

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

Stonelake
CAPITAL PARTNERS

FOR LEASE

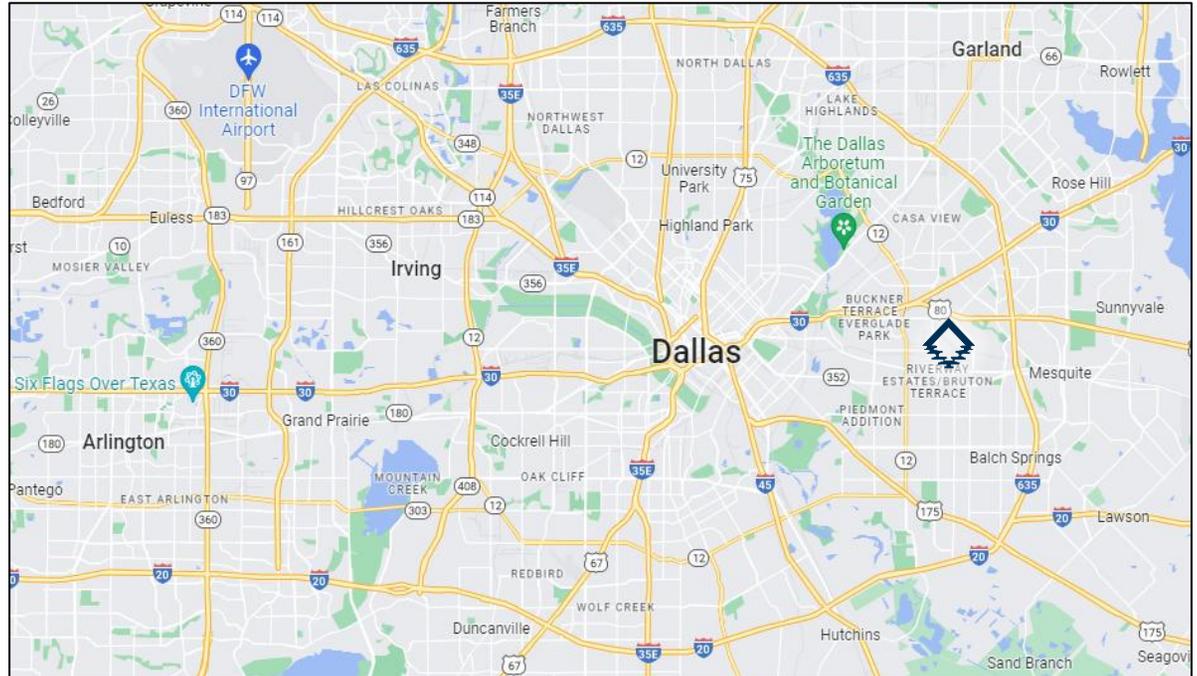
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SPACE FOR LEASE – INFORMATION

