

MESQUITE LONG CREEK INDUSTRIAL PARK

Highway 352 & Long Creek Road
Mesquite, Texas

DELIVERING Q4 2023



LEASED BY:



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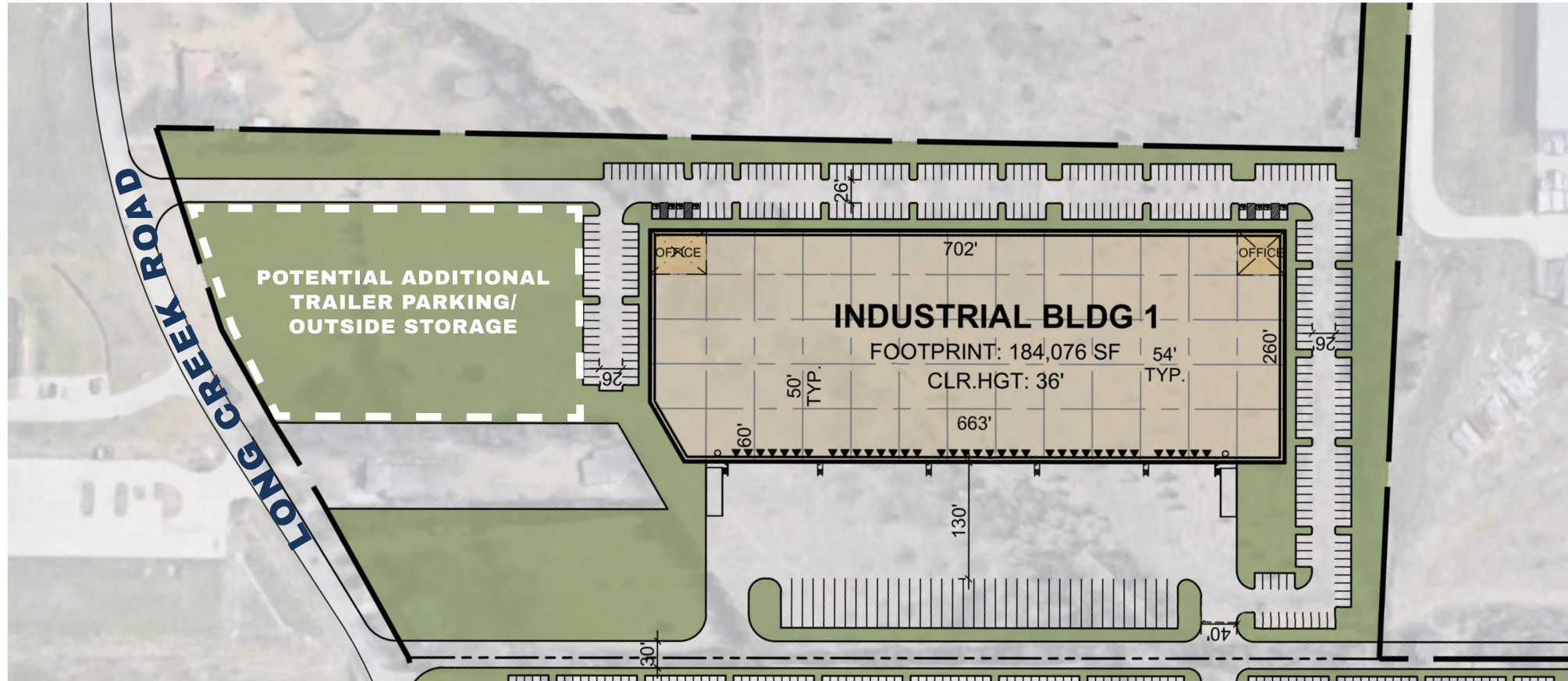
OWNER/DEVELOPER:



