

# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**INTERMODAL TERMINAL**



**74,421-sf Available**

**1.42-Acres of fenced & secured Outdoor Storage**

**Forney Rd**



# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## **SPACE FOR LEASE – INFORMATION**

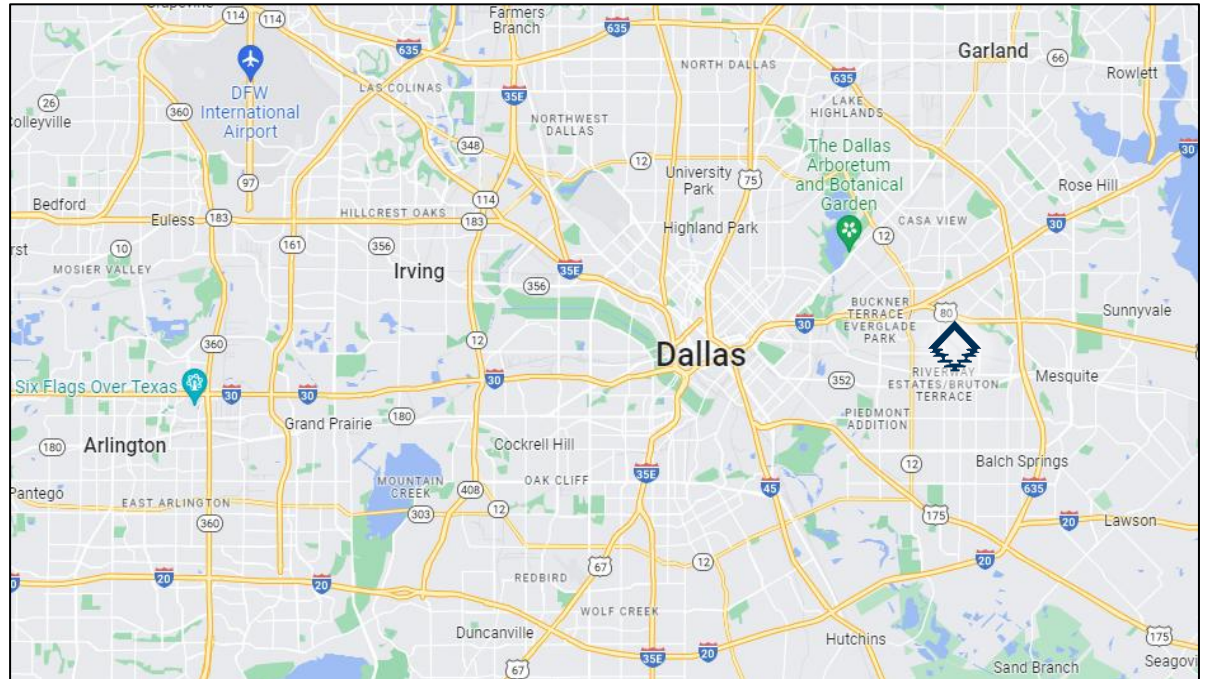
- **74,421 SF Total**
  - **5,801 SF Total Office**
  - **68,620 SF Warehouse**
- **18'-21' Clear Height**
- **Make Ready Underway:**
  - **Warehouse Whitebox**
  - **New Warehouse & Office LEDs**
  - **Paint Roof Deck**
  - **New Office Paint**
- **Office & Warehouse Restrooms**
- **2 Drive-In Doors**
- **18 Dock-High Doors (Expandable to 31)**
- **1.42 Acres of Fenced & Secured Truck Court / Outside Storage Area**
- **118 Auto Parking / 14 Trailer Parking Spaces**
- **400 Amps, 480V, 3-Phase Power**
- **Close proximity to major highways including I-30, I-635, & Hwy 80**
- **Immediate Availability**