- **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

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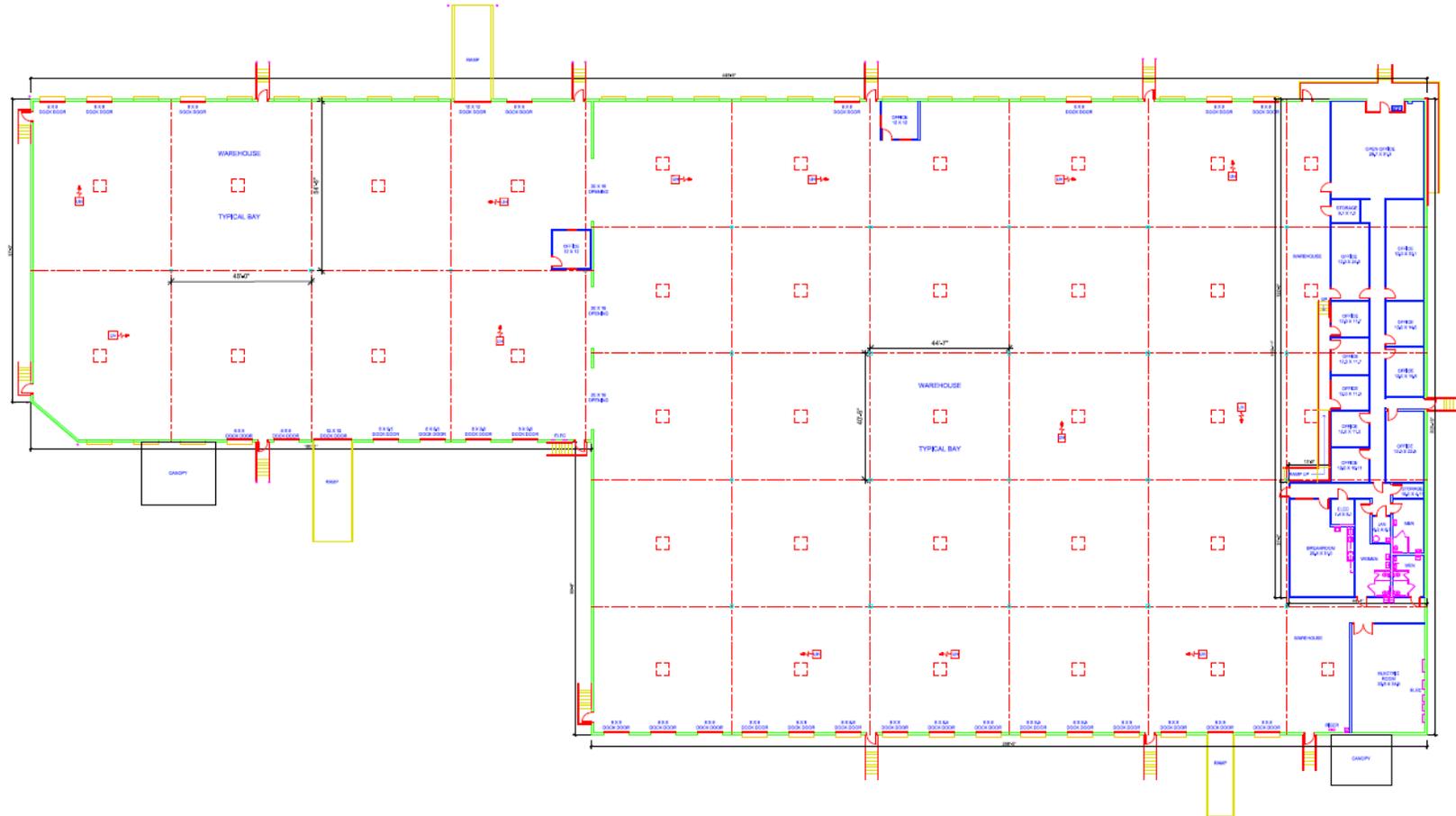


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SF Breakdown:

Warehouse:	68,620-sf
Office:	5,801-sf
Total:	74,421-sf

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ABBREVIATION LEGEND

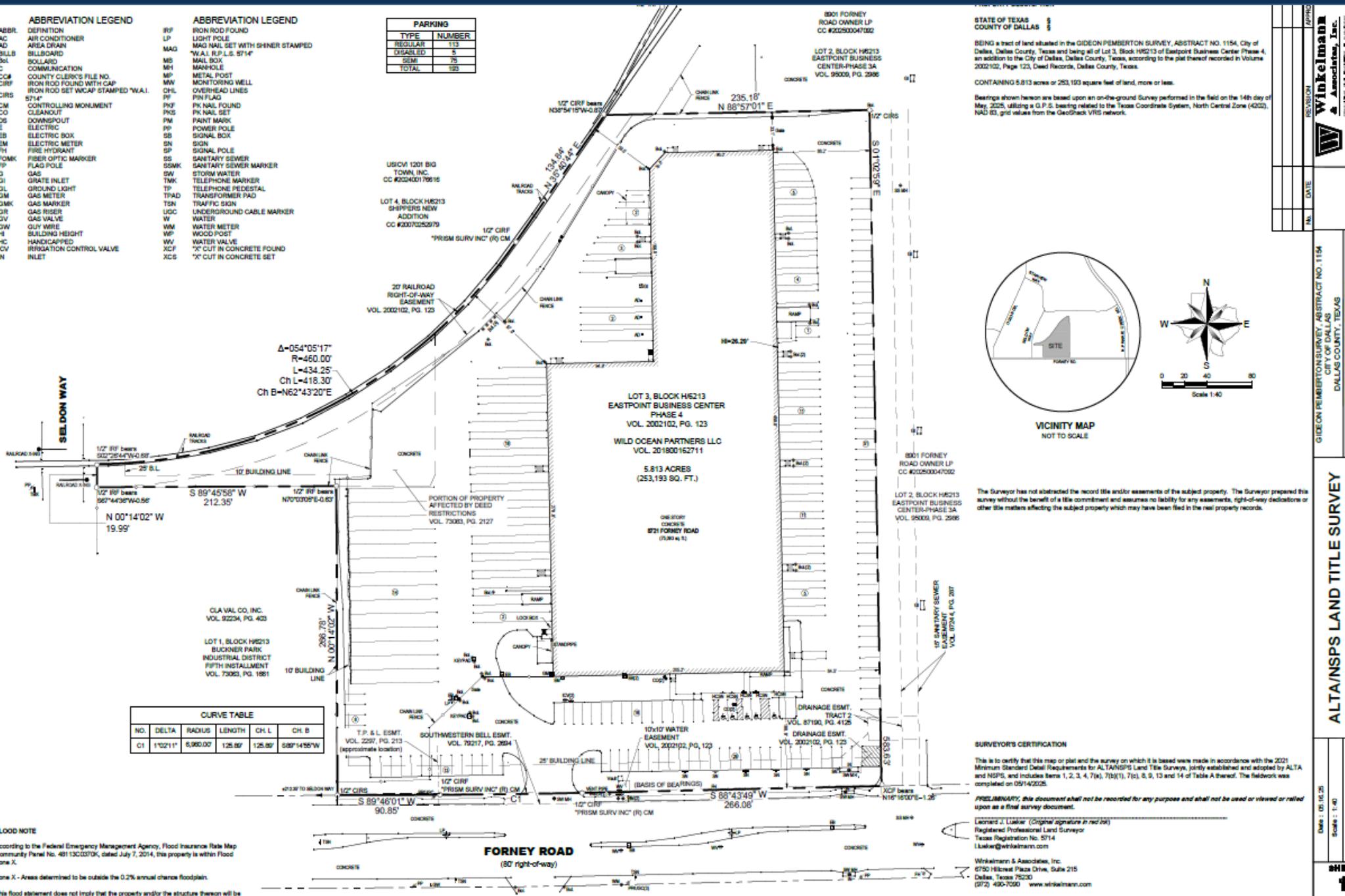
AC	AIR CONDITIONER
AD	AREA DRAIN
BLLB	BILLSBOARD
Bol	BOLLARD
C	COMMUNICATION
CC#	COUNTY CLERK'S FILE NO.
CRF	IRON ROD FOUND WITH CAP
CRS	IRON ROD SET W/CAP STAMPED "W.A.I."
CM	5/16" CONTROLLING MONUMENT
CO	CLEANOUT
DS	DOWNSPOUT
E	ELECTRIC
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOKM	FIBER OPTIC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

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
MB	MAIL BOX
MH	MANHOLE
MP	METAL POST
MW	MONITORING WELL
OHL	OVERHEAD LINES
PF	FIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SS	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SSW	SANITARY SEWER
SSMK	SANITARY SEWER MARKER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TSN	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.
CT	1°02'11"	6,960.00'	128.59'	128.59'	S89°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

DATE	REVISION	BY

GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1154
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 STONELAKE CAPITAL PARTNERS
 100 CRESCENT COURT, SUITE 800