PROJECT HIGHLIGHTS

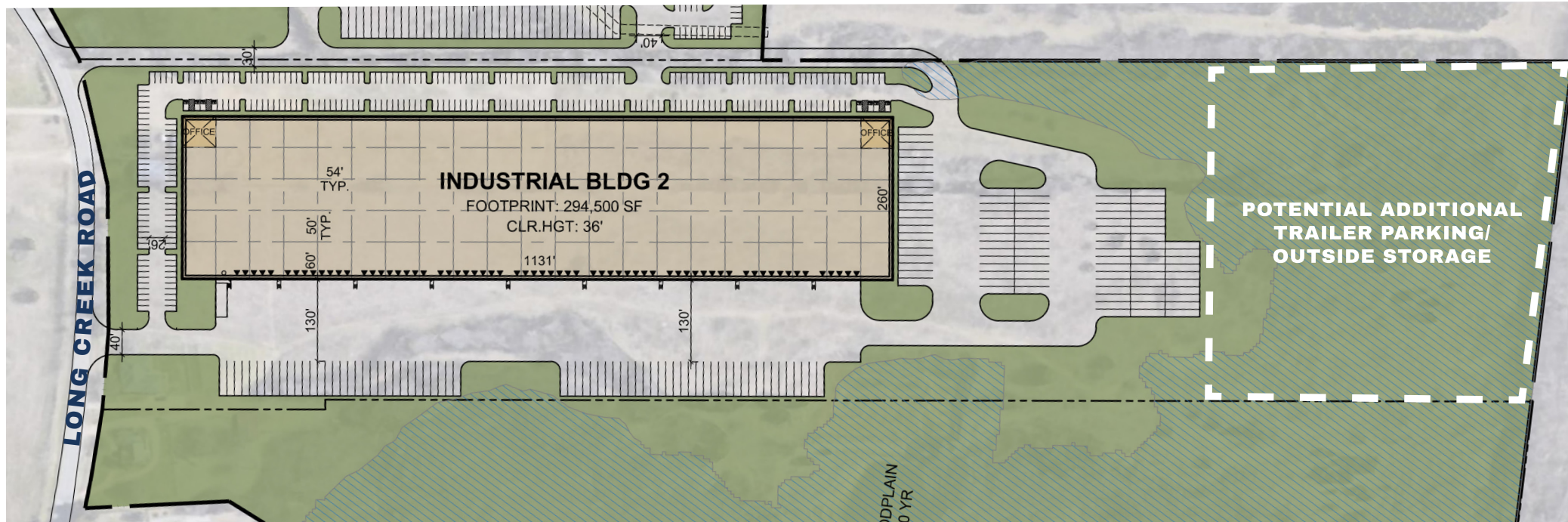
- 3 Class A buildings
- ± 636,449 Square Feet
 - Building 1: 184,076 SF
 - Building 2: 294,500 SF
 - Building 3: 157,873 SF
- 32' - 36' clear height
- Can be fenced and secured
- Trailer parking available
- Outside storage available
- Can accommodate above standard parking requirements
- Located in Dallas 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 $\pm$ 56,000 SF
- Spec office and build-to-suit office available
- 36' 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 and build-to-suit office available
- 36' clear height
- 67 dock doors
- 1 ramped doors
- 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

