

# I-635/ MILITARY PARKWAY

MESQUITE, TX



## THREE BUILDINGS TOTALING 533,632 SF

1420, 1204 & 1110 MILITARY PKWY  
MESQUITE, TX 75149

### PROJECT HIGHLIGHTS

- Divisible to 60,000 SF
- High Image Modern Design
- Front load and cross dock configuration
- Triple Freeport Tax Exemption
- Access to I-635 in less than one minute
- Access to strong labor and growing population
- 32' Clear Height
- Located in Dallas County
- Zoned Light Industrial
- Excellent visibility from I-635

FOR LEASING INFORMATION:

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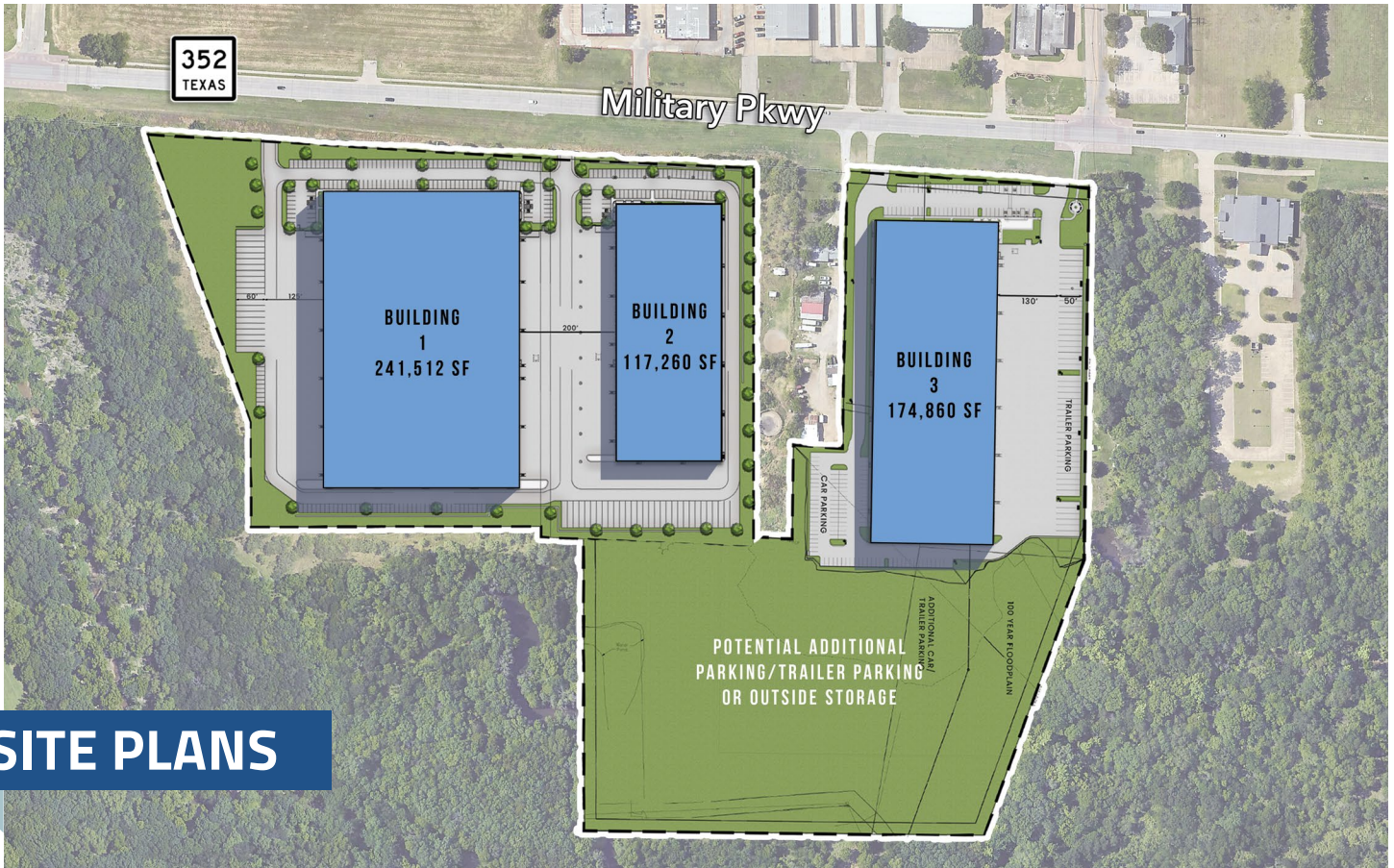
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LEASING:

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

DEVELOPMENT:

**HUNTINGTON**  
INDUSTRIAL PARTNERS I



# SITE PLANS

## Building 1

Address	1420 Military Parkway
Available SF	241,512 SF (divisible)
Spec Office	2,936 SF <a href="#">(Click here for floor plan)</a>
Clear Height	32'
Dock Doors	67
Column Spacing	50' x 52'
Staging Bay	60' x 52
Car Parks	179
Trailer Parks	21 to 51
Building Dimensions	400'D x 600'W
Truck Court	185'-200'
Sprinkler	ESFR
Electrical Service	1600 amps
Configuration	Cross Dock
Site Plan	<a href="#">Click to View</a>

## Building 2

Address	1204 Military Parkway
Available SF	117,260 SF
Spec Office	2,732 SF <a href="#">(Click here for floor plan)</a>
Clear Height	32'
Dock Doors	30
Column Spacing	50' x 52'
Staging Bay	60' x 52
Car Parks	59
Trailer Parks	30
Building Dimensions	220'D x 530'W
Truck Court	200' Shared
Sprinkler	ESFR
Electrical Service	1600 amps
Configuration	Front Load
Site Plan	<a href="#">Click to View</a>

## Building 3

Address	1110 Military Parkway
Available SF	174,860 SF (divisible)
Spec Office	2,664 SF <a href="#">(Click here for floor plan)</a>
Clear Height	32'
Dock Doors	37
Column Spacing	50' x 52'
Staging Bay	60' x 52
Car Parks	148
Trailer Parks	48
Building Dimensions	260'D x 670'W
Truck Court	180'
Sprinkler	ESFR
Electrical Service	1600 amps
Configuration	Front Load
Site Plan	<a href="#">Click to View</a>

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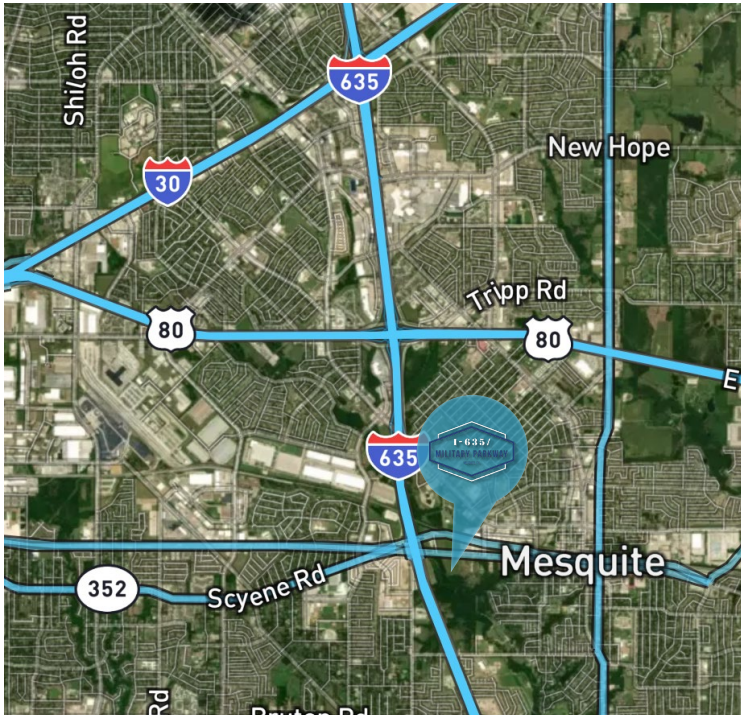
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# INGRESS/EGRESS

