

117,260 SF
AVAILABLE

**1204 MILITARY PARKWAY
MESQUITE, TX 75149**

LEASED BY:



OWNED BY:



PROPERTY HIGHLIGHTS



117,260 SF
AVAILABLE



NEW
CONSTRUCTION



ACCESS TO
STRONG LABOR &
GROWING POPULATION



SPEC OFFICE
IN PLACE



IMMEDIATE
ACCESS & VISIBILITY
FROM I-635



TRIPLE FREEPORT
TAX EXEMPTION

AERIAL OVEVIEW

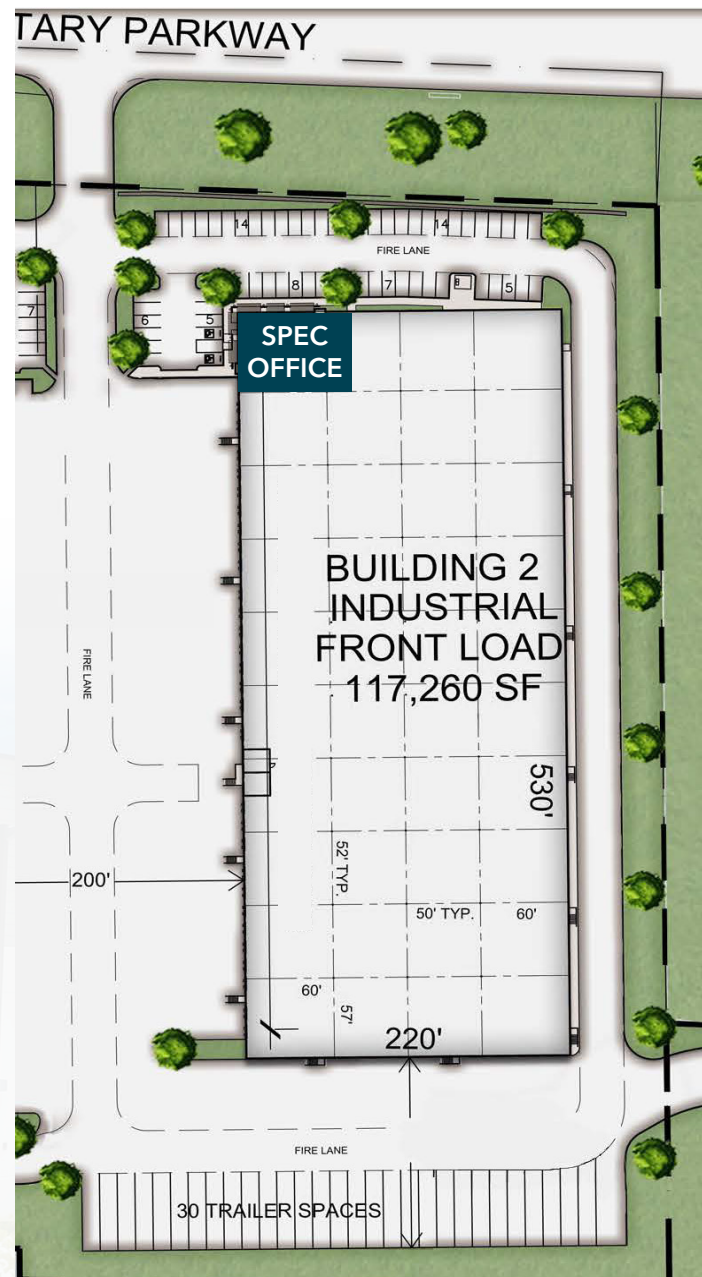


BUILDING FEATURES



BIXBY CAPITAL
MANAGEMENT

Available SF	117,260 SF
Spec Office SF	3,272 SF
Clear Height	32'
Dock Doors	29 (9' X 10')
Ramped Doors	1 (12' X 14')
Column Spacing	50'x52'
Staging Bay	60'x52'
Car Parks	59
Trailer Parks	30
Building Dimensions	220'D x 530'W
Truck Court	200' Shared
Sprinkler	ESFR
Electrical Service	250 amps - Expandable 300kVA Transformer
Configuration	Front Load

