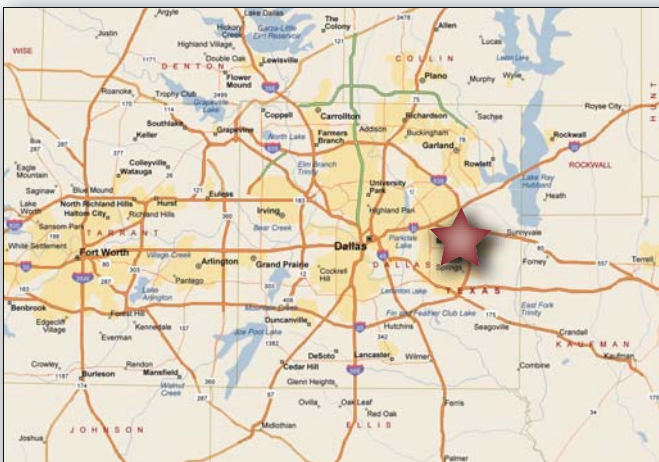


AVAILABLE FOR LEASE

± 400,000 Square Feet
(Expandable to ± 600,000 SF)



1371 South Town East Boulevard
Mesquite, Texas 75149



CONTACT INFORMATION

Conrad Madsen, Principal
Direct: 972-934-4040
cmadsen@lee-associates.com

Greg Nelson, Principal
Direct: 972-934-4009
gnelson@lee-associates.com



1371 SOUTH TOWN EAST BOULEVARD is a 400,000 SF cross-dock facility that can be expanded up to 600,000 SF and is located within one block of the Union Pacific (UP) Intermodal facility. The building provides a great corporate image with well designed office space (15,380 sf), an A/C assembly area (8,070 sf), and additional shipping/receiving offices. The site provides over 400 car parks, and has the ability for additional trailer or car parking.

LOCATION DATA:

Location:	Located just West of Highway 635 and South of Interstate 30
Market:	East Dallas Industrial
Submarket:	Mesquite Industrial
County:	Dallas

SITE DATA:

Site Size:	29.0148 Acres
Zoning:	"LI" (Light Industrial)

BUILDING DATA:

Total Building Size:	±400,000 SF (expandable to ±600,000 SF)
Year Built:	2001
Clear Height:	30'
Building Dimensions:	±802' x ±500'
Column Spacing:	44' x 50' Bays - 51' Staging Bay
Construction Type:	Concrete
Sprinklers:	ESFR
Lighting:	New T-5 energy efficient lighting with motion sensors
Power Capacity:	Two (2) 1500 KVA Transformers, 12,000 Amps 3-Phase 277/480 Volt
Rail:	Located within one block of Union Pacific (UP) Intermodal Facility
Site Security:	Existing alarm system with full 24 hour audio and video monitoring
Roof:	Gravel 3-Ply built up over 1" perlite insulation over metal deck
HVAC:	116 Tons, primarily Lennox units
Comments:	Cross dock configuration; exhaust fans throughout warehouse.

