**PROJECT HIGHLIGHTS**

- 3 Class A buildings
- ± 636,449 Square Feet
  - Building 1: 184,076 SF
  - Building 2: 294,500 SF
  - Building 3: 157,873 SF
- 32' clear height
- Can be fenced and secured
- Trailer parking available
- Outside storage available
- Can accommodate above standard parking requirements
- Located in Dallas County
- Triple Freeport tax abatement
- Strong labor base and growing population
- Proximity to FedEx Ground, UPS, & Union Pacific Intermodal
- Municipal incentives available
BUILDING 1

- 184,076 SF
- Divisible to ± 56,000 SF
- Spec office 3,205 SF
  (Click for Spec office plan)
- 32' clear height
- 36 dock doors
- 2 ramped doors
- 130' Truck Court
- ESFR sprinkler system
- 54' x 50' Column Spacing
- 54' x 60' Loading Bays
- 290 car parks
- 37 trailer parks
- 260' x 663' Building Dimensions
- Rear load configuration
- 2,000 amp, 3 phase electrical service
- Potential additional parking/trailer parking/outside storage available
BUILDING 2

- 294,500 SF
- Divisible to ±120,000 SF
- Spec office 2,773 SF (Click for Spec office plan)
- 32' clear height
- 67 dock doors
- 1 ramped door
- 130' Truck Court
- ESFR sprinkler system
- 54' x 50' Column Spacing
- 54' x 60' Loading Bays
- 292 car parks
- 160 trailer parks
- 260' x 1131' Building Dimensions
- Rear load configuration
- 2,000 amp, 3 phase electrical service
- Potential additional parking/trailer parking/outside storage available
BUILDING 3

- 157,873 SF
- Divisible to ±40,000 SF
- Spec office 2,531 SF
  (Click for Spec office plan)
- 32' clear height
- 33 dock doors
- 1 ramped door
- 130' Truck Court
- ESFR sprinkler system
- 54' x 50' Column Spacing
- 54' x 60' Loading Bays
- 203 car parks
- 81 trailer parks
- 260' x 624' Building Dimensions
- Rear load configuration
- 2,000 amp, 3 phase electrical service
- Frontage along Highway 352
Ideal Location

**DRIVING DISTANCES**

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
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<tbody>
<tr>
<td>HIGHWAY 80</td>
<td>1.1 miles</td>
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<tr>
<td>I-635</td>
<td>3.9 miles</td>
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<td>I-20</td>
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<tr>
<td>MESQUITE UNION PACIFIC INTERMODAL TERMINAL</td>
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<tr>
<td>UPS CUSTOMER CENTER</td>
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<td>FEDEX</td>
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<tr>
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<td>DFW INTERNATIONAL AIRPORT</td>
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<tr>
<td>DALLAS UNION PACIFIC INTERMODAL TERMINAL</td>
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<tr>
<td>DALLAS LOVE FIELD AIRPORT</td>
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**A CLOSER LOOK AT MESQUITE**

- Triple Freeport Tax Exemption
- Excellent Labor Pool with over 1.5 million workers within a 30-minute commute
- Less than 15 minutes from Dallas CBD
- Business Friendly Municipality
- Major Companies in the area include:
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