**MARKETED BY:**  
**TAYLOR STELL**

TSTELL@LEE-ASSOCIATES.COM  
214-558-1969

**BRETT LEWIS**

BLEWIS@LEE-ASSOCIATES.COM  
214-669-1717

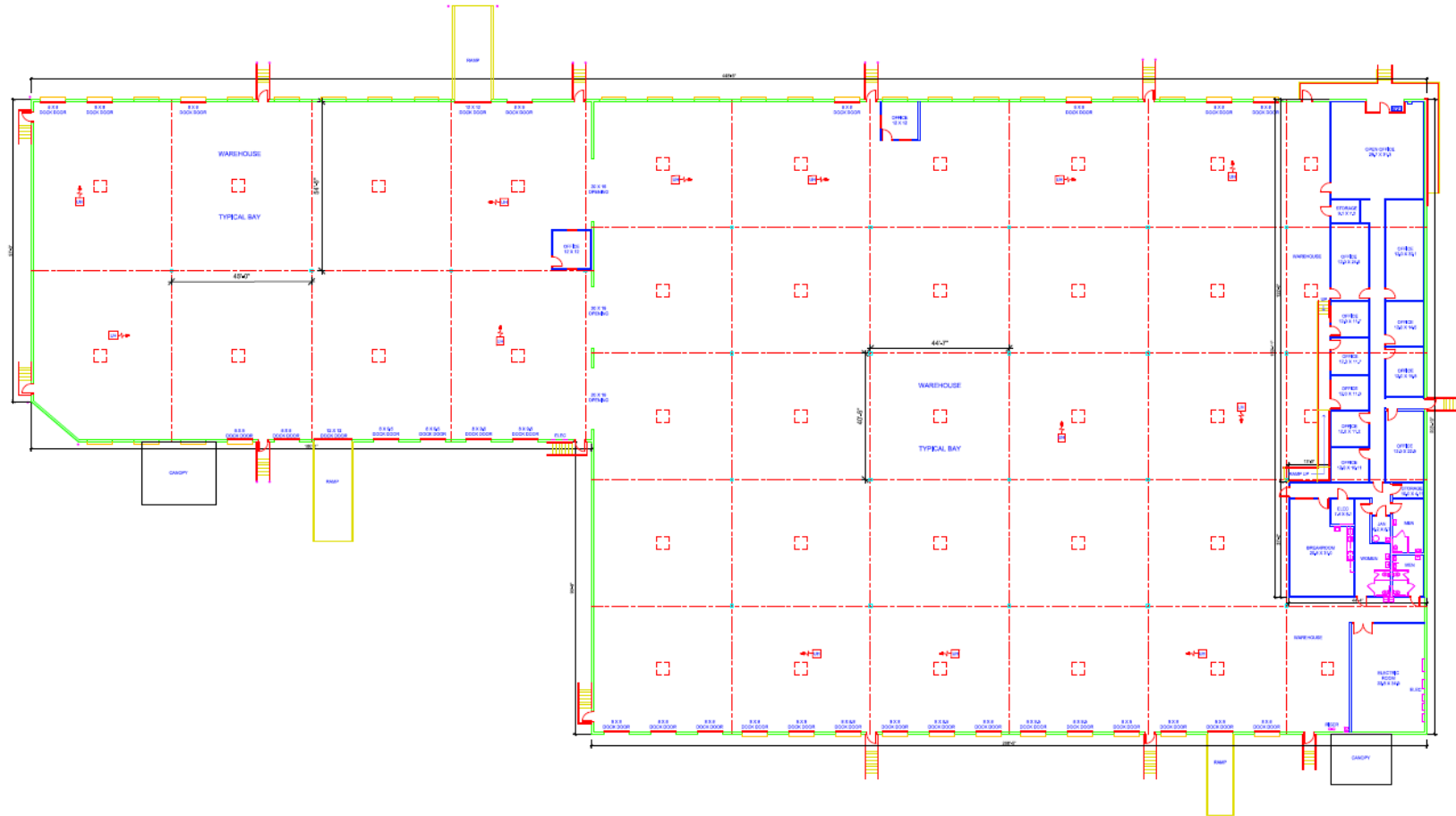


# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## SF Breakdown:

