

# FOR SALE

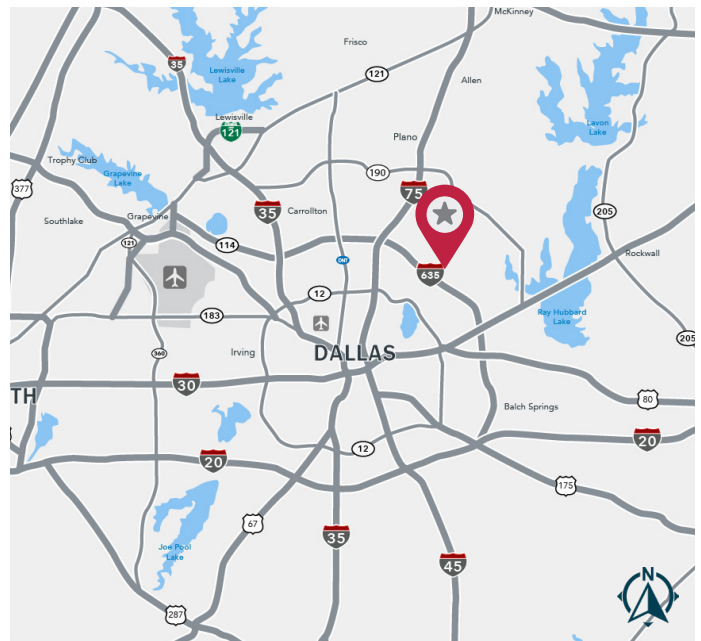
## 311 Gross Rd | Mesquite, TX 75149



**21,021 SF on 1.68 ACRES**

### AVAILABILITY HIGHLIGHTS

- Building SF: 21,021 SF
- Office SF: 250 SF
- Clear Height: 11.5' - 15.5'
- 3 Phase Power (400 Amps)
- Loading: 3 Grade Level Doors (12' W x 10' H)
- ±22 Striped parking spaces
- Potential for outside storage (fence must be added)
- Available Immediately
- Recent Improvements
  - New Roof
  - New Sprinkler System
  - New GL Doors
  - New LED Lights
  - New Electrical Panel
  - Spray Foam Insulation
  - New Concrete Fire Lane with hammer head turn



FOR MORE INFORMATION:

**TAYLOR STELL**

214.558.1969

tstell@lee-associates.com

**BRETT LEWIS, SIOR**

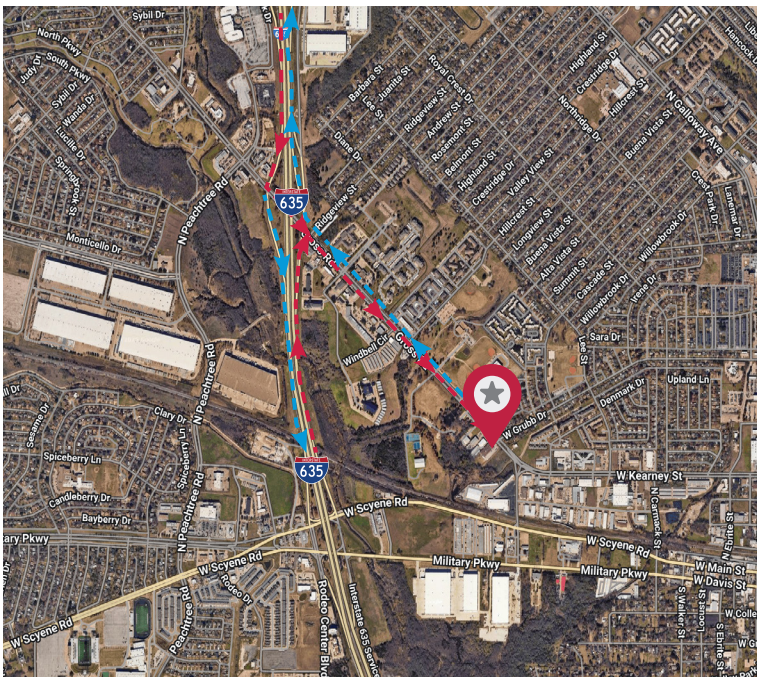
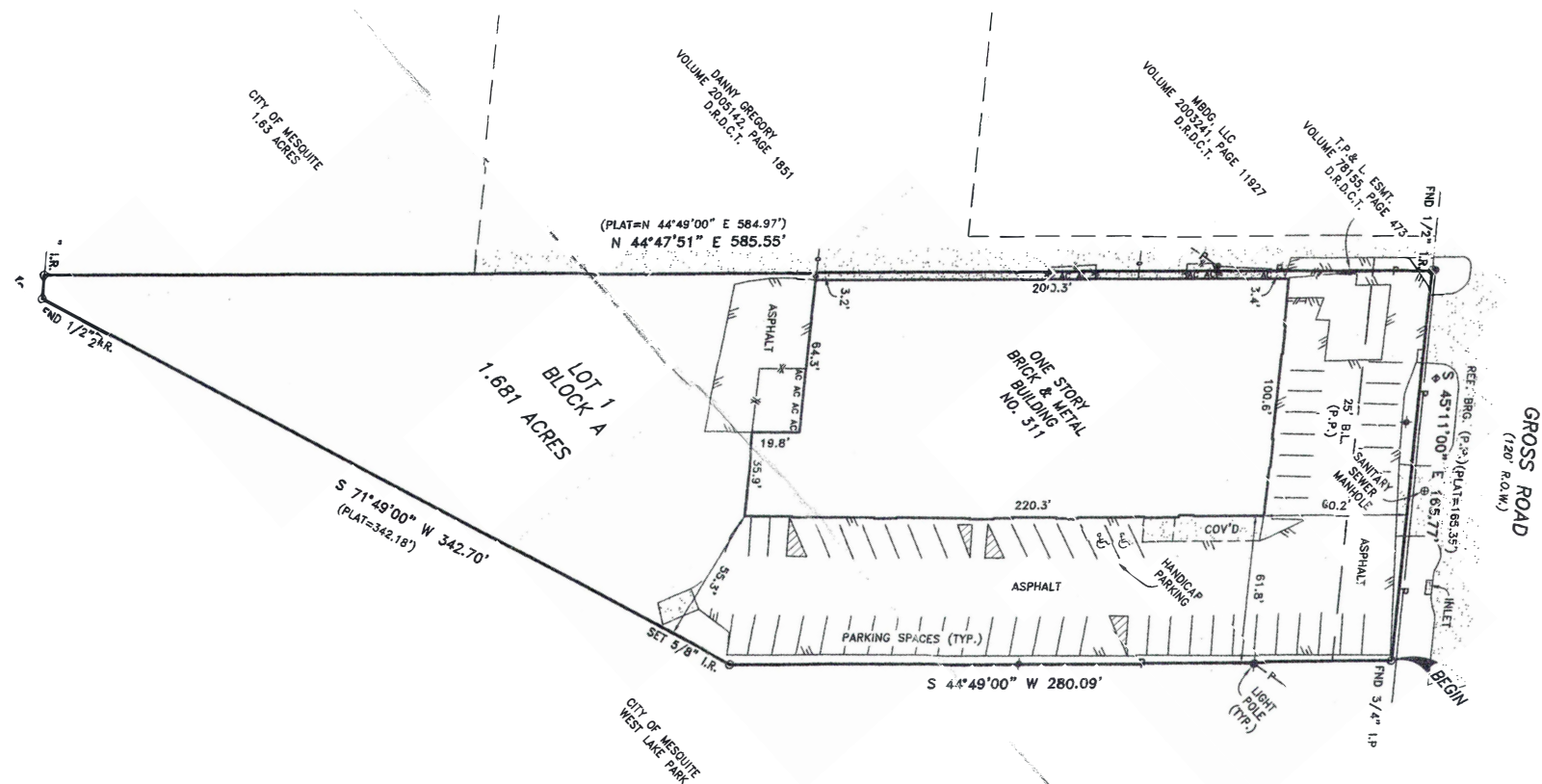
972.934.4018

blewis@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
leedallas.com



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