



FOR LEASE OR SALE

NEC OF I-635 & US HWY 80 | MESQUITE, TX 75150

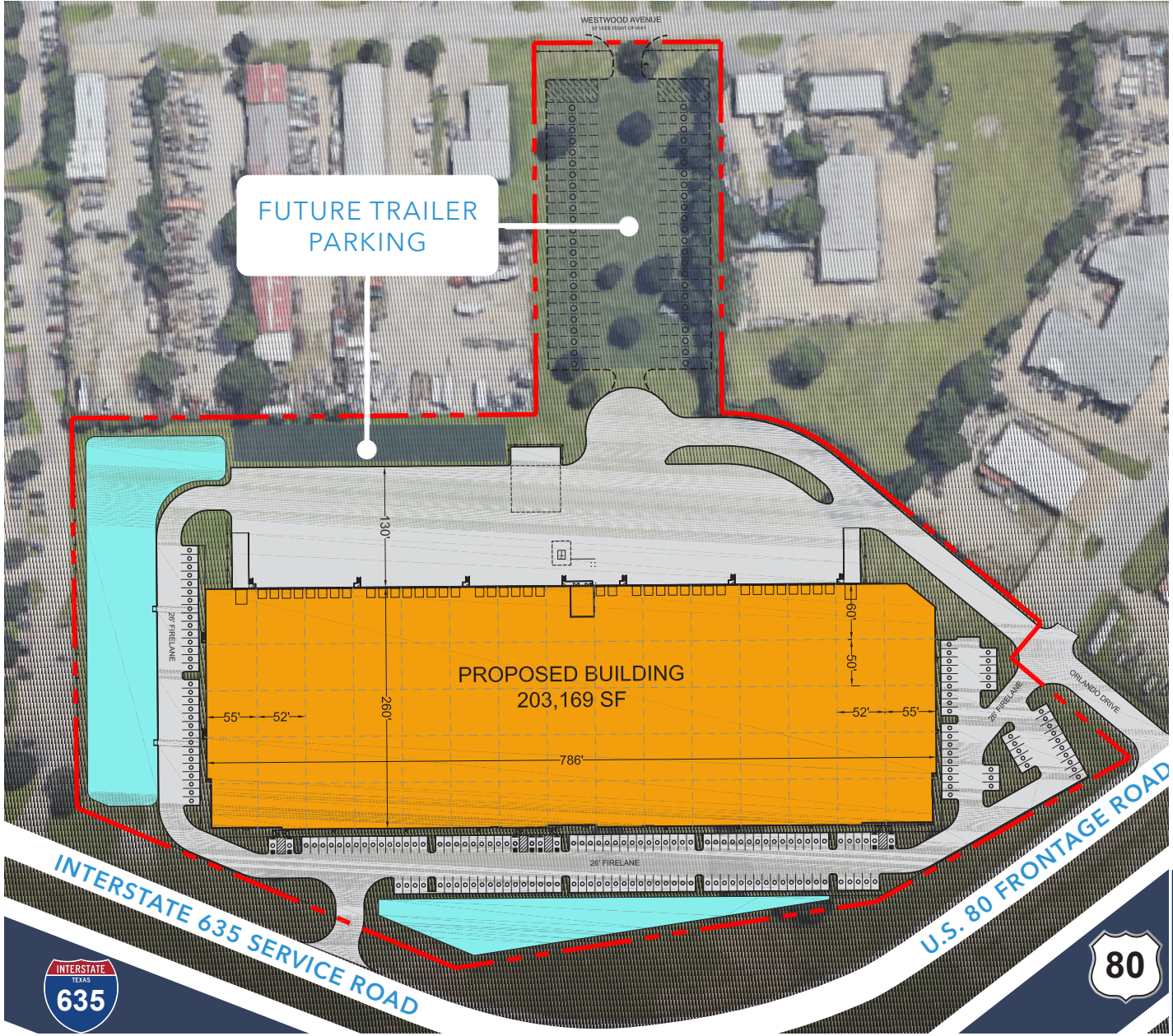
68,000 - 203,169 SF AVAILABLE ON 14.02 ACRES

UNDER CONSTRUCTION | Q3 2025 ANTICIPATED DELIVERY



PROJECT DETAILS

BUILDING SIZE:	203,169 SF
DIVISIBLE TO:	68,000 SF
OFFICE:	Build to Suit
CLEAR HEIGHT:	36'
CONFIGURATION:	Rear Load
DOCK DOORS:	41
DRIVE-IN DOORS:	2
BUILDING DIMENSIONS:	260' x 784'
COLUMN SPACING:	56' x 50'
STAGING BAY:	60'
AUTO PARKING:	236
TRAILER PARKS:	24 to 72 Possible
TRUCK COURT DEPTH:	130' to 180'
FENCED TRUCK COURT:	Available
SPRINKLER SYSTEM:	ESFR
LAND SIZE:	14.02 Acres
NOTES:	Unparalleled visibility from both I-635 & Hwy 80



