

Mesquite, TX - At a Glance.

Location. Location. Location. Mesquite is uniquely positioned for business and commerce with its convergence of interstate highways, being home to the fourth largest intermodal facility in the Union Pacific Railroad system and a rapidly emerging corporate grade airport.

The industrial side of Mesquite is impressive. The Skyline Industrial Park is over 300 acres in size and is home to the largest concentration of industries on the east side of the Metroplex. Ranging in size from the small manufacturer employing less than 10 people to the giant of industry—United Parcel Services—that employs over 2,000 people, the Skyline Industrial Park is ideally located for manufacturing and distributing industries.

Located on the east side of the Dallas/Forth Worth Metroplex, Mesquite is served by five highways, I-20, I-30, I-635, S.H. 352, and U.S. Highway 80 and is an ideal site for industry.

The Union Pacific Railroad operates an intermodal operation within the Skyline Industrial Park which is one of the largest intermodal facilities in the country.

Mesquite Metro Airport, the fifth-largest general aviation airport in the Dallas-Fort Worth area will soon get its first air-traffic control tower. Officials expect to improve service and value with this addition. Mesquite Metro has an estimated 120,000 takeoffs or landings annually.

Mesquite is a leading Triple Freeport Community. The City of Mesquite and the Mesquite Independent School District passed Resolutions of Intent in December 1998 to grant the Freeport Exemption. The Triple Freeport exception applies to inventory that is warehoused at a particular distribution center or manufacturing facility in Texas for less than 175 days, then shipped outside the state. Such inventory is exempt from all city, county and school district taxes.



FOR MORE INFORMATION

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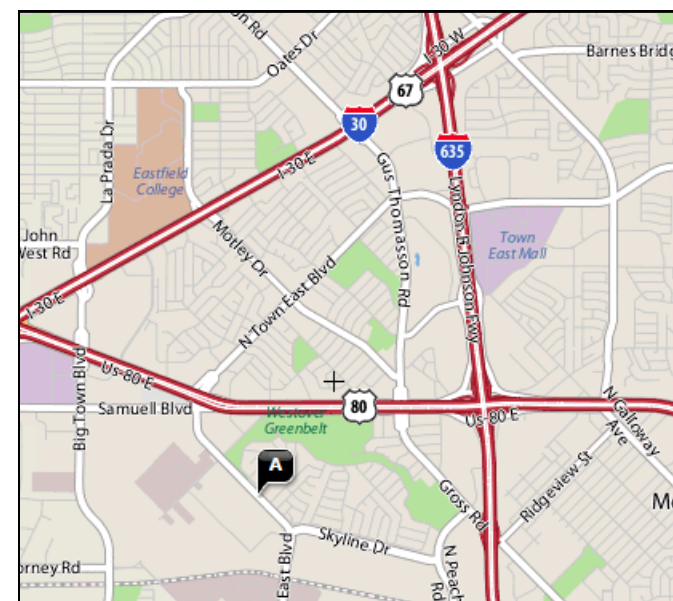
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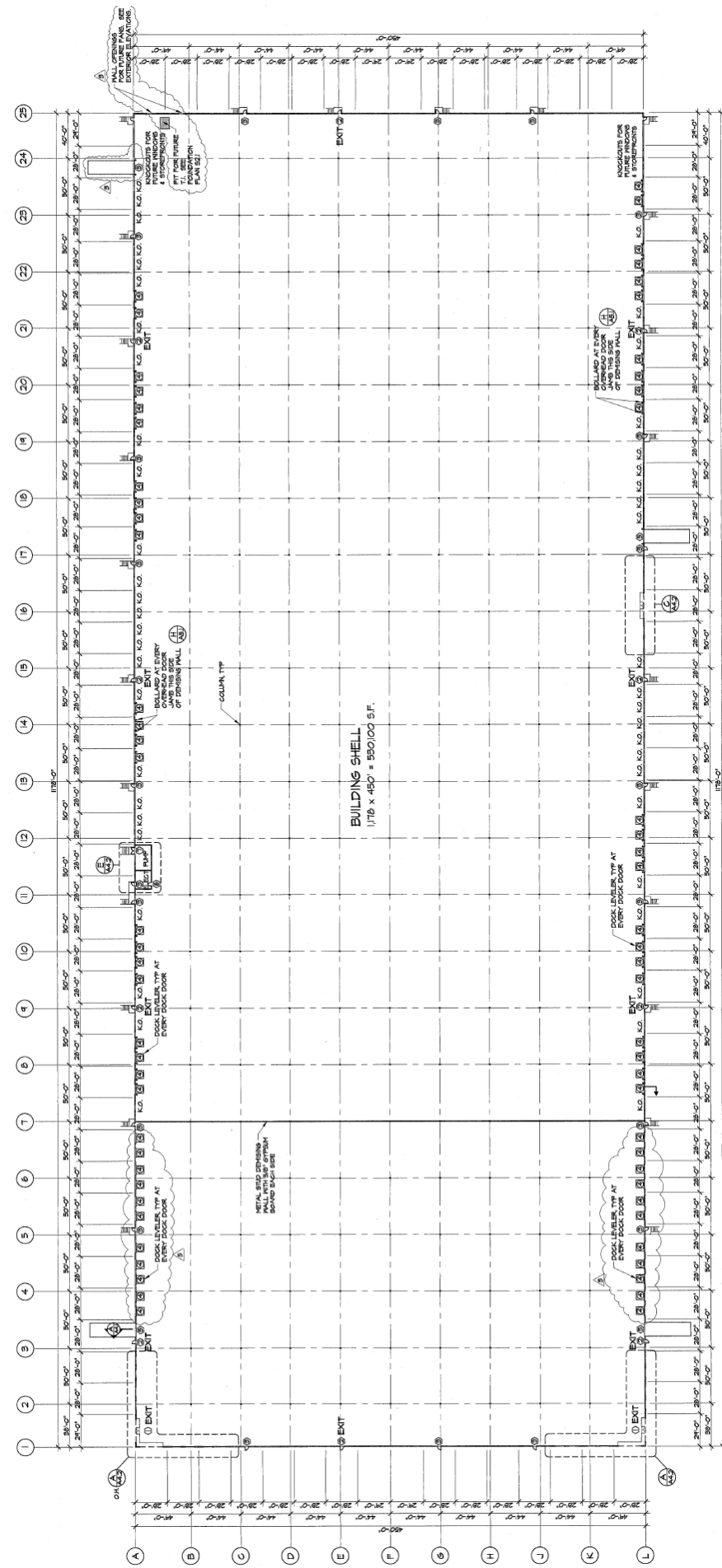
FOR LEASE 1201 Chase Road, Mesquite TX



530,100 Square Feet Available



- ± 5,301SF Office area
- 30' Clear Height
- ESFR Sprinklers
- Cross Dock Loading
- 66 Dock Doors
- 4 Drive In Doors
- 30 Acre Site
- 220 Automobile Parking Spaces
- Built in 2001



Building Type: State-of-the-art, cross dock, warehouse distribution facility.
 Zoning: Light Industrial, City of Mesquite, Triple Freeport Exemptions
 Column Spacing: 44' x 50'
 Other: Complete drive around capability, Professional landscaping, all concrete paving, 140' concrete truck courts