ALTA/NSPS LAND TITLE SURVEY
5.813 ACRES

Date: 05/10/23
 Scale: 1"=40'
 File: 70250A.TX
 Sheet No. 1 of 1

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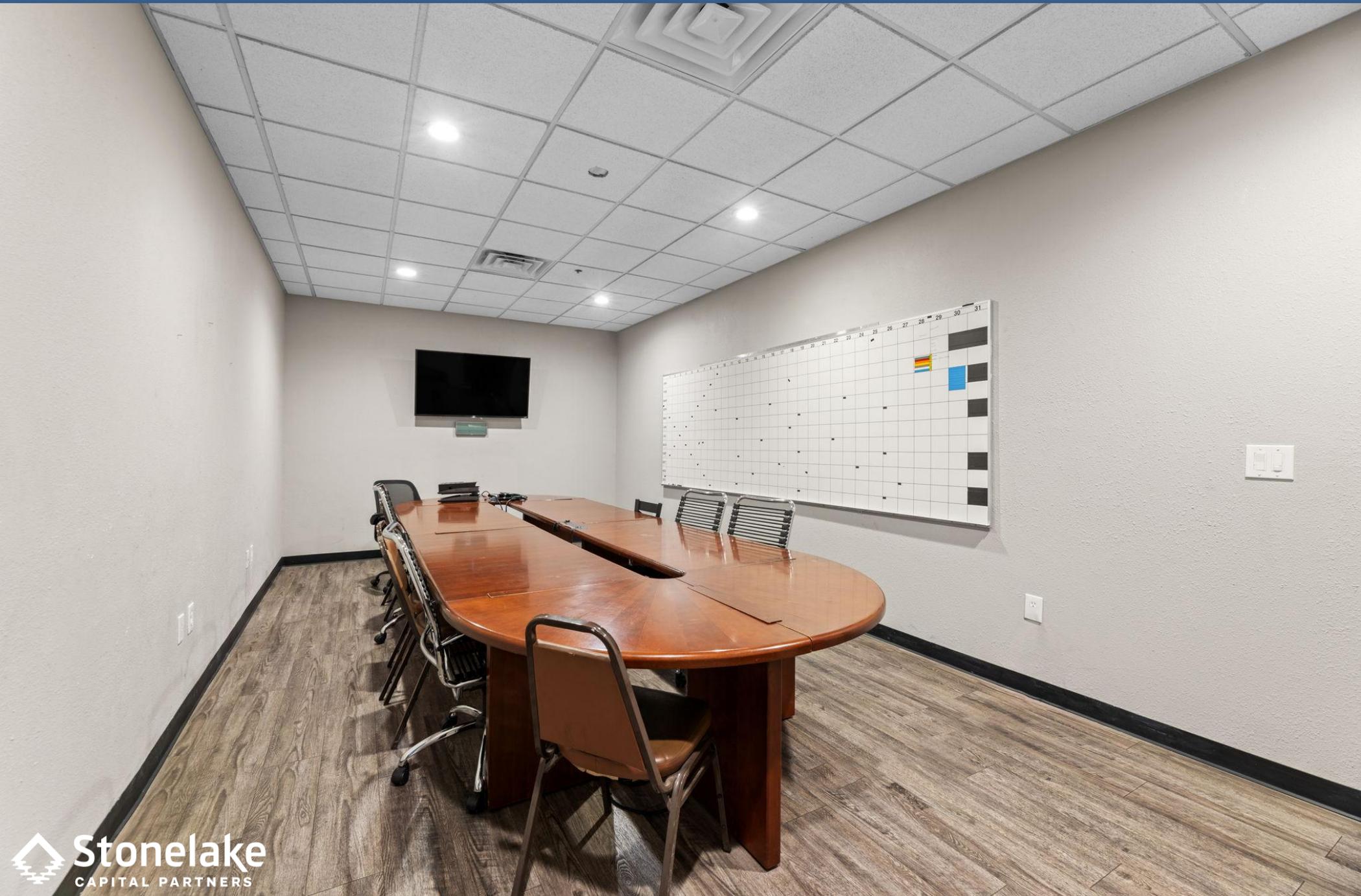
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Make Ready Example

Painted Roof Deck

New LED Lighting

Painted Hazard Columns

Warehouse Whitebox

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