



# 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

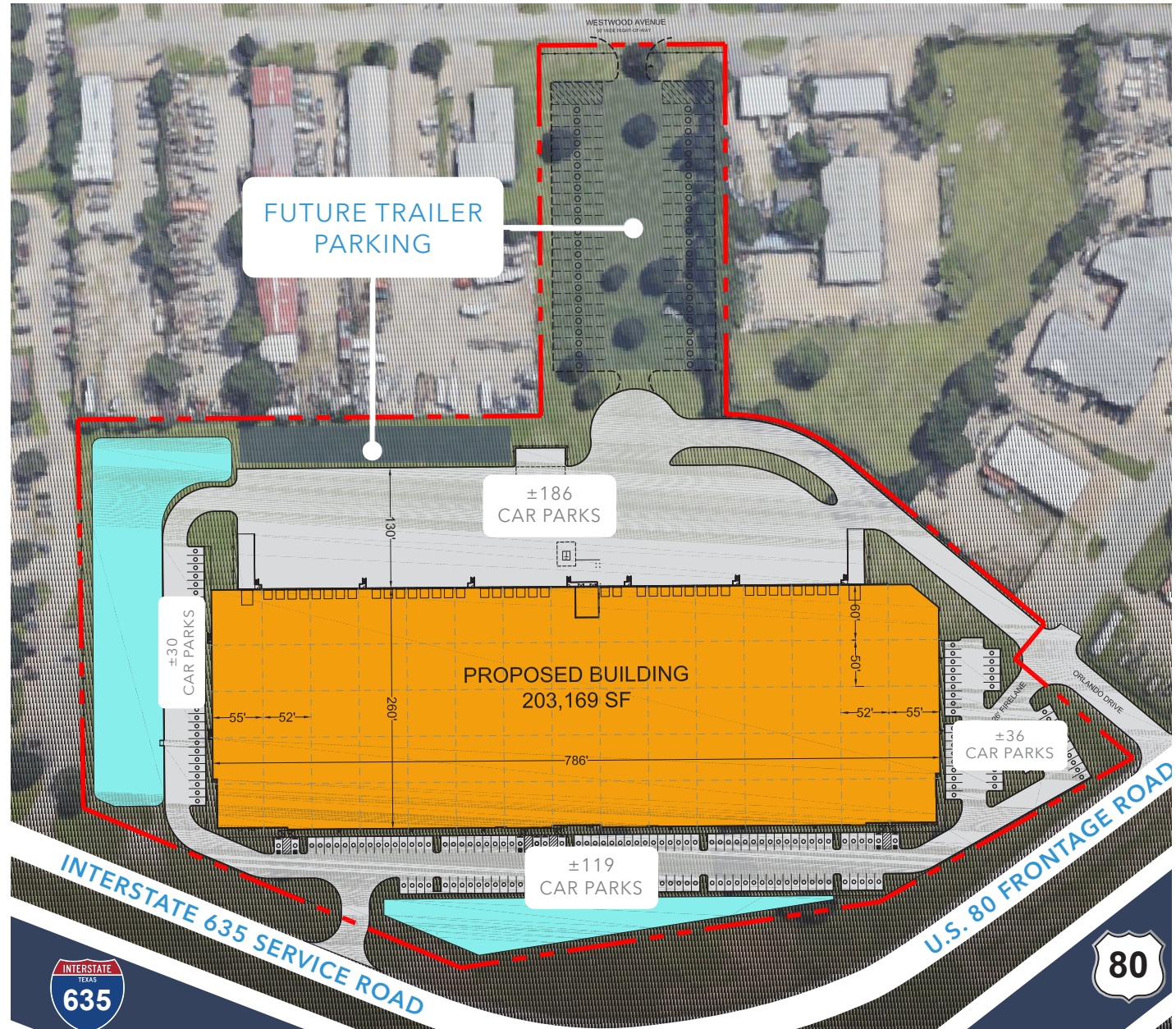
LISTED BY

