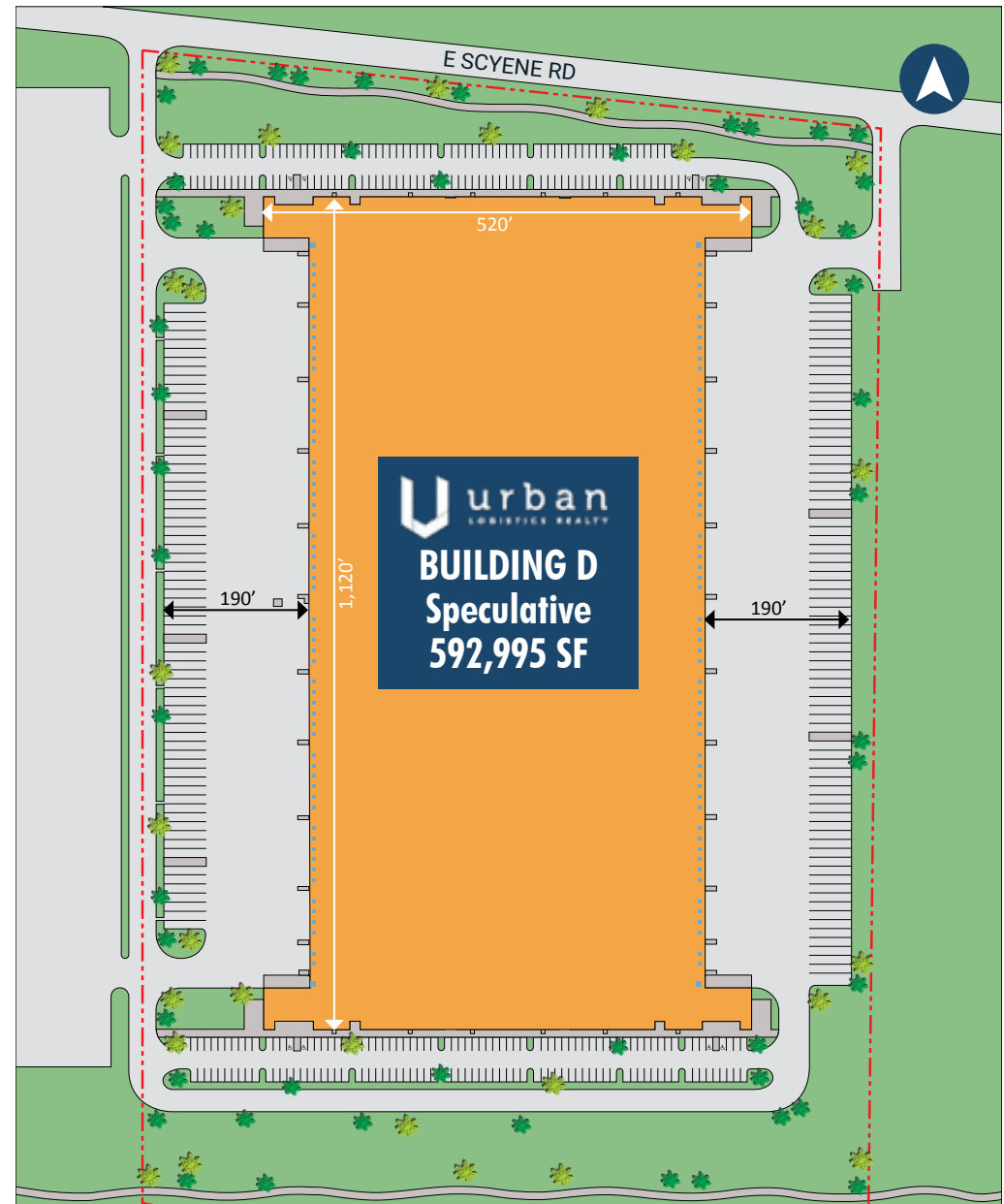
Roof Age (Year): 2022

Roof Warranty: N/A

Fire Protection System: ESFR

HVAC System & Areas: N/A

Interior Lighting: N/A





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LOGISTICS STATION

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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