Warehouse: 68,620-sf

Office: 5,801-sf

**Total: 74,421-sf**



FOR LEASE

74,421 SF AVAILABLE  
8721 Forney Road, Mesquite, TX  
Mesquite Submarket

LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

ABBREVIATION LEGEND

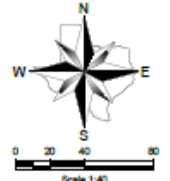
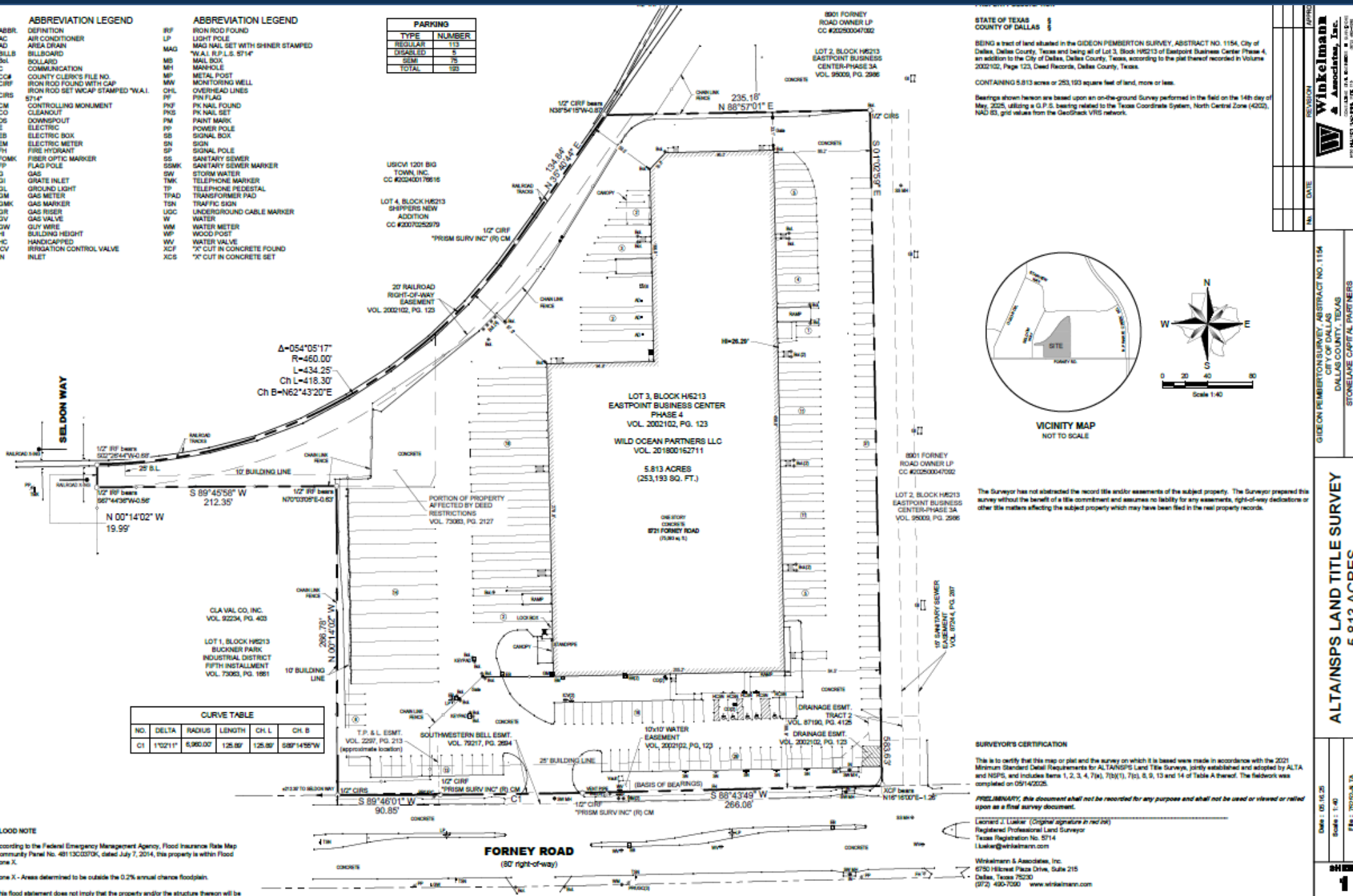
AC	AIR CONDITIONER
AD	AREA DRAIN
BLLB	BILLBOARD
BOL	BOLLARD
C	COMMUNICATION
CC	COUNTY CLERK'S FILE NO.
CRF	IRON ROD FOUND WITH CAP
CRS	IRON ROD SET W/ CAP STAMPED "W.A.I."
CM	5/16"
CO	CONTROLLING MONUMENT
DS	CLEANOUT
DS	DOWNSPOUT
E	ELECTRIC
EB	ELECTRIC BOX
EM	ELECTRIC METER
FM	FIRE HYDRANT
FOMK	FIBER OPTIC MARKER
FP	FLAG POLE
G	GAS
GI	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GMR	GAS MARKER
GRI	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
UP	UP
MAG	MAG NAIL SET WITH SHYER STAMPED "W.A.I. R.P.L.S. 5714"
MB	MAIL BOX
MP	METAL POST
MW	MONITORING WELL
CHL	OVERHEAD LINES
PF	PK NAIL
PKF	PK NAIL FOUND
PKS	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SS	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SSMK	SANITARY SEWER MARKER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TGN	TRAFFIC SIGN
UDC	UNDERGROUND CABLE MARKER
W	WATER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

