

INTERCHANGE 80

FOR LEASE OR SALE

19205 LYNDON B. JOHNSON FWY | MESQUITE, TX 75150

203,169 SF (DIVISIBLE TO 68,000 SF) AVAILABLE



DEVELOPED BY

LOVETT
INDUSTRIAL

OWNED BY

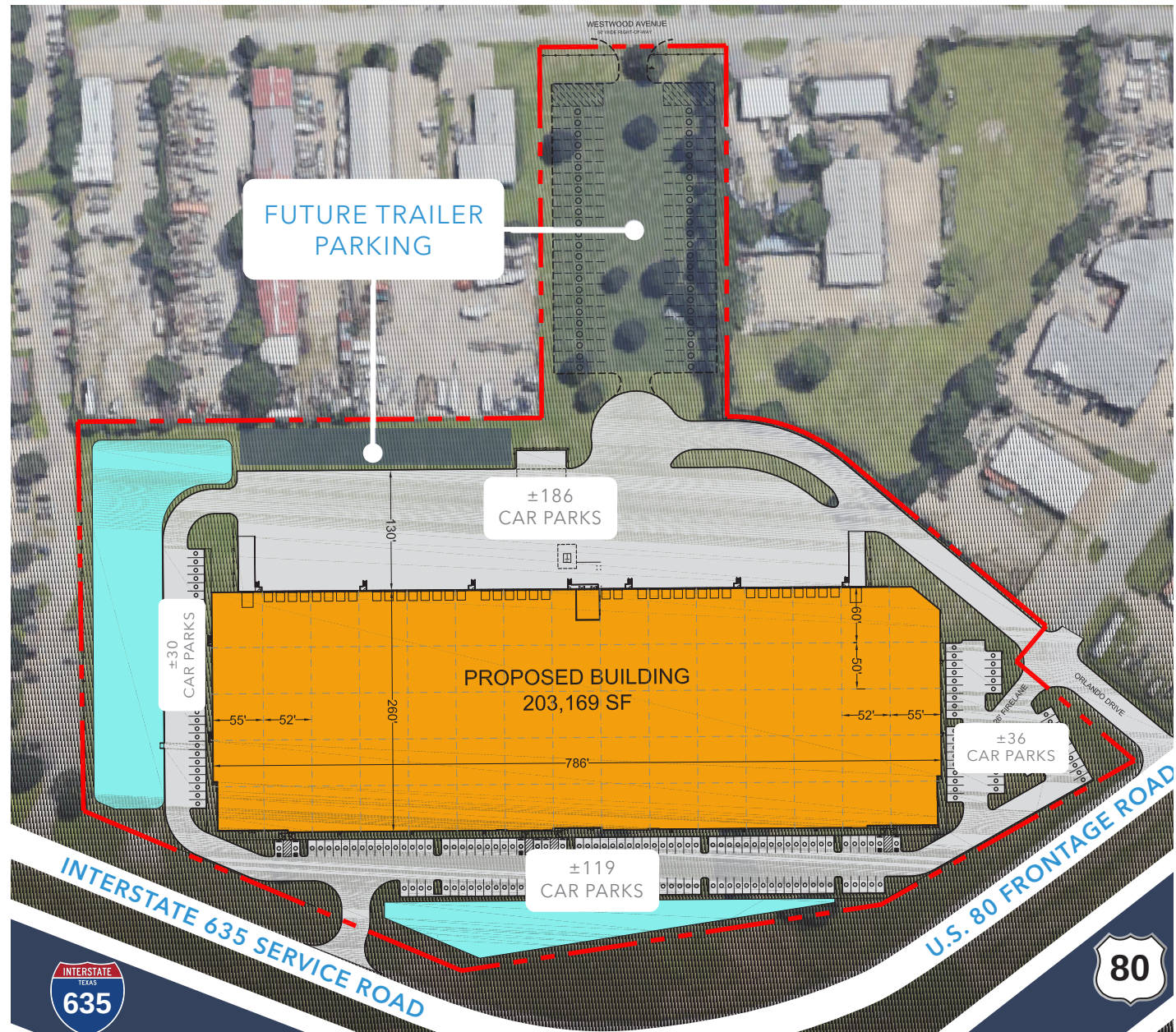
CROW
HOLDINGS
CAPITAL

LISTED BY

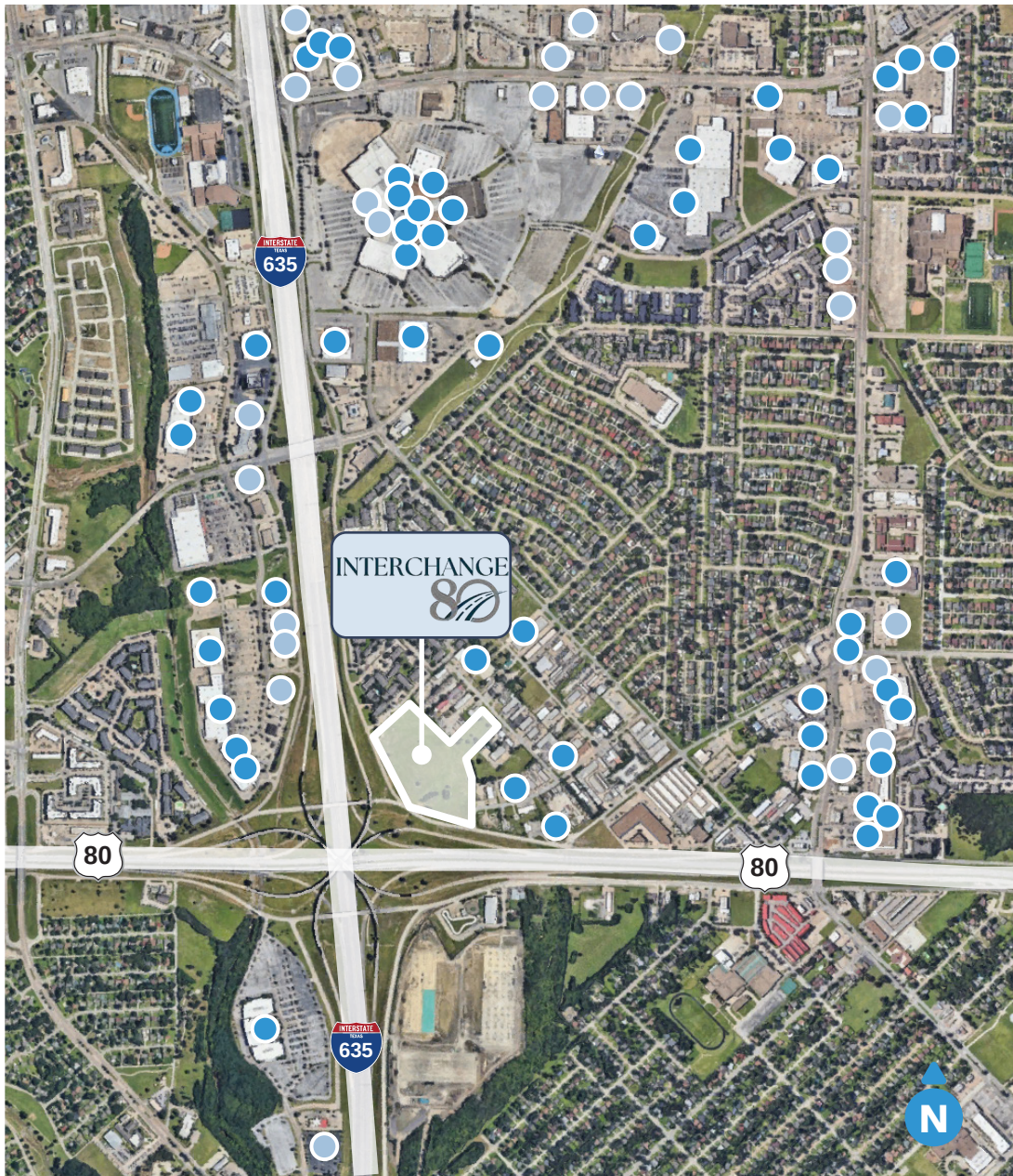
LEE & ASSOCIATES

PROJECT DETAILS

BUILDING SIZE:	203,169 SF
DIVISIBLE TO:	68,000 SF
OFFICE:	3,801 SF
CLEAR HEIGHT:	36'
CONFIGURATION:	Rear Load
DOCK DOORS:	41
DRIVE-IN DOORS:	2
BUILDING DIMENSIONS:	260' x 784'
COLUMN SPACING:	56' x 50'
STAGING BAY:	60'
AUTO PARKING:	236
TRAILER PARKS:	24 to 72 Possible
TRUCK COURT DEPTH:	130' to 180'
FENCED TRUCK COURT:	Available
SPRINKLER SYSTEM:	ESFR
LAND SIZE:	14.02 Acres
NOTES:	Unparalleled visibility from both I-635 & Hwy 80



