

# M MESQUITE LONG CREEK

## INDUSTRIAL PARK

Highway 352 & Long Creek Road  
Mesquite, Texas

**DELIVERING Q4 2024**



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LEASED BY:



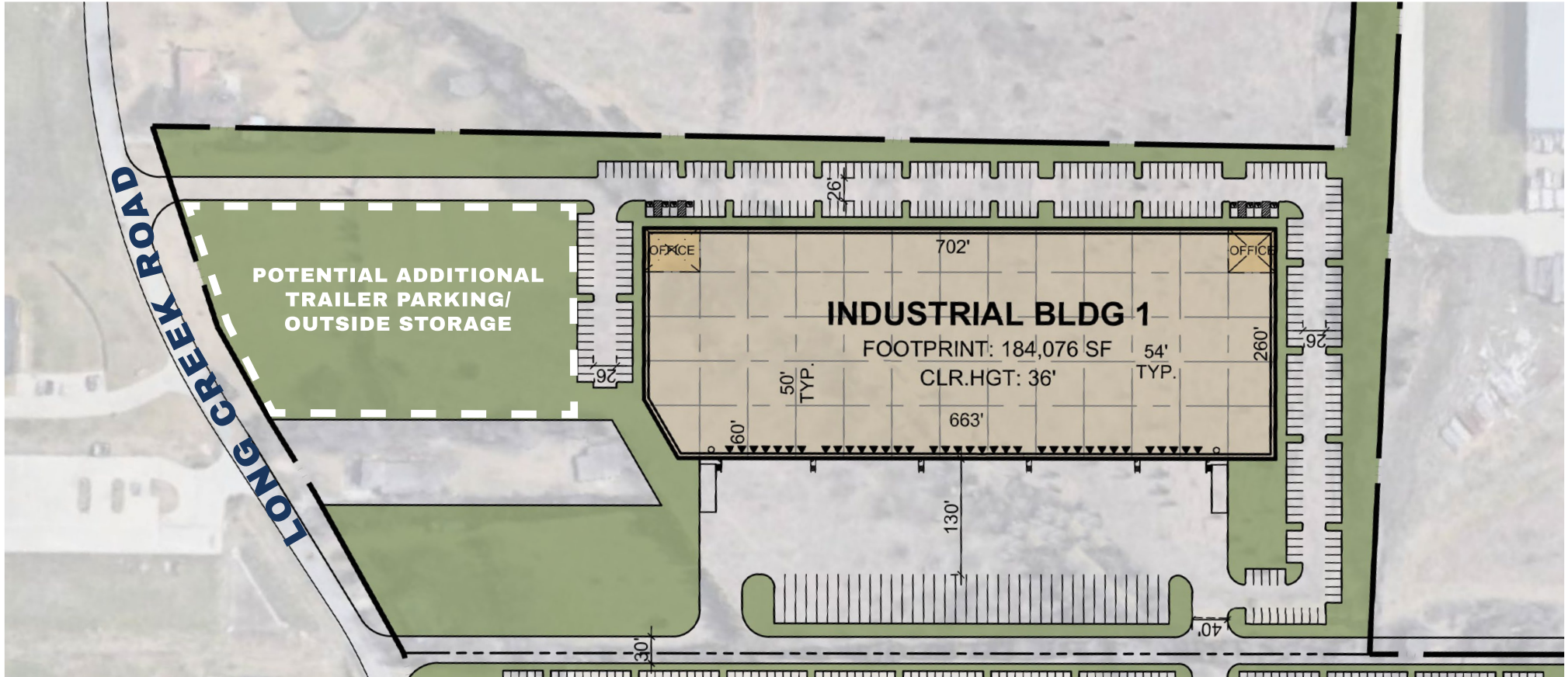
OWNER/DEVELOPER:



## PROJECT HIGHLIGHTS

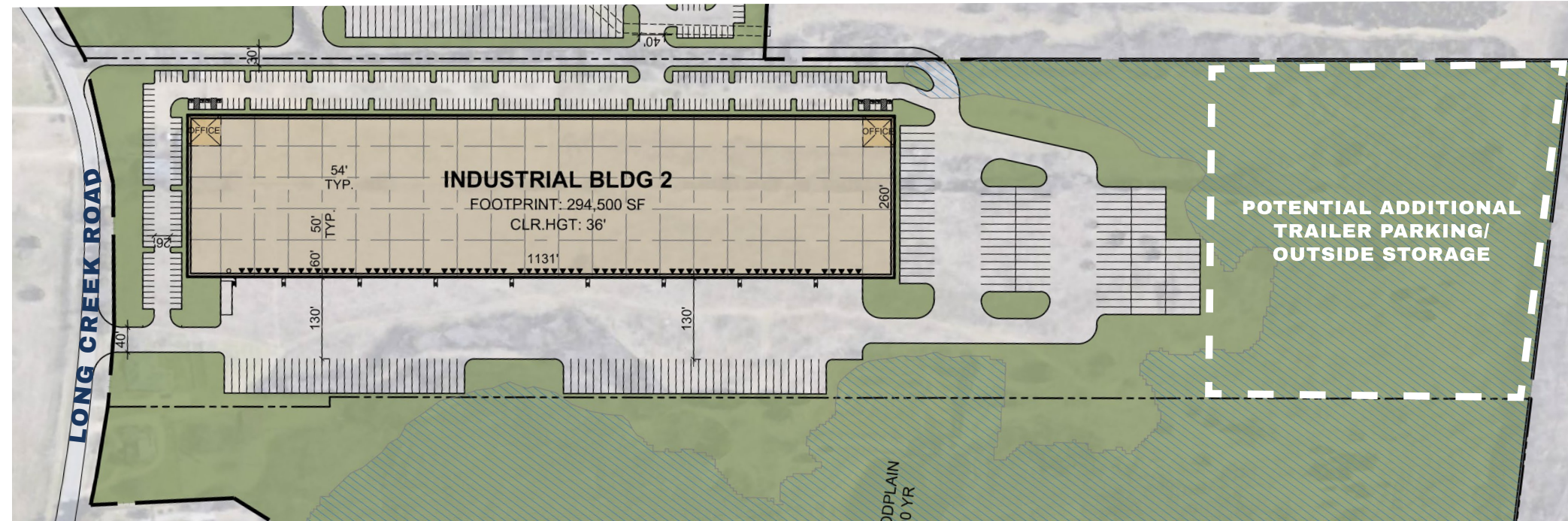
- 3 Class A buildings
- ± 636,449 Square Feet
  - Building 1: 184,076 SF
  - Building 2: 294,500 SF
  - Building 3: 157,873 SF
- 32' clear height
- Can be fenced and secured
- Trailer parking available
- Outside storage available
- Can accommodate above standard parking requirements
- Located in Dallas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





