



MESQUITE AIRPORT

LOGISTICS CENTER PHASE II

171,098 - 1,333,790
SQUARE FEET AVAILABLE

DELIVERING SECOND QUARTER 2023

LEASED BY

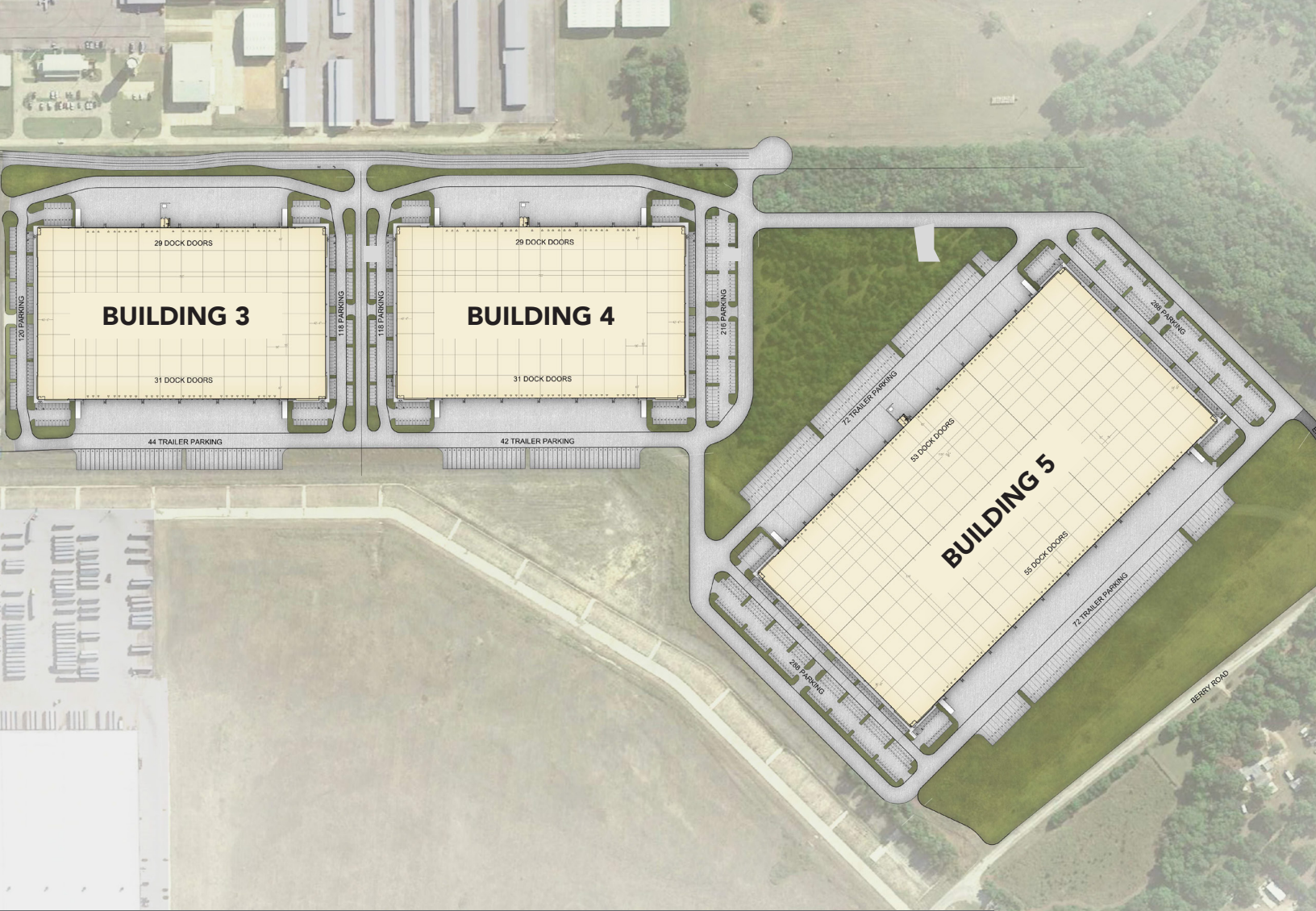

STREAM

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OWNED BY


INDUSTRIAL

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BUILDING 3

1305 Airport Blvd, Mesquite, TX 75181

Available:	171,098 - 342,196 SF	Staging Bay:	60'
Building Dimensions:	450'd x 755'w	Typical Column Spacing:	50'd x 56'w
Office:	BTS	Truck Court Depth:	135' - 185'
Clear Height:	36'	Trailer Parks:	44
Loading Configuration:	Cross-Dock	Car Parks:	238
Dock Doors:	60 (9' x 10')	Sprinkler System:	ESFR
Drive-In Doors:	4 (12' x 14')	Fenced Truck Court:	Available