NEARBY AMENITIES & LABOR



25+

RESTAURANTS
WITHIN 1 MILE

40+

SHOPS
WITHIN 1 MILE

LABOR FORCE

297,389

WITHIN 2 MILES

27,516

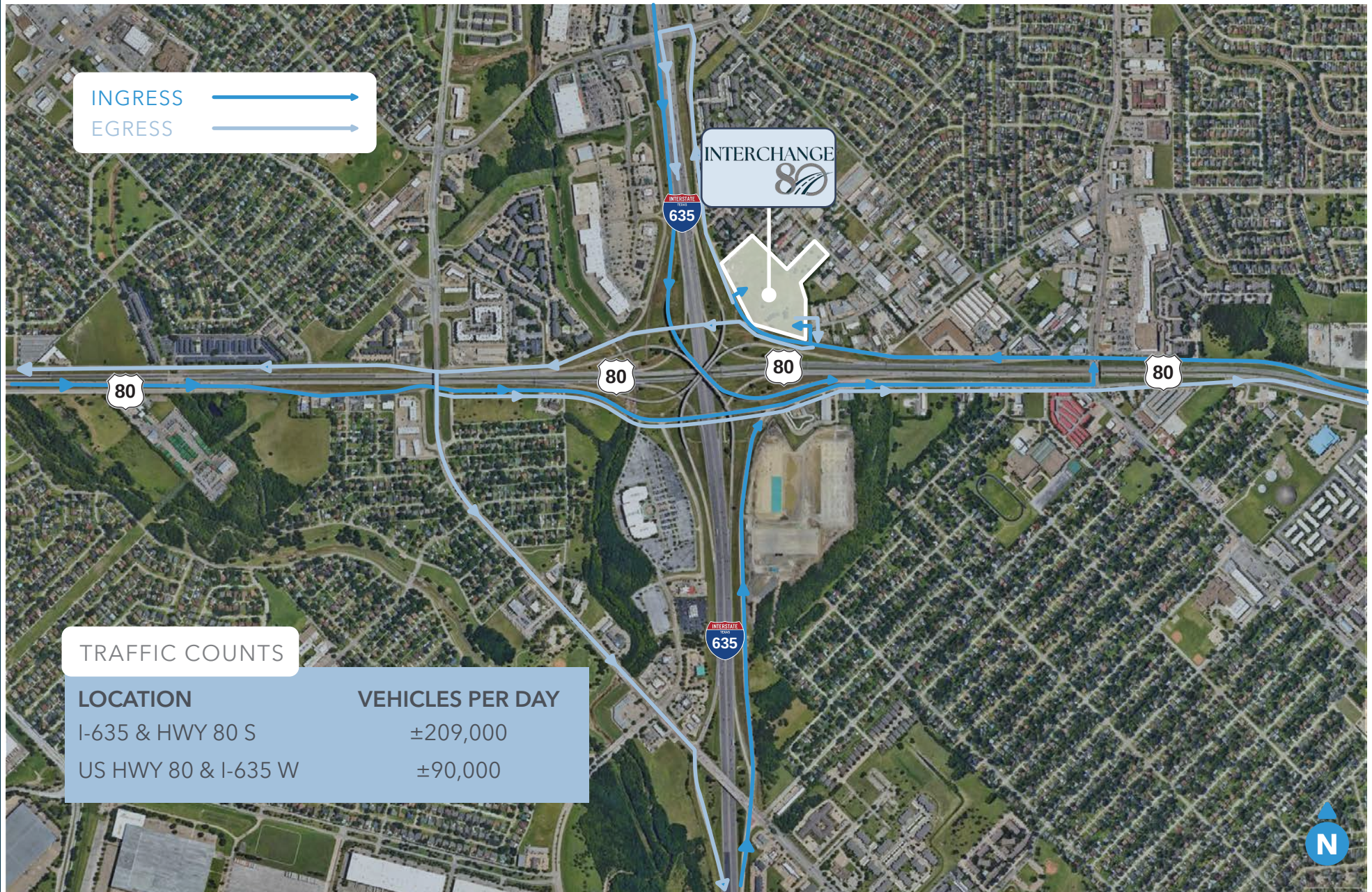
WITHIN 5 MILES

84,208

WITHIN 10 MILES

297,389

ACCESS MAP



LOCATION OVERVIEW

Located in the rapidly growing DFW area, Mesquite, Texas offers a strategic location with easy access to major transportation routes. This area has gained national acclaim from corporate relocations and rapid growth. With its favorable business climate, supportive infrastructure, and strong labor base, Mesquite provides businesses with a gateway to a vast network of customers and suppliers, making it an ideal destination for industrial growth and success.