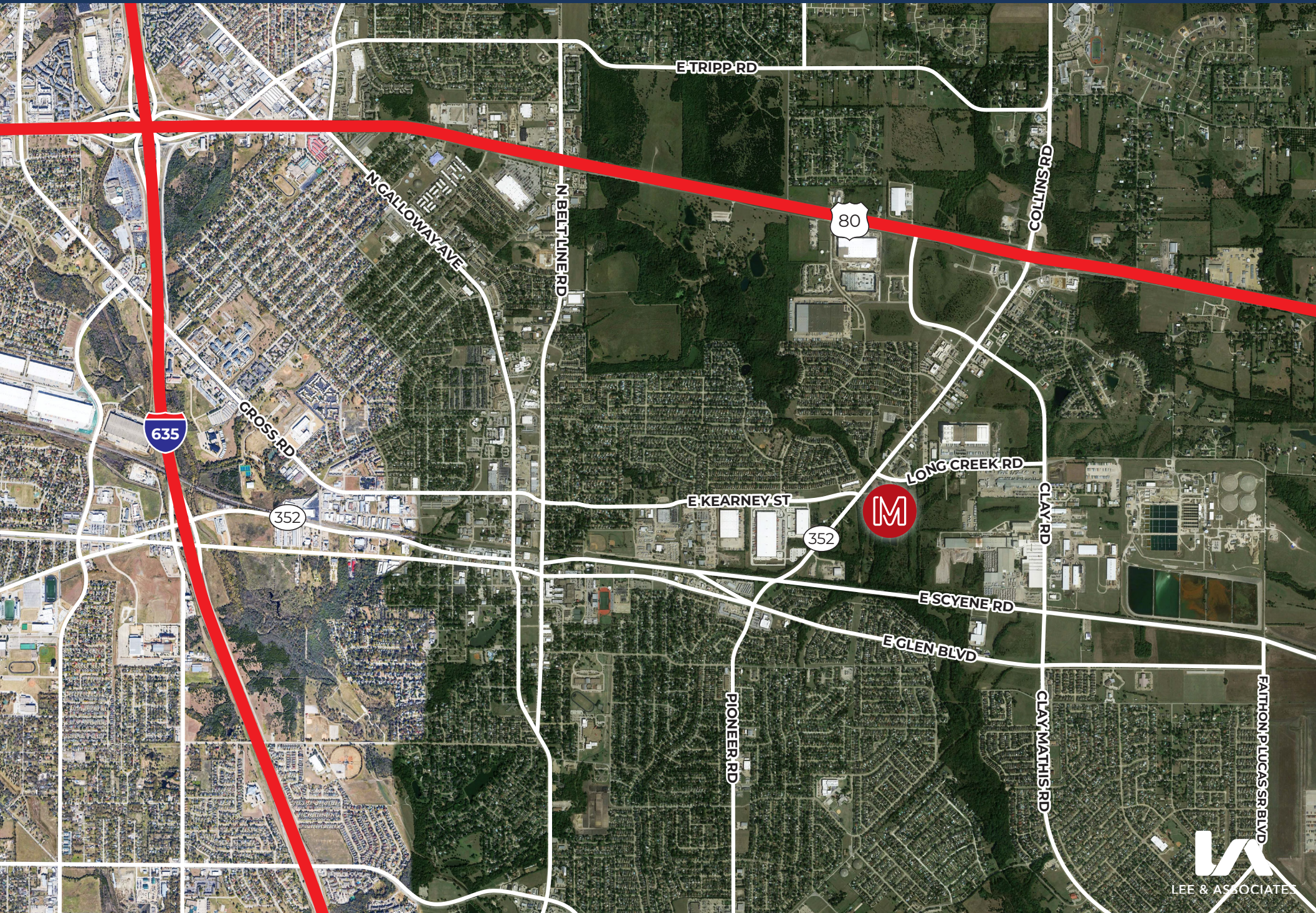


BUILDING 3

- 157,873 SF
- Divisible to $\pm 40,000$ SF
- Spec office and build-to-suit office available
- 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