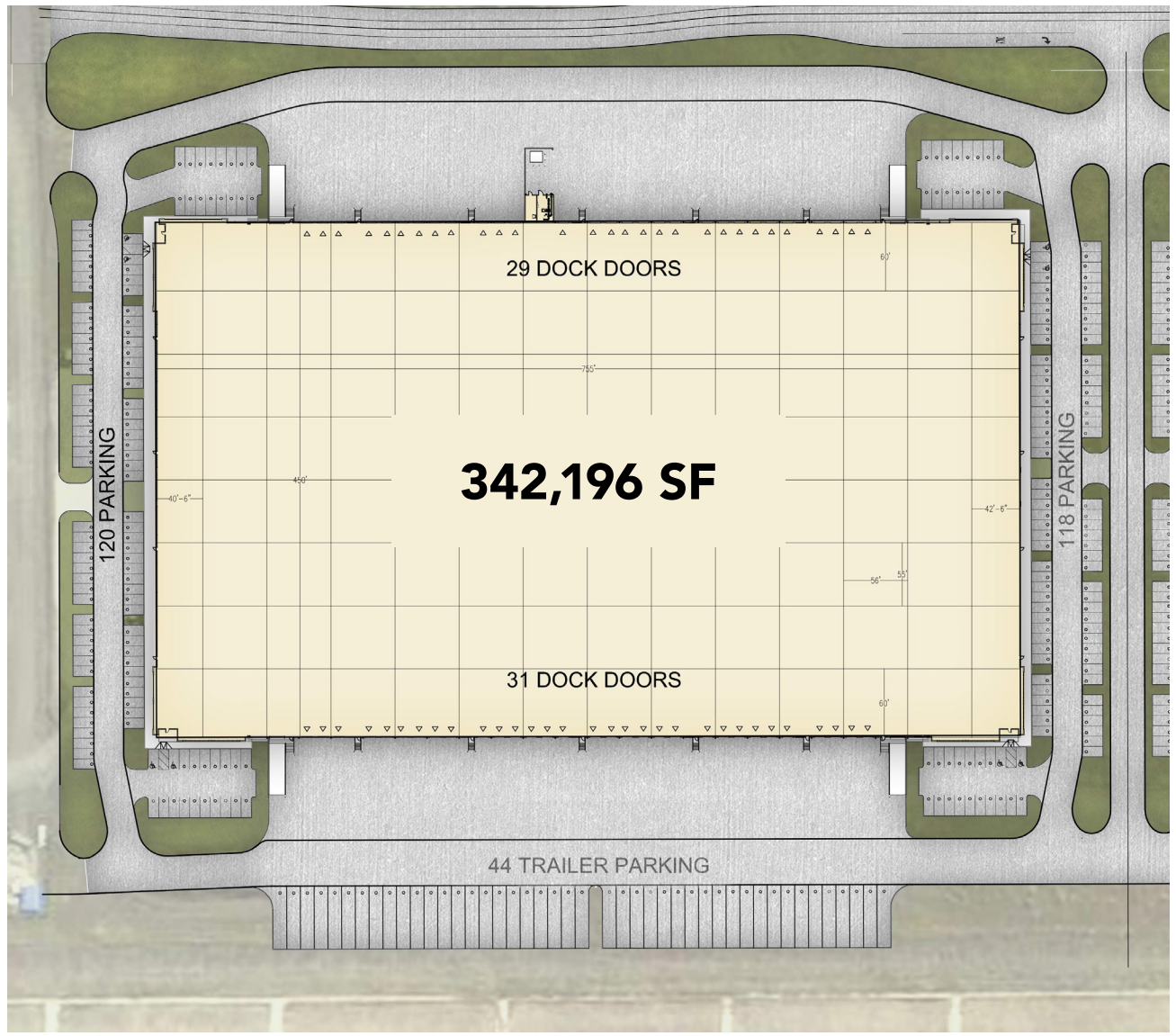


3 BUILDINGS

170,000 SF+
Ability to Demise

BUILD-TO-SUIT
Office

- Buildings are securable
- Ability to meet heavy parking requirements
- Incentives available through the City of Mesquite and Dallas County
- Triple Freeport tax abatement