NEARBY AMENITIES & LABOR



25+
RESTAURANTS
WITHIN 1 MILE

40+
SHOPS
WITHIN 1 MILE

LABOR FORCE

297,389

WITHIN 2 MILES

27,516

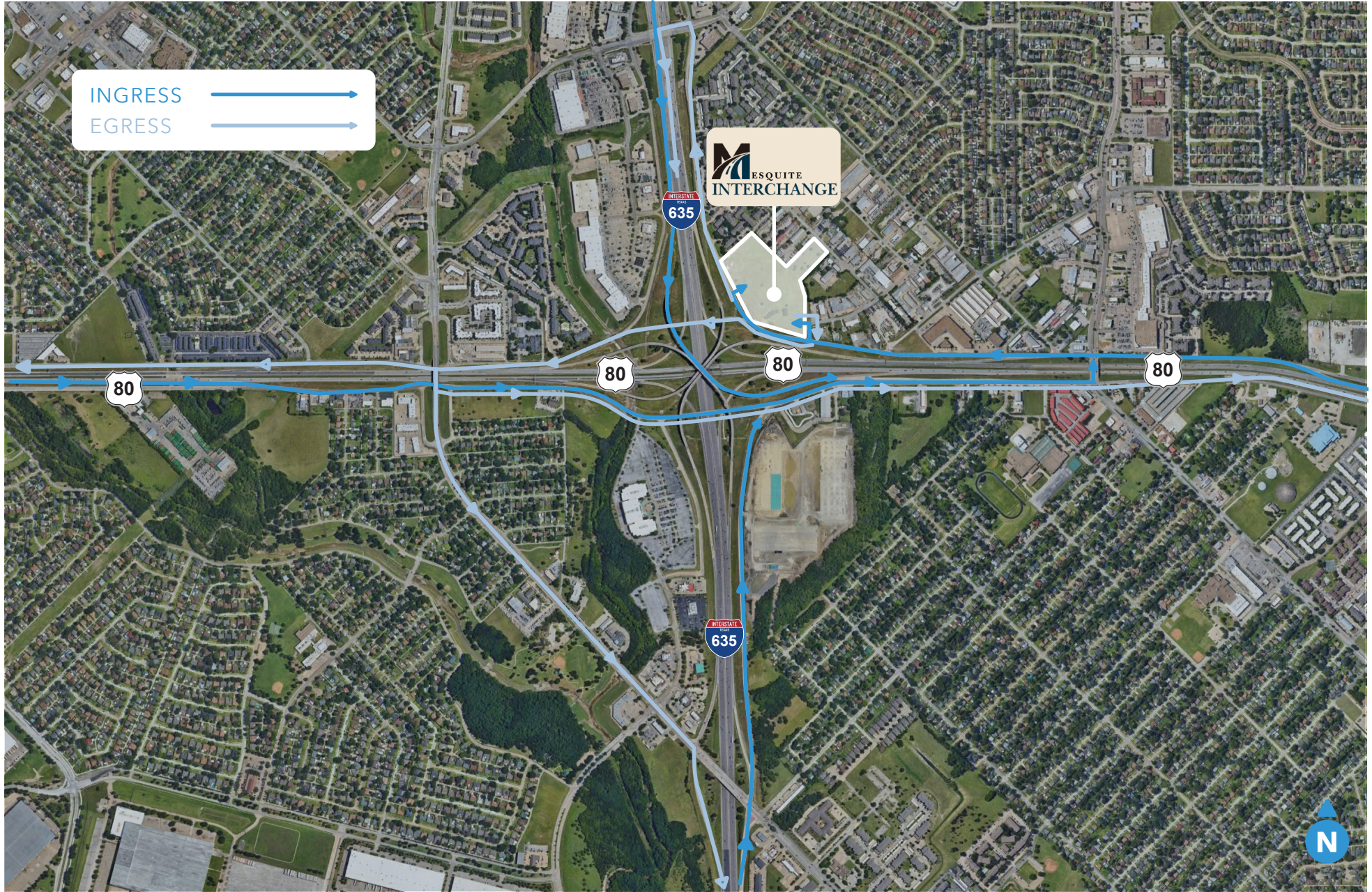
WITHIN 5 MILES

84,208

WITHIN 10 MILES

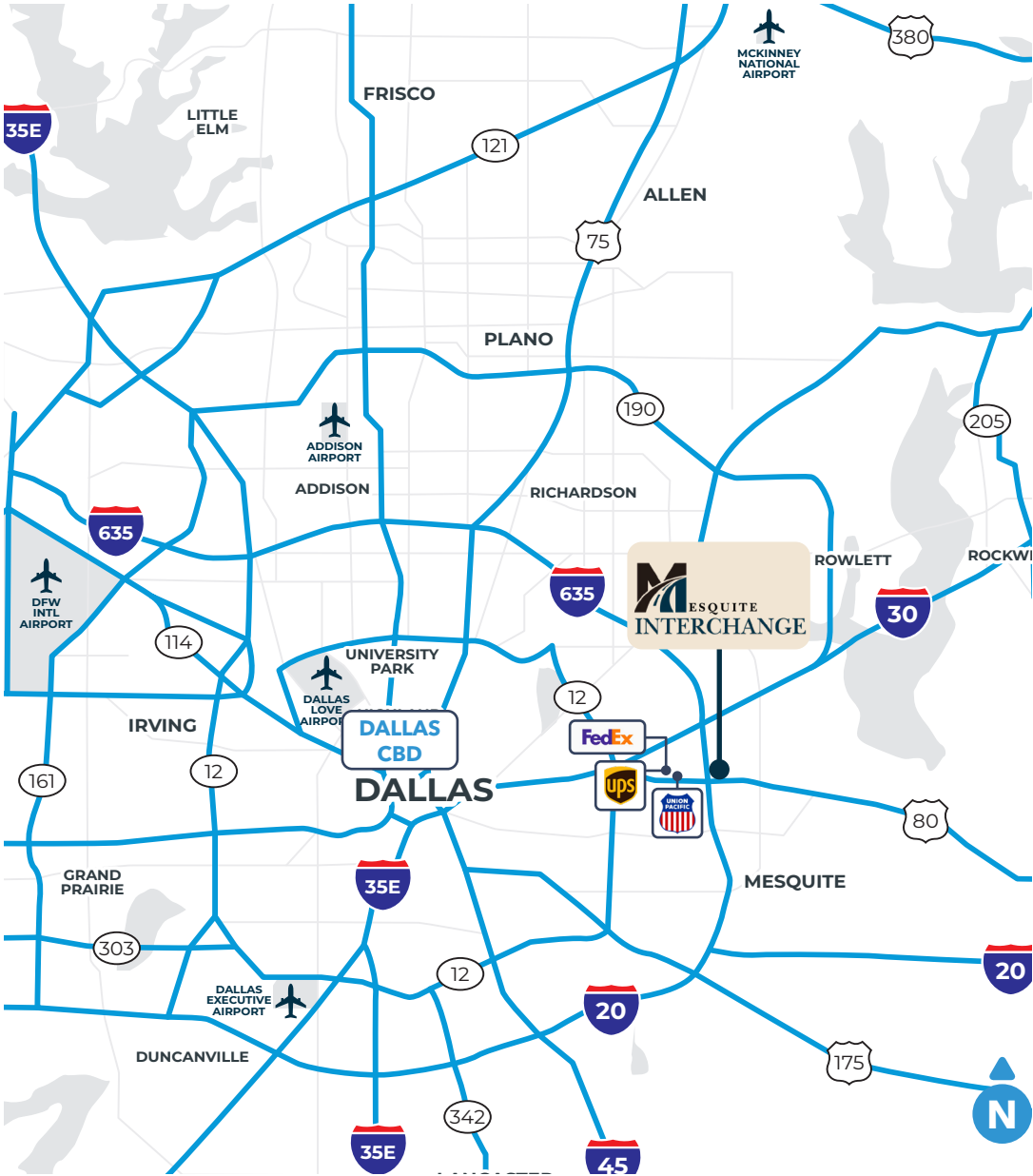
297,389

ACCESS MAP



LOCATION OVERVIEW

Located in the rapidly growing DFW area, Mesquite, Texas offers a strategic location with easy access to major transportation routes. This area has gained national acclaim from corporate relocations and rapid growth. With its favorable business climate, supportive infrastructure, and strong labor base, Mesquite provides businesses with a gateway to a vast network of customers and suppliers, making it an ideal destination for industrial growth and success.



KEY DISTANCES (IN MINUTES)



1 MIN



2 MIN



5 MIN



5 MIN



7 MIN



10 MIN



12 MIN



15 MIN



25 MIN



30 MIN



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