M MESQUITE LONG CREEK

INDUSTRIAL PARK

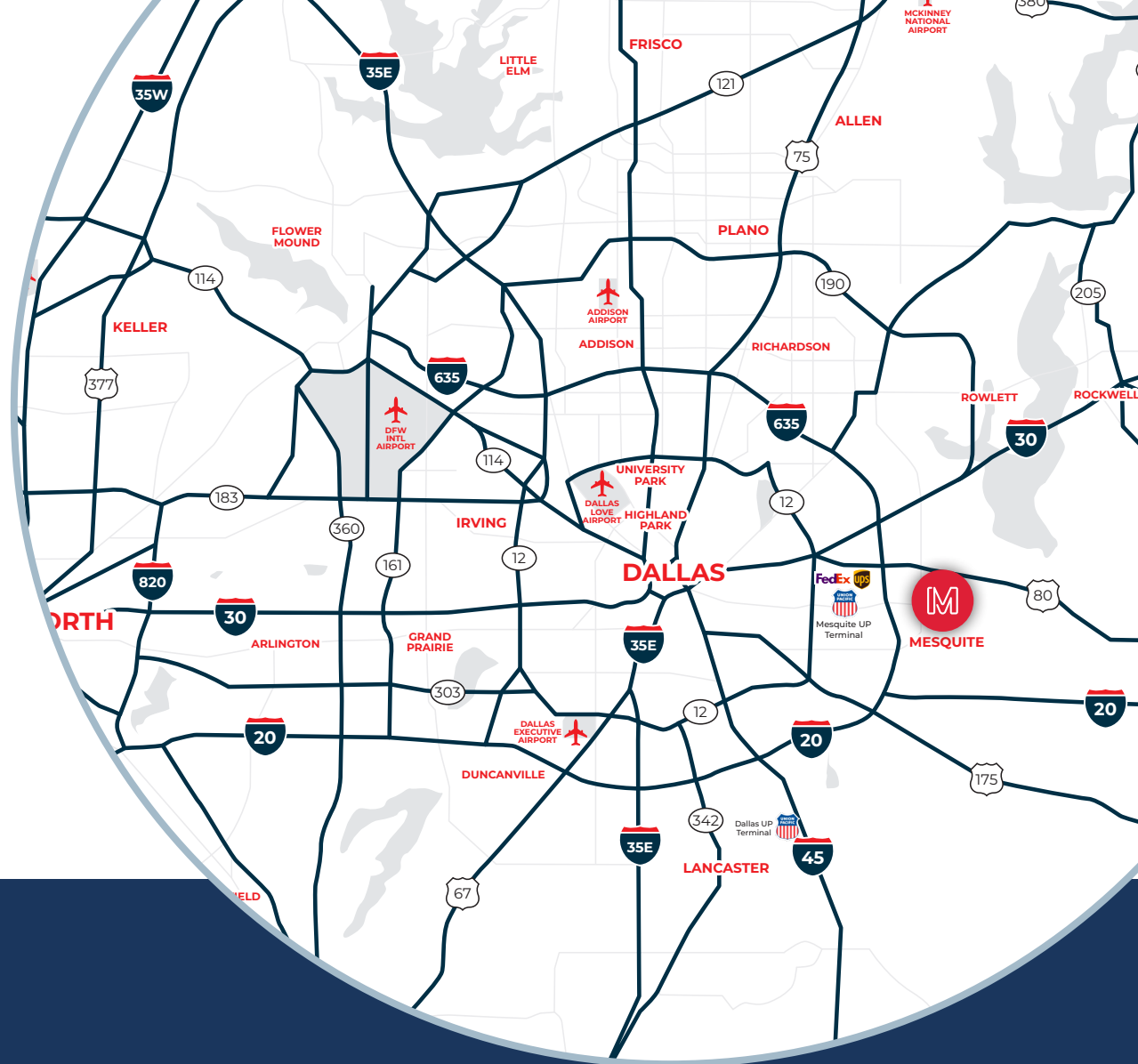


LEE & ASSOCIATES

Ideal Location

DRIVING DISTANCES

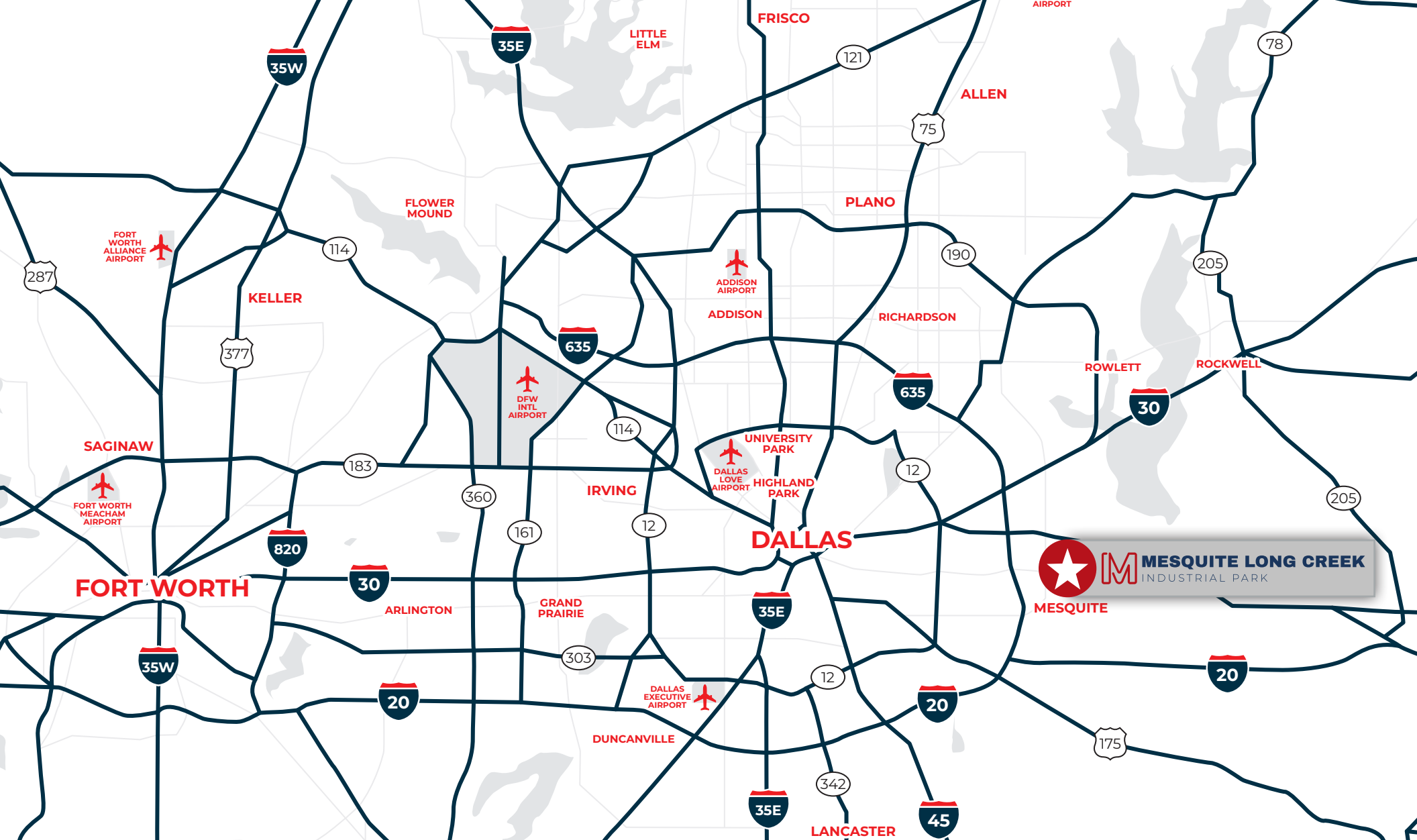
HIGHWAY 80	1.1 miles
I-635	3.9 miles
I-20	5.7 miles
MESQUITE UNION PACIFIC INTERMODAL TERMINAL	5.8 miles
UPS CUSTOMER CENTER	6.7 miles
FEDEX	7.3 miles
I-30	7.8 miles
DALLAS CBD	15.4 miles
DFW INTERNATIONAL AIRPORT	15.5 miles
DALLAS UNION PACIFIC INTERMODAL TERMINAL	17.7 miles
DALLAS LOVE FIELD AIRPORT	19.8 miles



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:





LEASED BY:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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OWNER/DEVELOPER:

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Capital Group

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