

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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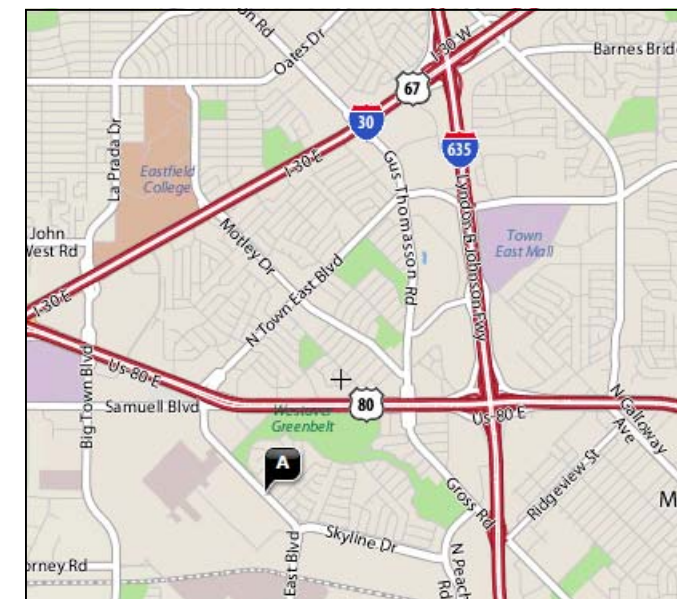
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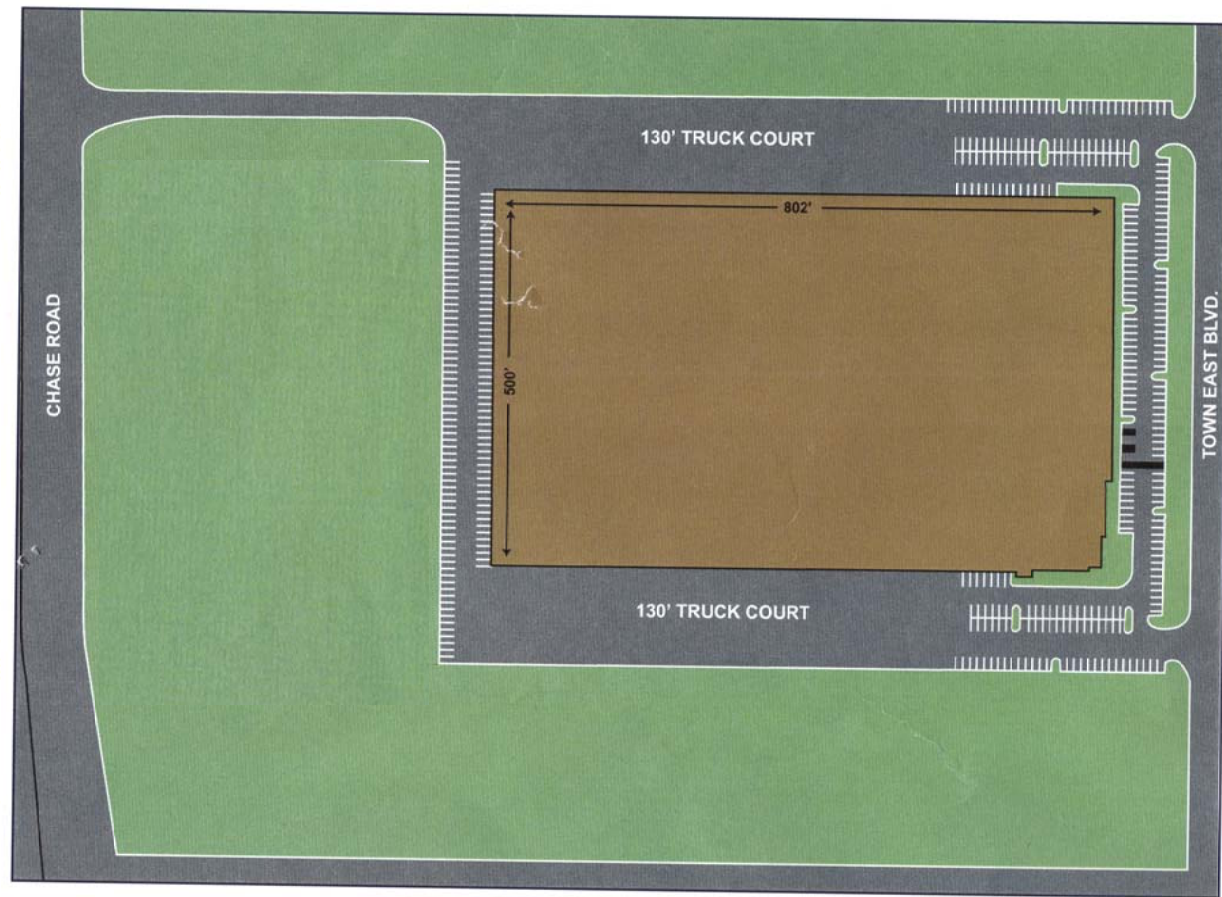
FOR LEASE 1371 S. Town East Blvd., Mesquite TX



400,000 Square Feet Available Expandable to 600,000 Square Feet



- ± 18,500 SF Office area
- 30' Clear Height
- ESFR Sprinklers
- Cross Dock Loading
- 25 Dock Doors
- 4 Drive In Doors
- 19.01 Acre Site
- 400 Automobile Parking Spaces
- Built in 2001
- 10 Acres Available for Additional Outside Storage and Trailer Parking



Class A distribution building located in Skyline Industrial Park, near the Union Pacific Railroad intermodal yard in the East Dallas distribution market.



Building Type: State-of-the-art, cross dock, warehouse distribution facility.

Zoning: Light Industrial, City of Mesquite, Triple Freeport Exemptions

Dimensions: 802' (width) x 500' (depth)
44' x 50' bays - 60 staging area

Other: Complete drive around capability, Professional landscaping, all concrete paving, 130' concrete truck courts