KEY DISTANCES (IN MINUTES)



1 MIN



2 MIN



5 MIN



5 MIN



7 MIN



10 MIN



12 MIN



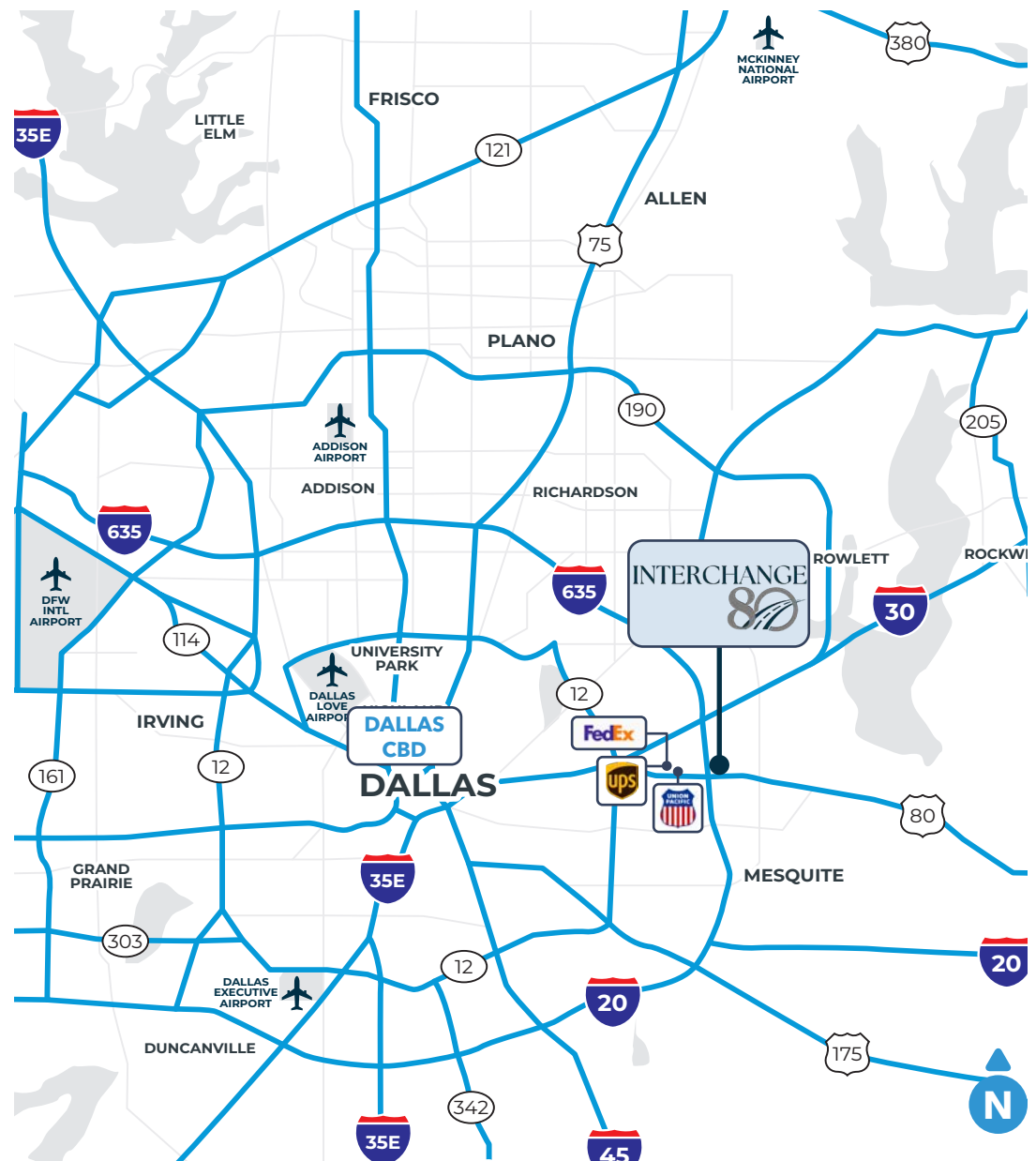
15 MIN



25 MIN



30 MIN



INTERCHANGE

80



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