## LOCATION & PROXIMITY

Interstate 635 <b>&lt;1 Mile</b>	DFW Int'l Airport <b>32 Miles</b>
Dallas CBD <b>13 Miles</b>	Interstate 45 <b>16 Miles</b>
Interstate 30 <b>4 Miles</b>	Dallas Love Field Airport <b>21 Miles</b>



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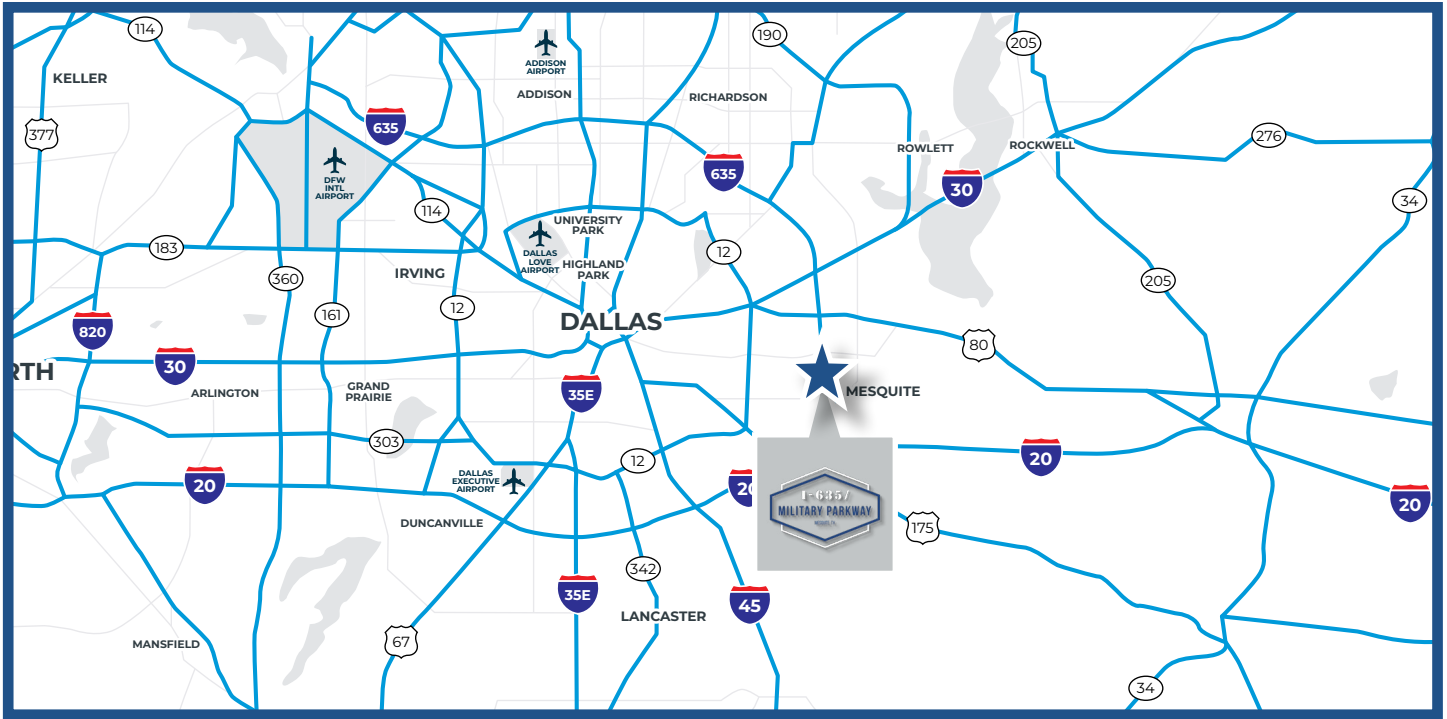
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