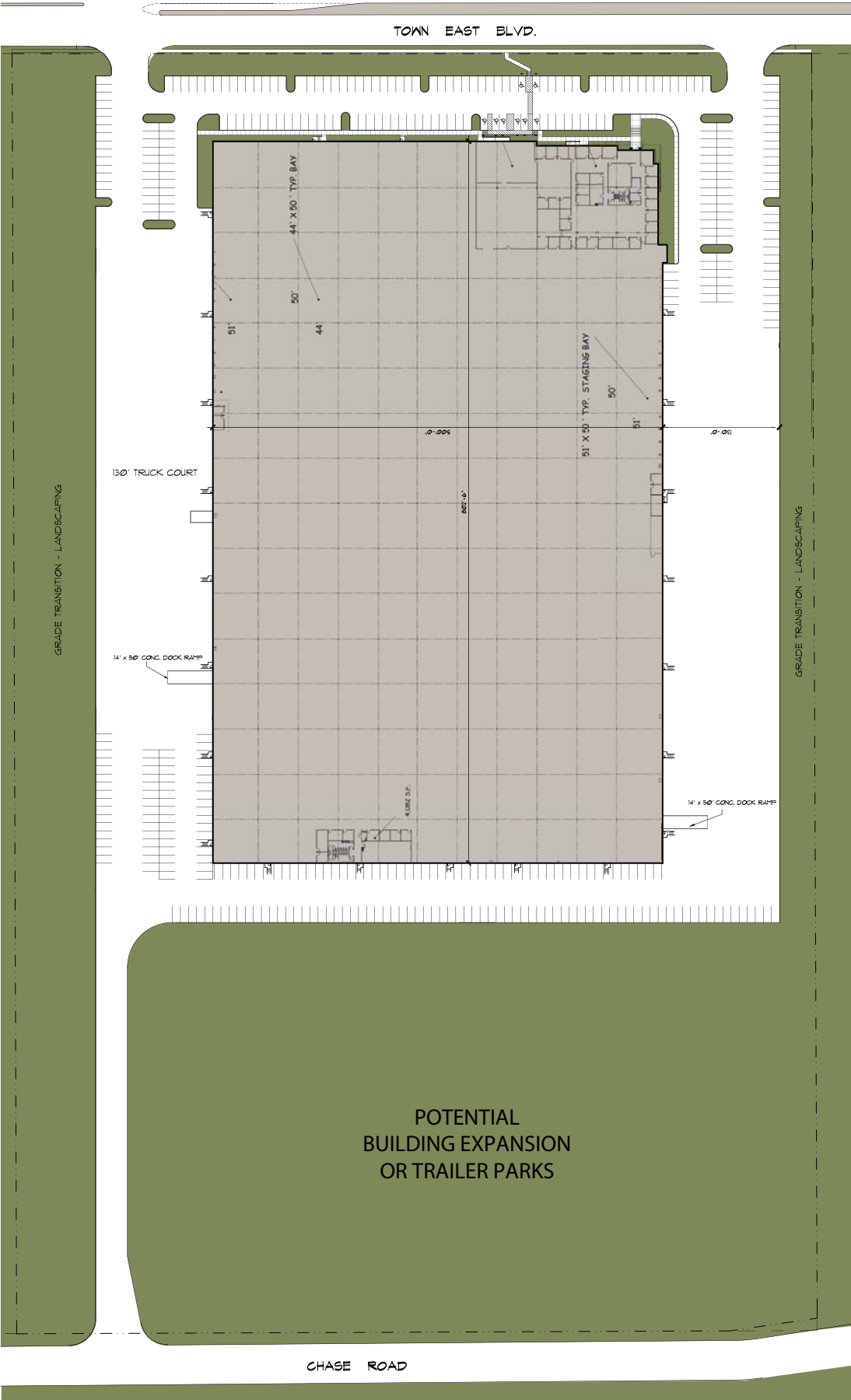
LISTING DATA:

Available:	±400,000 SF
Office Area:	15,380 SF
	8,070 SF (A/C Assembly)
Warehouse Offices:	4,082 SF
Shipping Offices:	338 SF
Receiving Offices:	299 SF
Loading:	130' concrete truck courts
Dock Doors:	24 dock-high doors; all fully equipped with levelers, shelters, lights, and levelers (Dock doors can be expanded by ±24 doors on the north side of the building and by ±16 doors on the south side of the building.)
Ramp Doors:	2 oversized drive-in ramps
Parking:	±400 parking spaces (10.03 Acres of adjacent land available for additional trailer or car parks)
Miscellaneous:	3 semi-dock doors (Ability to add additional semi-docks) 1 exterior loading platform

ECONOMIC DATA:

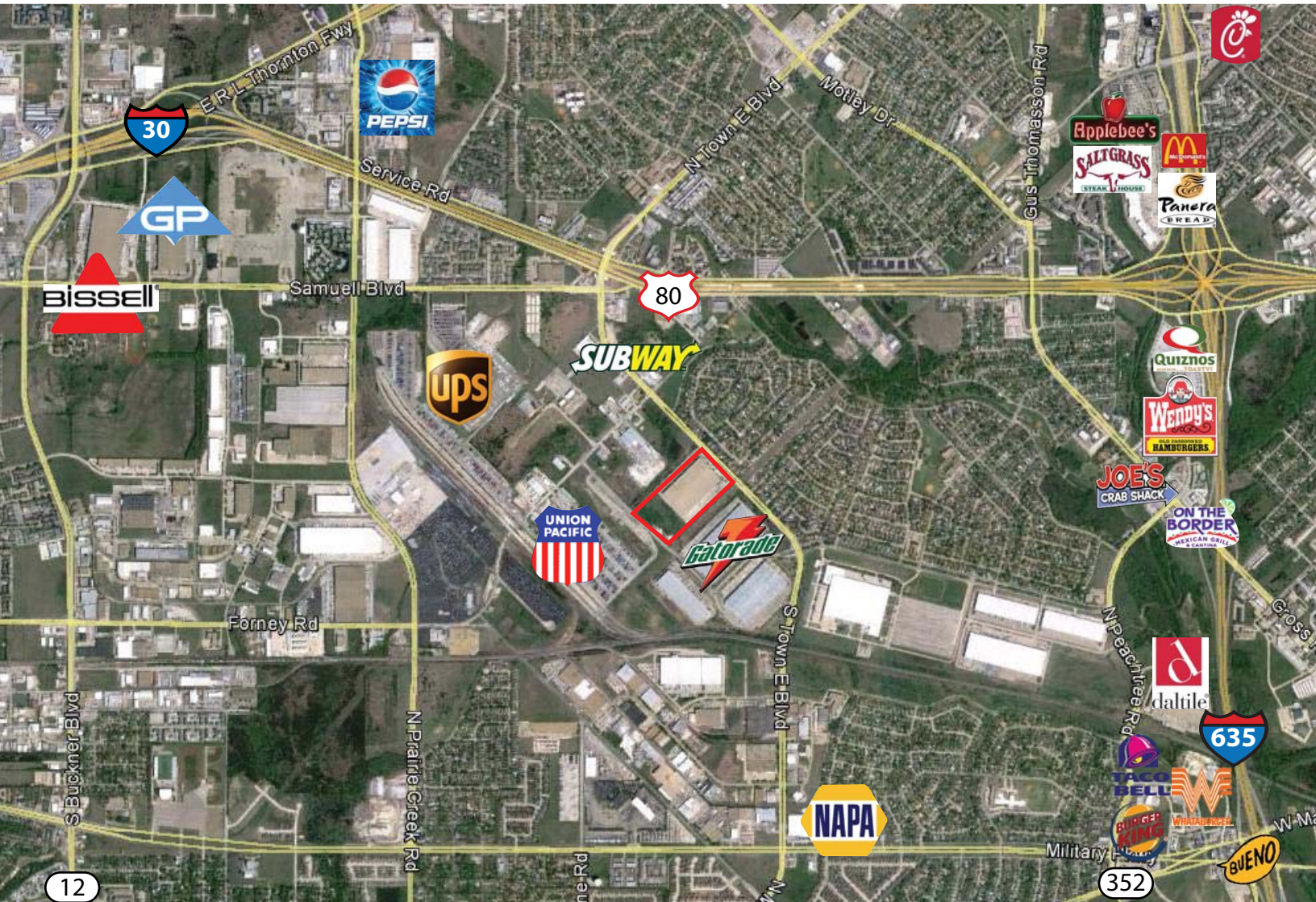
Incentives:	Triple Freeport Exemptions
Lease Rate:	Negotiable
Operating Expenses (2013 Estimated):	
Property Taxes:	\$0.51/SF
Insurance:	\$0.03/SF
CAM:	\$0.20/SF
TOTAL:	\$0.74/SF

SITE PLAN



AVAILABLE FOR LEASE

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