BUILDING 4

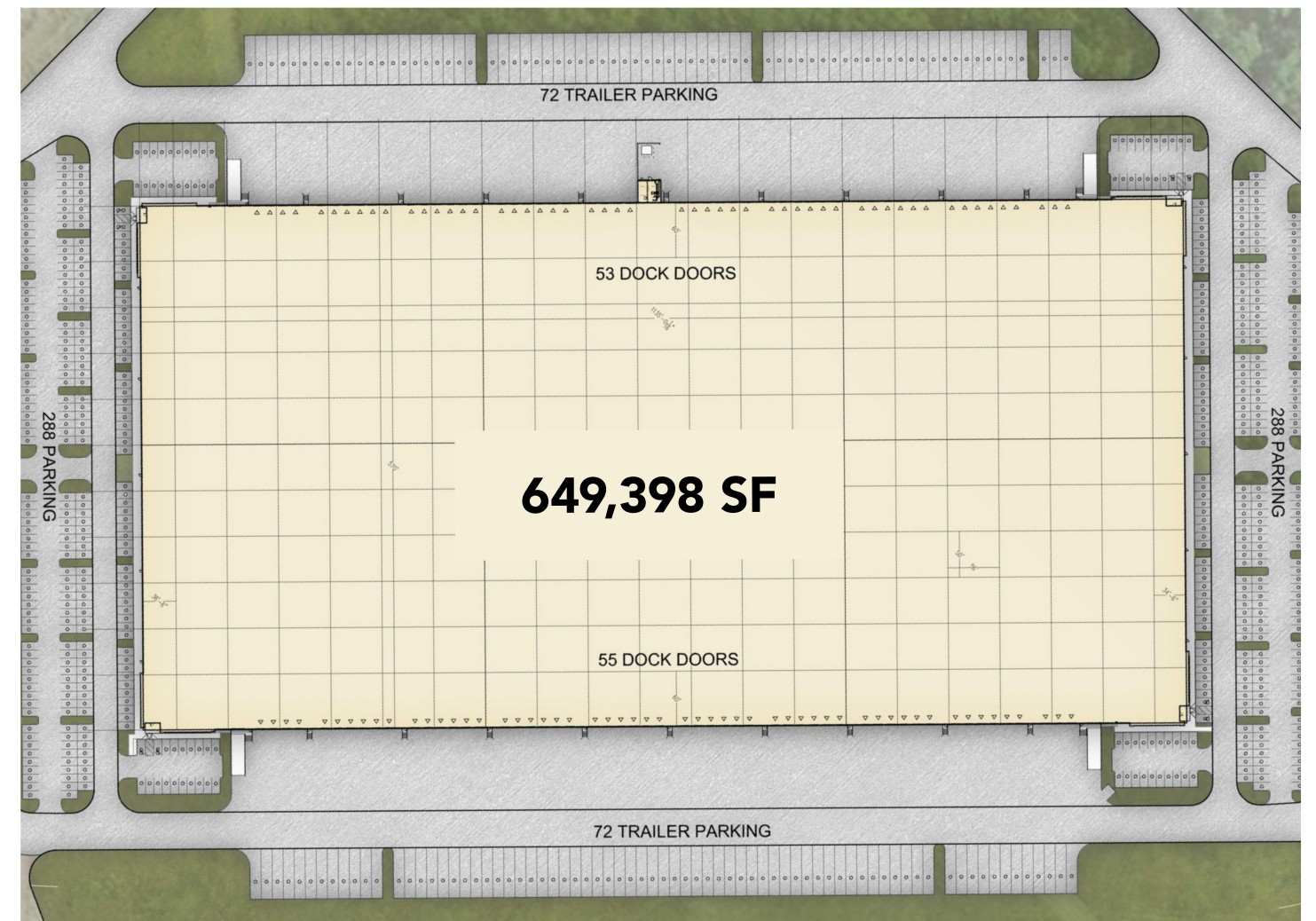