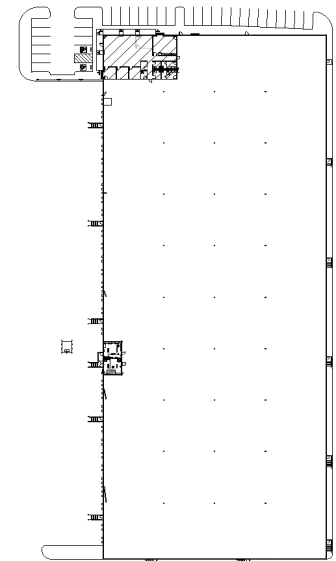
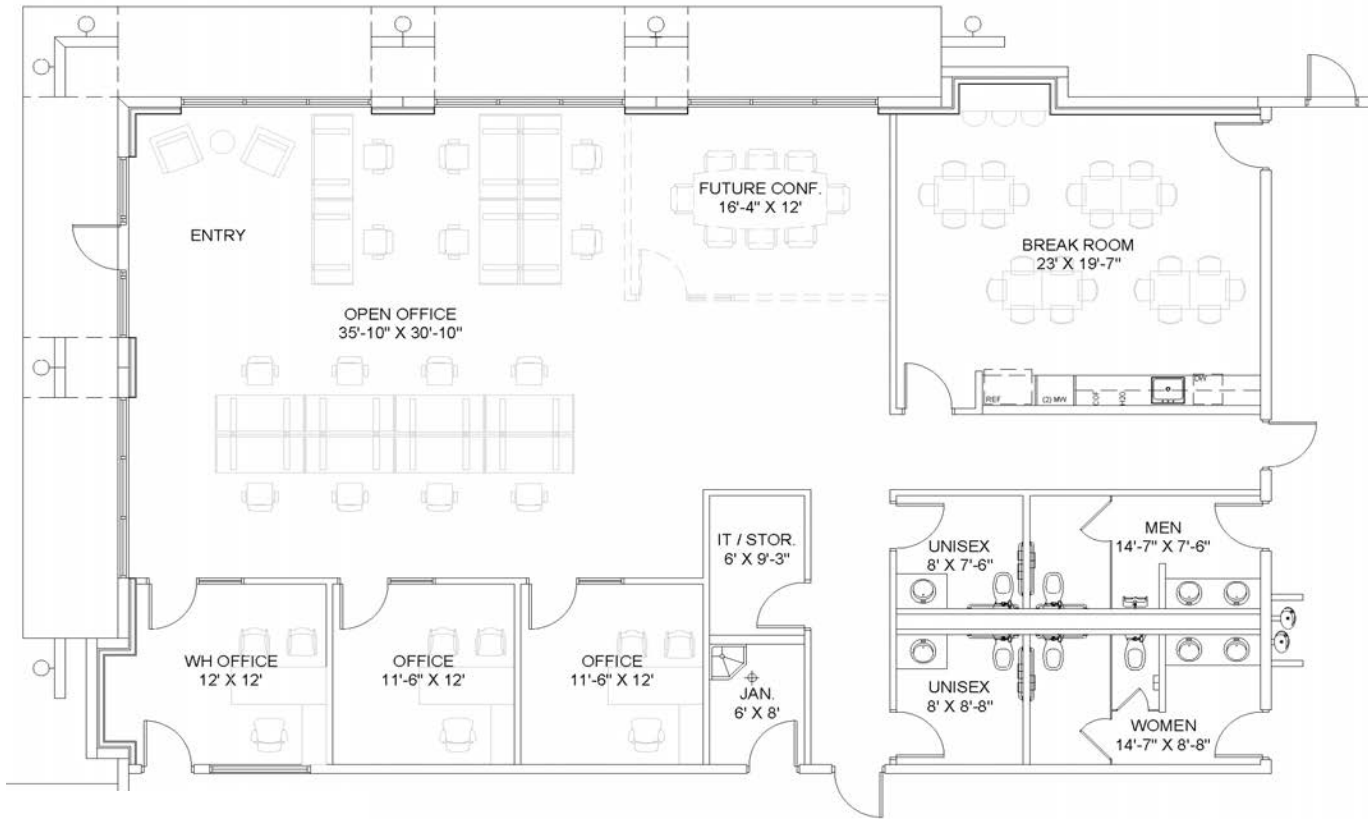