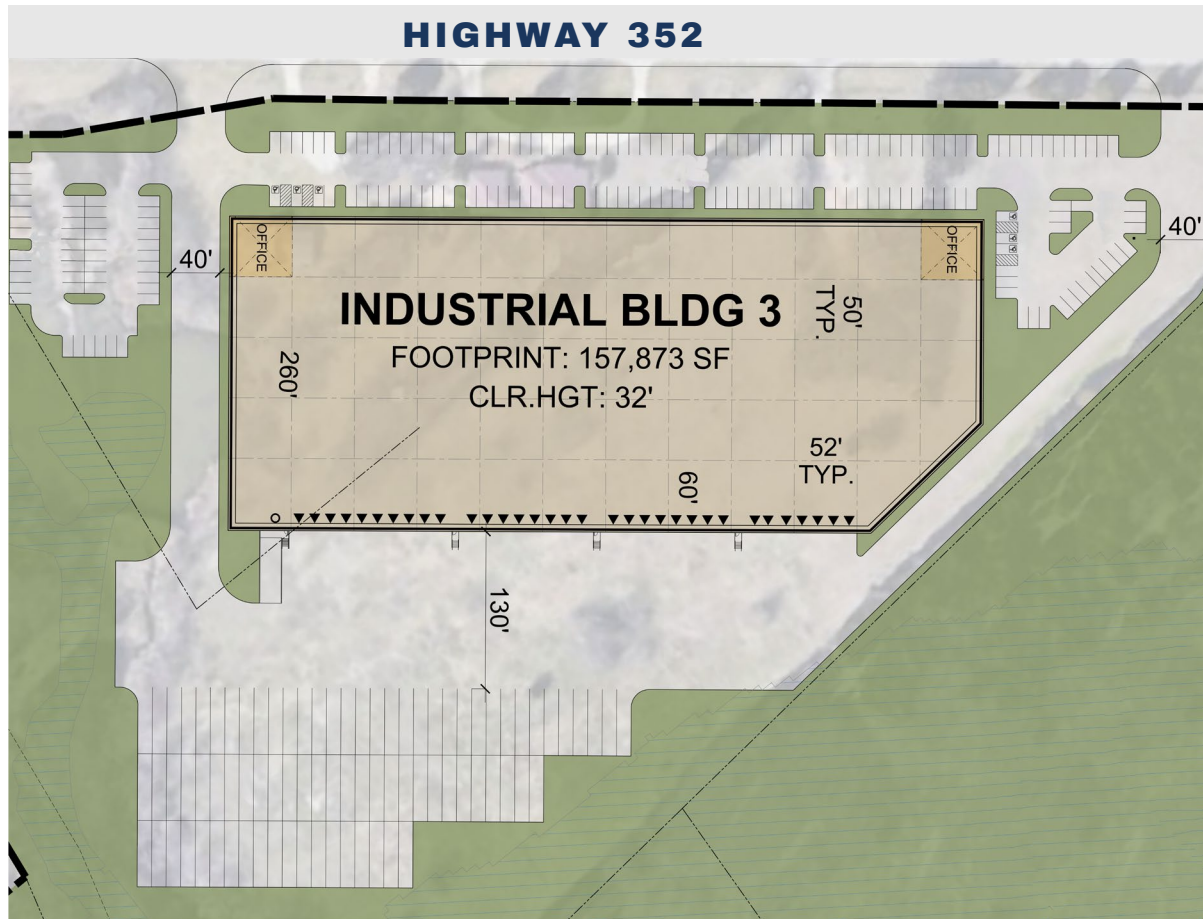
## BUILDING 1

- 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

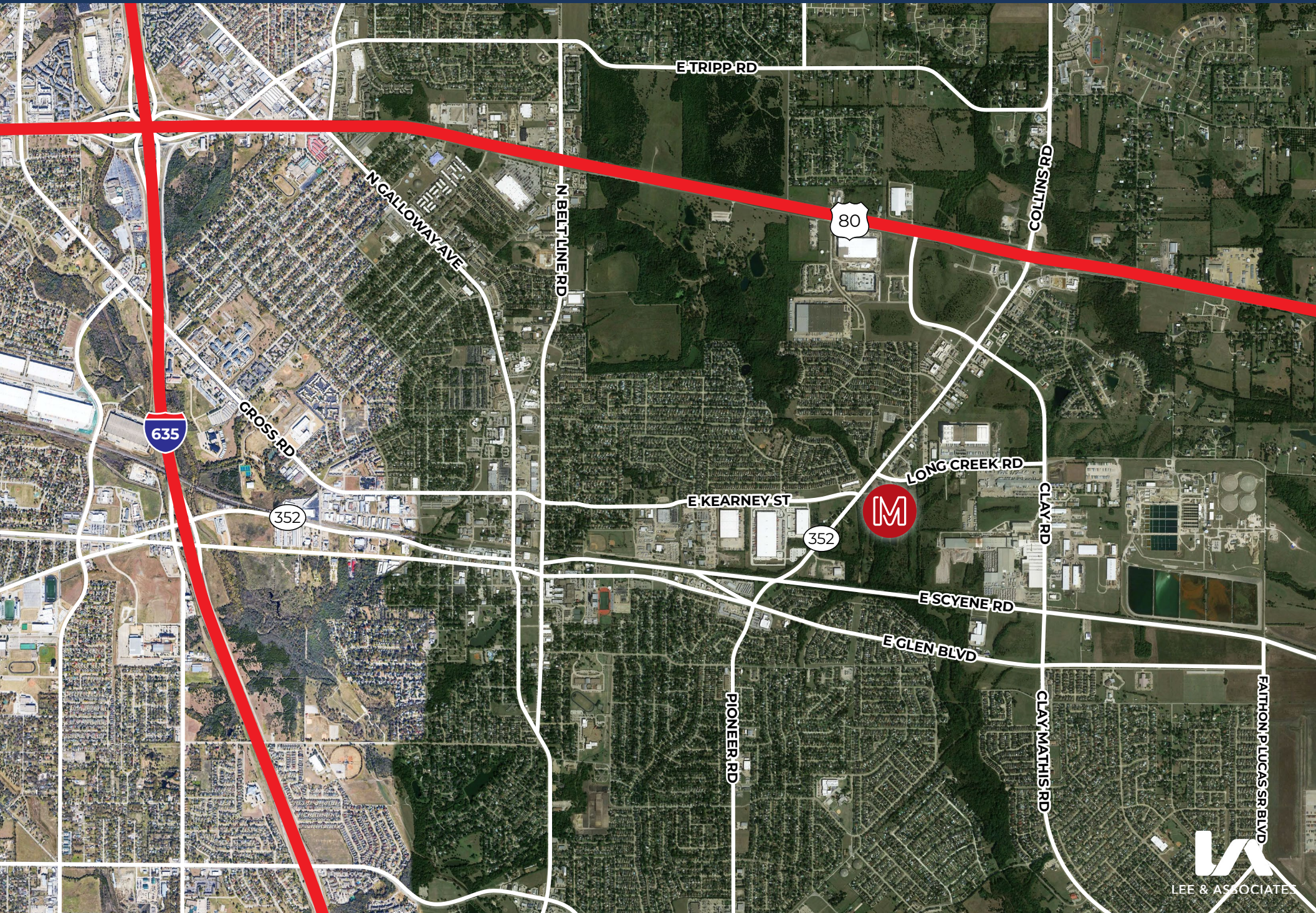


## BUILDING 3

- 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

# MESQUITE LONG CREEK

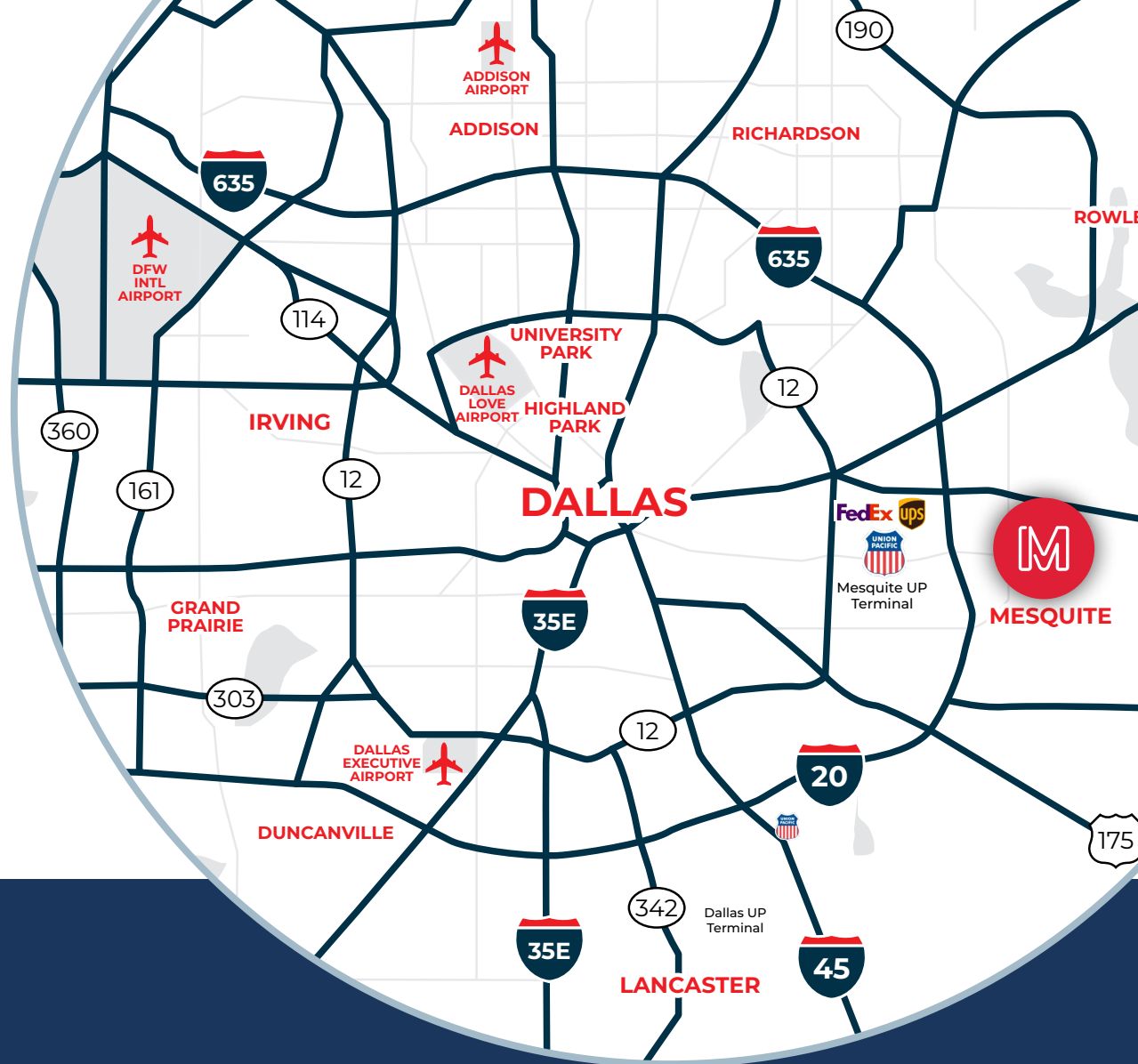