PARKING

TYPE	NUMBER
REGULAR	113
DISABLED	5
SUM	75
TOTAL	193



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L.	CH. B.
C1	1°02'11"	6,960.00'	128.56'	128.56'	538°14'56"W

FLOOD NOTE  
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0370K, dated July 7, 2014, this property is within Flood Zone X.  
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.  
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement

STATE OF TEXAS  
COUNTY OF DALLAS

BEING a tract of land situated in the GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1154, City of Dallas, Dallas County, Texas and being all of Lot 3, Block H6213 of Eastpoint Business Center Phase 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002102, Page 123, Deed Records, Dallas County, Texas.

CONTAINING 5.813 acres or 253,193 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground survey performed in the field on the 14th day of May, 2025, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Central Zone (4202), NAD 83, grid values from the GeoTrack VRS network.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records.

**SURVEYOR'S CERTIFICATION**  
This is to certify that this map and plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on 05/14/2025.

**PRELIMINARY**, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Luker (Original signature in red ink)  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
luker@winkelemann.com

Winkelemann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 215  
Dallas, Texas 75230  
(972) 490-7000 www.winkelemann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a

**Winkelmann & Associates, Inc.**  
DALLAS COUNTY, TEXAS  
STONE LAKE CAPITAL PARTNERS  
100 CRESCENT COURT, SUITE 800  
DALLAS, TEXAS 75201  
PHONE: (214) 760-1100  
FAX: (214) 760-1101  
WWW.WINKELEMAN.COM

**ALTA/NSPS LAND TITLE SURVEY**  
5.813 ACRES

GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1154  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS  
STONE LAKE CAPITAL PARTNERS  
100 CRESCENT COURT, SUITE 800  
DALLAS, TEXAS 75201  
PHONE: (214) 760-1100  
FAX: (214) 760-1101  
WWW.WINKELEMAN.COM

DATE: 05.15.25  
SCALE: 1:40  
FILE: 70250-A.TW  
PROJECT NO.: 2025-001



# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



  
**74,421-sf  
Available**

**1.42-Acres of fenced &  
secured Outdoor  
Storage**

 **Stonelake**  
CAPITAL PARTNERS



# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



 **Stonelake**  
CAPITAL PARTNERS



# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

***Make Ready Example***

***Painted Roof Deck***

***New LED Lighting***

***Painted Hazard Columns***

***Warehouse Whitebox***





# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



  
**74,421-sf  
Available**

**Forney Rd**

 **Stonelake**  
CAPITAL PARTNERS



# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**74,421 SF AVAILABLE**  
**8721 Forney Road, Mesquite, TX**  
**Mesquite Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**74,421-sf  
Available**

**Forney Rd**

**Stonelake**  
CAPITAL PARTNERS