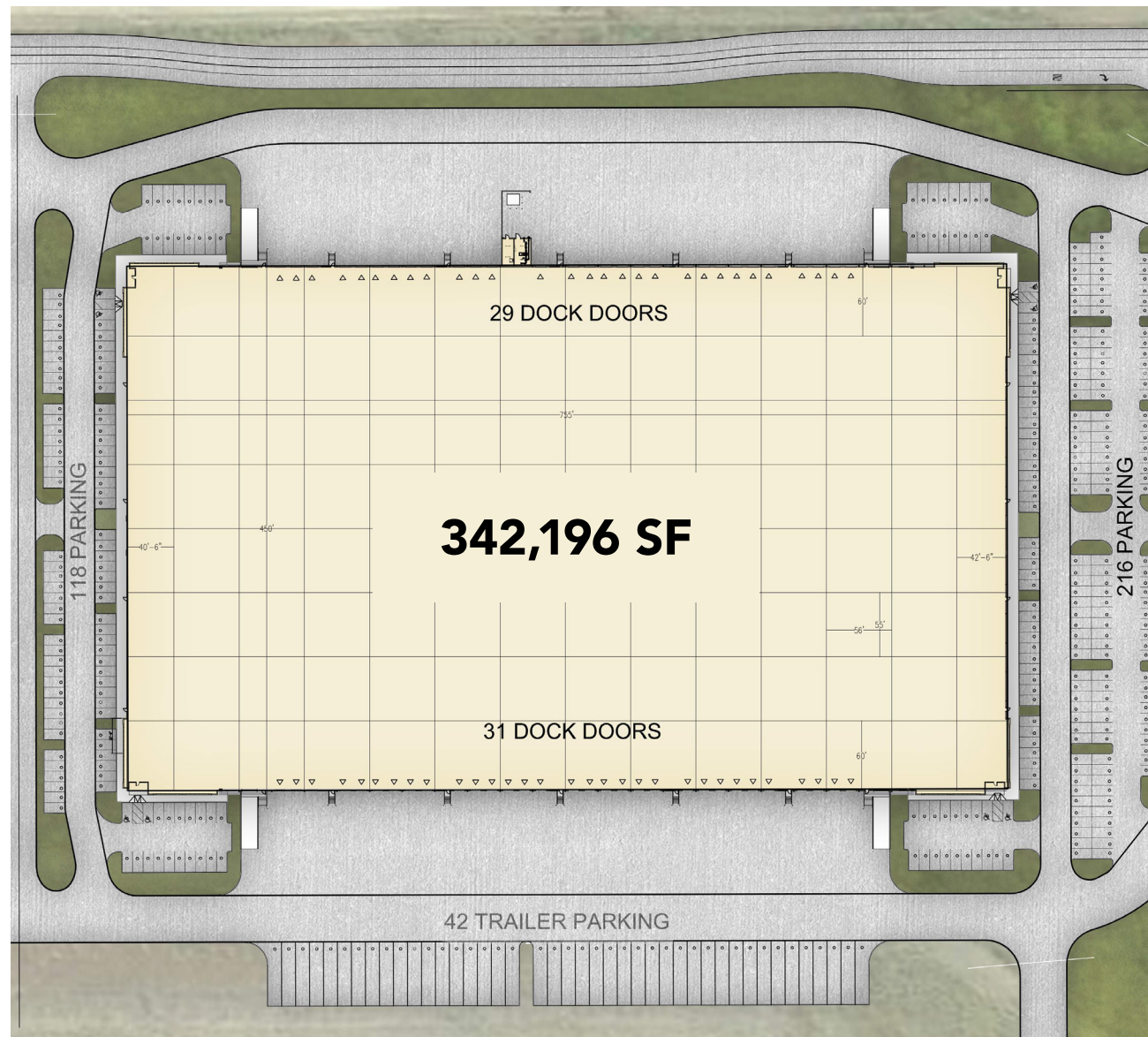
1525 Airport Blvd, Mesquite, TX 75181