INDUSTRIAL PARK



# Ideal Location

## DRIVING DISTANCES

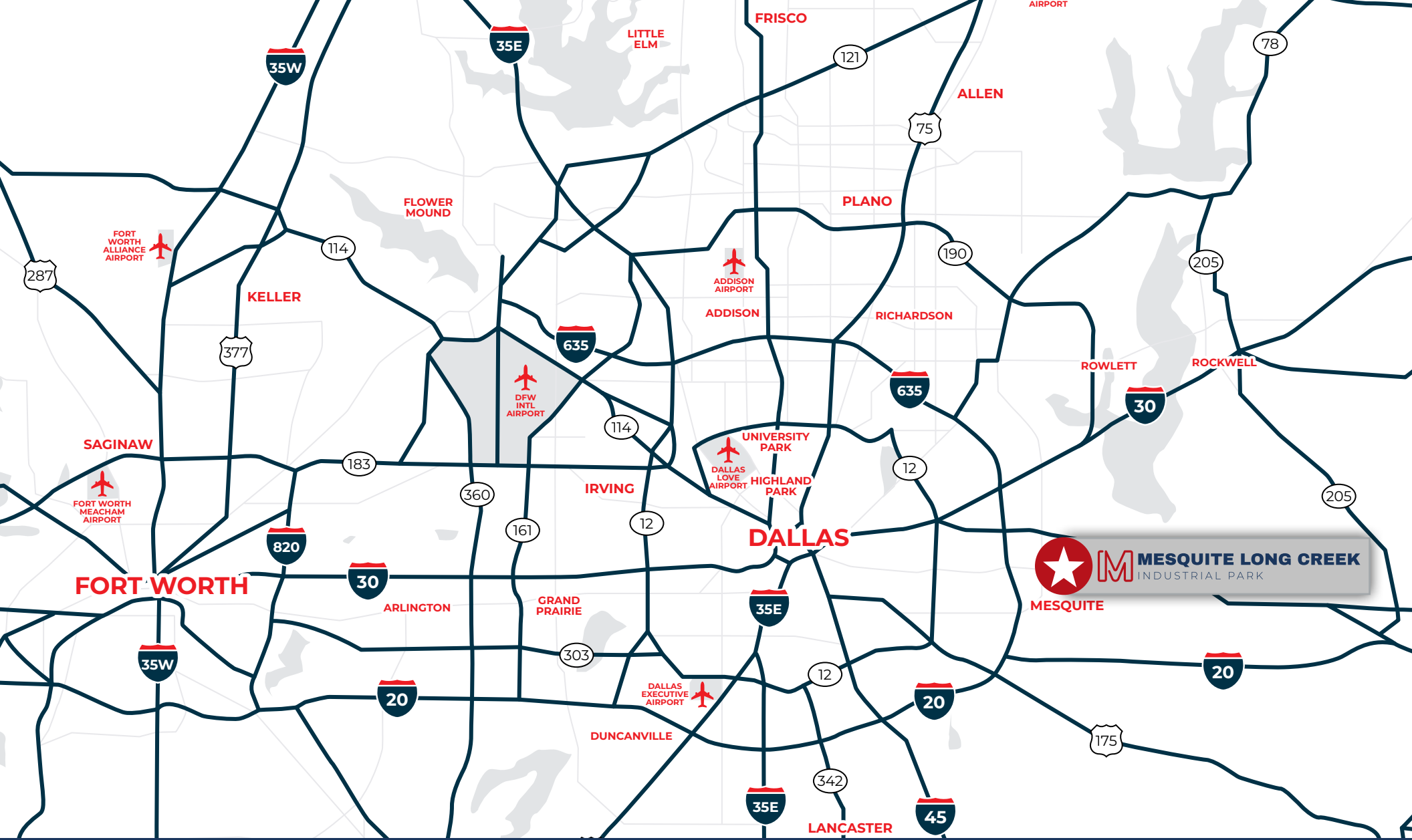
HIGHWAY 80	1.1 miles
I-635	3.9 miles
I-20	5.7 miles
MESQUITE UNION PACIFIC INTERMODAL TERMINAL	5.8 miles
UPS CUSTOMER CENTER	6.7 miles
FEDEX	7.3 miles
I-30	7.8 miles
DALLAS CBD	15.4 miles
DFW INTERNATIONAL AIRPORT	15.5 miles
DALLAS UNION PACIFIC INTERMODAL TERMINAL	17.7 miles
DALLAS LOVE FIELD AIRPORT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





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