**LEE & ASSOCIATES**



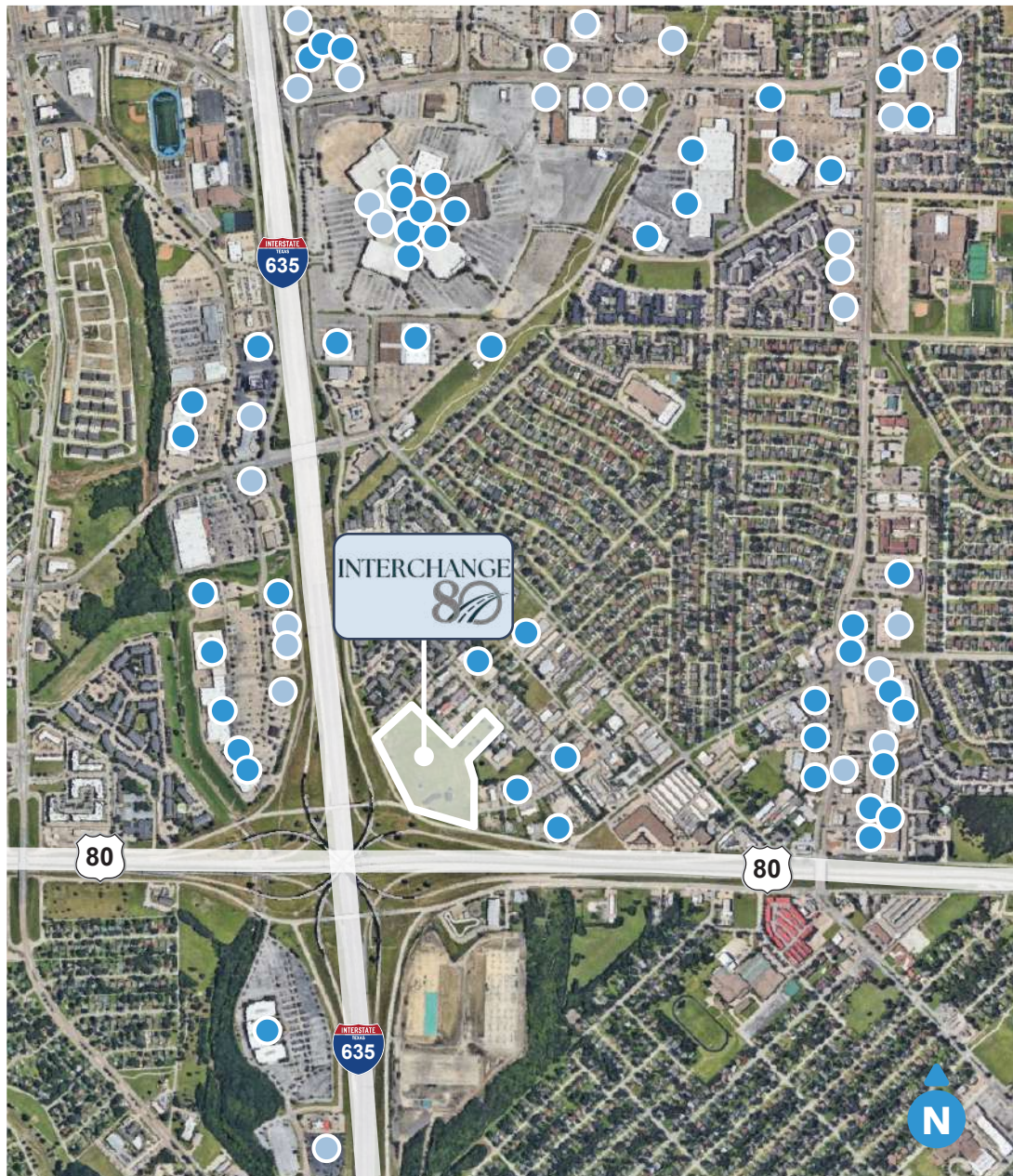
## PROJECT DETAILS

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