SPEC OFFICE | 3,272 SF



BIXBY CAPITAL
MANAGEMENT

1204 MILITARY PARKWAY



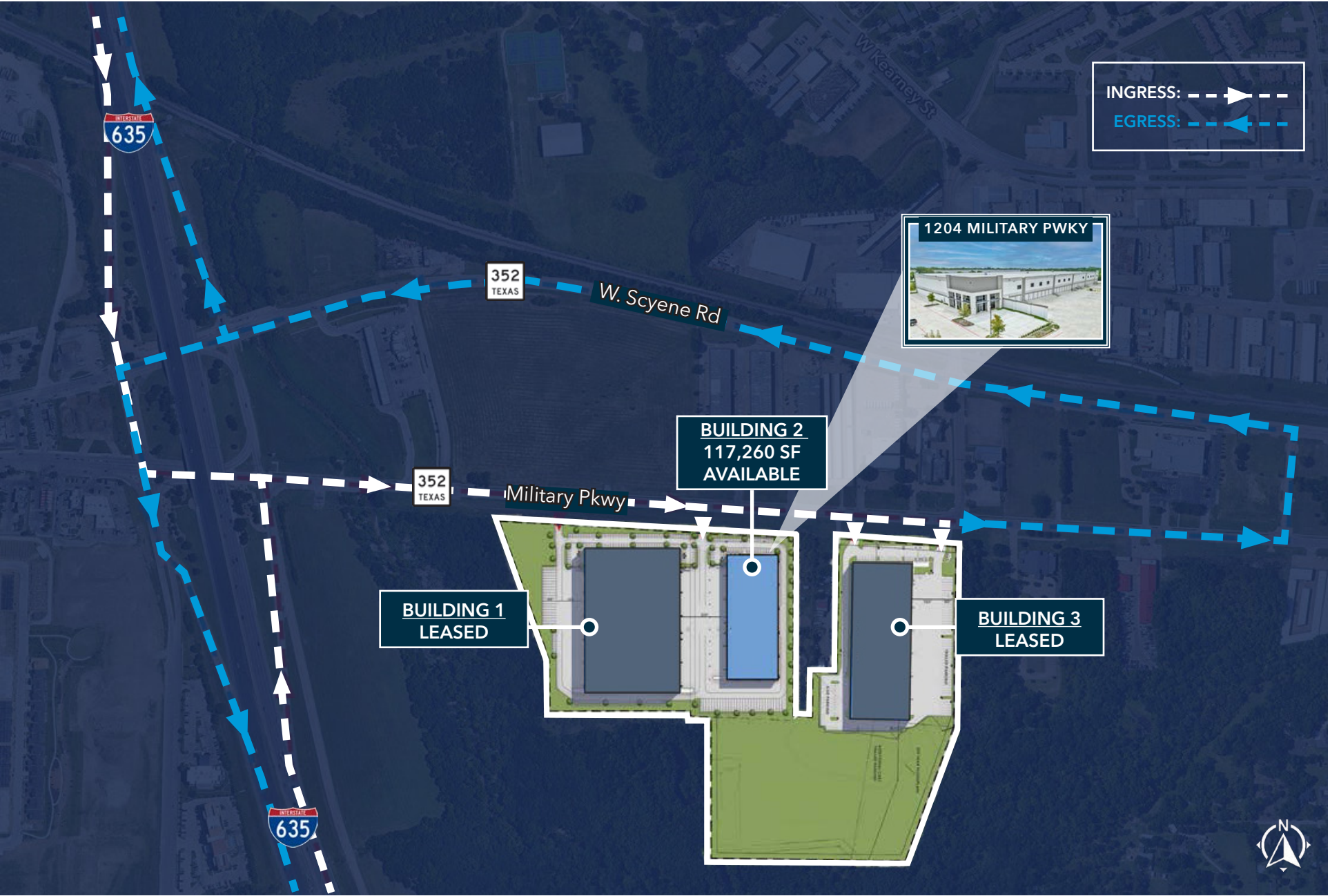
SITE PLAN



BIXBY CAPITAL
MANAGEMENT



ACCESS MAP







BIXBY CAPITAL MANAGEMENT

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