Available:	171,098 - 342,196 SF	Staging Bay:	60'
Building Dimensions:	450'd x 755'w	Typical Column Spacing:	50'd x 56'w
Office:	BTS	Truck Court Depth:	135' - 185'
Clear Height:	36'	Trailer Parks:	43
Loading Configuration:	Cross-Dock	Car Parks:	336
Dock Doors:	60 (9' x 10')	Sprinkler System:	ESFR
Drive-In Doors:	4 (12' x 14')	Fenced Truck Court:	Available

BUILDING 5

2200 Berry Road, Mesquite, TX 75181

Available:	329,699 - 649,398 SF	Staging Bay:	60'
Building Dimensions:	570'd x 1135'w	Typical Column Spacing:	50'd x 56'w
Office:	BTS	Truck Court Depth:	185'
Clear Height:	40'	Trailer Parks:	145
Loading Configuration:	Cross-Dock	Car Parks:	534
Dock Doors:	108 (9' x 10')	Sprinkler System:	ESFR
Drive-In Doors:	4 (12' x 14')	Fenced Truck Court:	Available



12

Miles to I-635

13

Miles to Highway 80

17

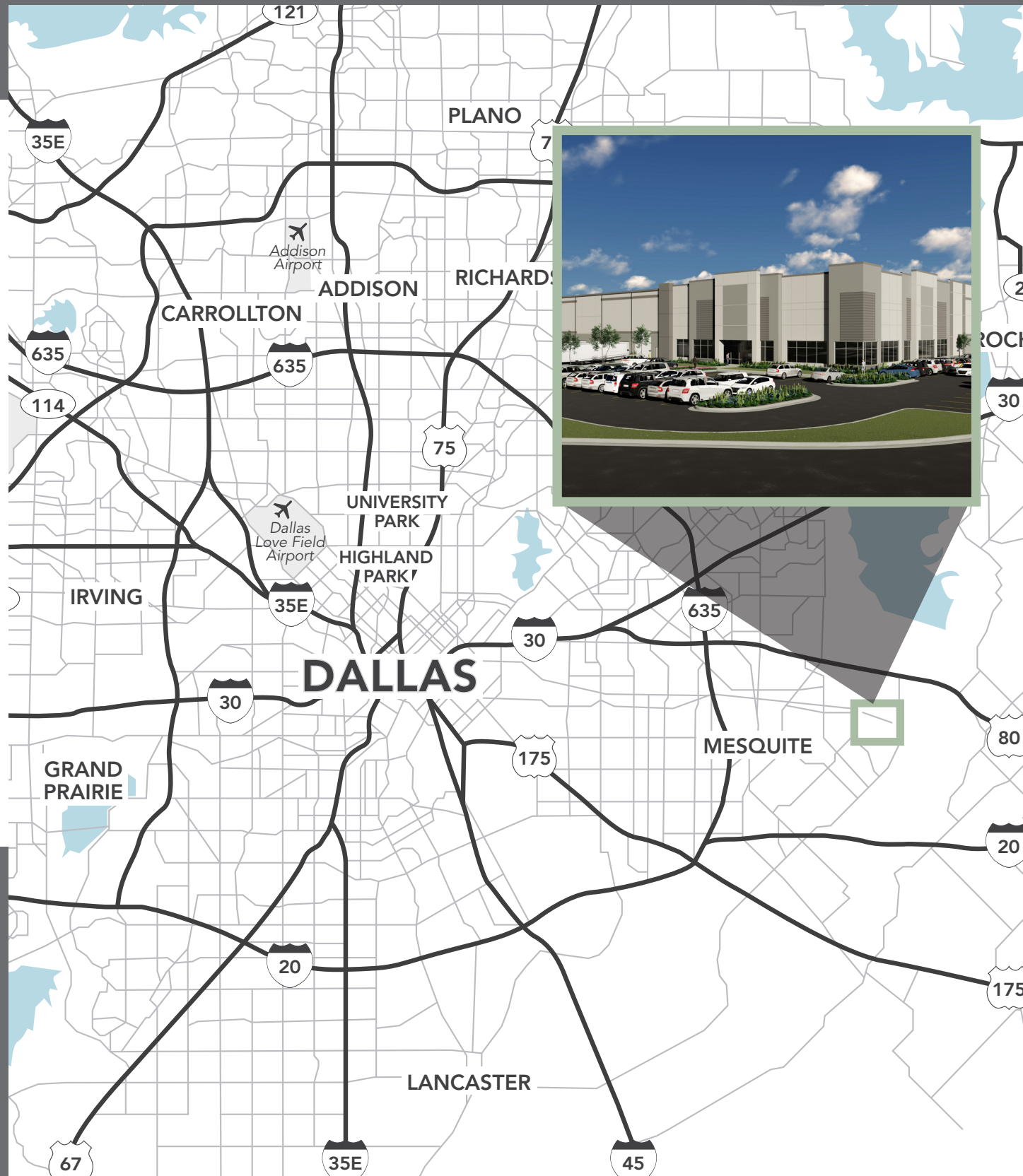
Miles to I-30

23

Miles to I-35

24

Miles to I-45



DELIVERING SECOND QUARTER 2023



LOCATION HIGHLIGHTS

- Located in Dallas County
- Access to strong labor and growing population base
- Adjacent to Mesquite Metro Airport
- Proximity to FedEx Ground, UPS Customer Center, and Union Pacific Intermodal
- Acces to Major Thoroughfares





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