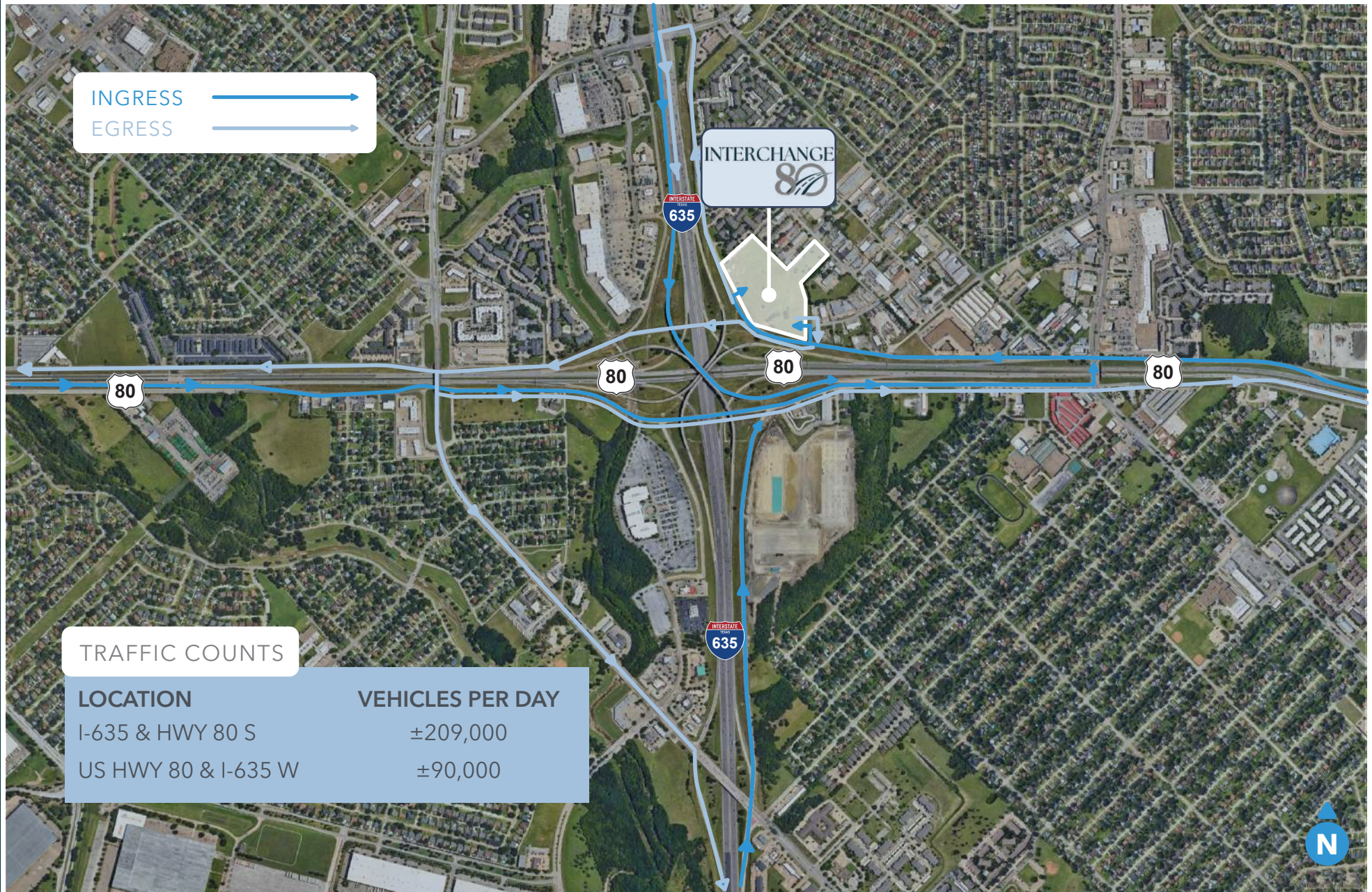
**84,208**

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



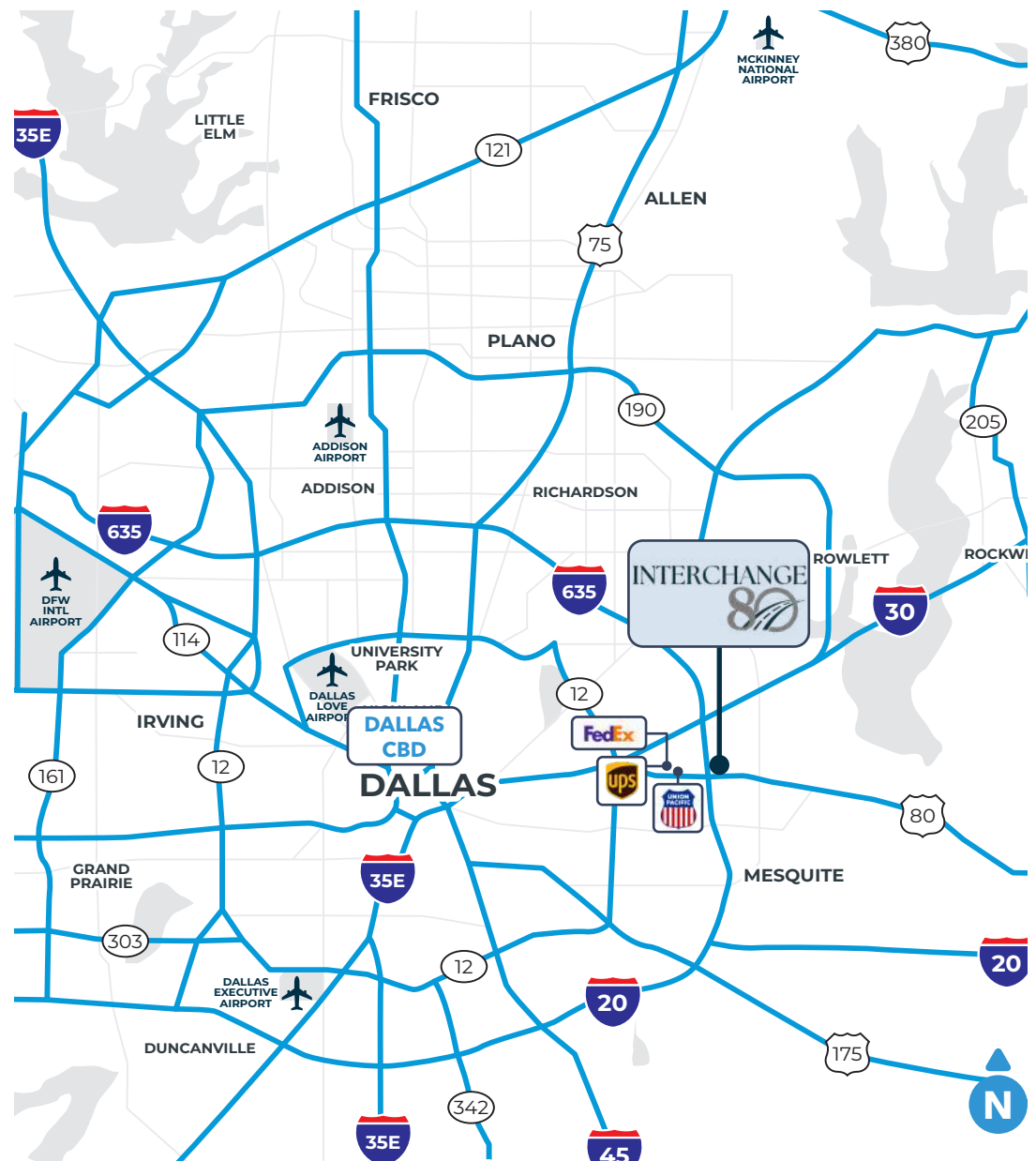
15 MIN



25 MIN



30 MIN





# INTERCHANGE 80



## CONTACT US

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