

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**

**2024 Roof
Recover**

**1.42-Acres of Fenced & Secured
Outdoor Storage**

Forney Rd

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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**
- **Completed Make Ready:**
 - **Warehouse Whitebox**
 - **New Warehouse & Office LEDs**
 - **Paint Roof Deck**
 - **New Office Paint**
- **Office & Warehouse Restrooms**
- **2024 Roof Installation**
- **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**

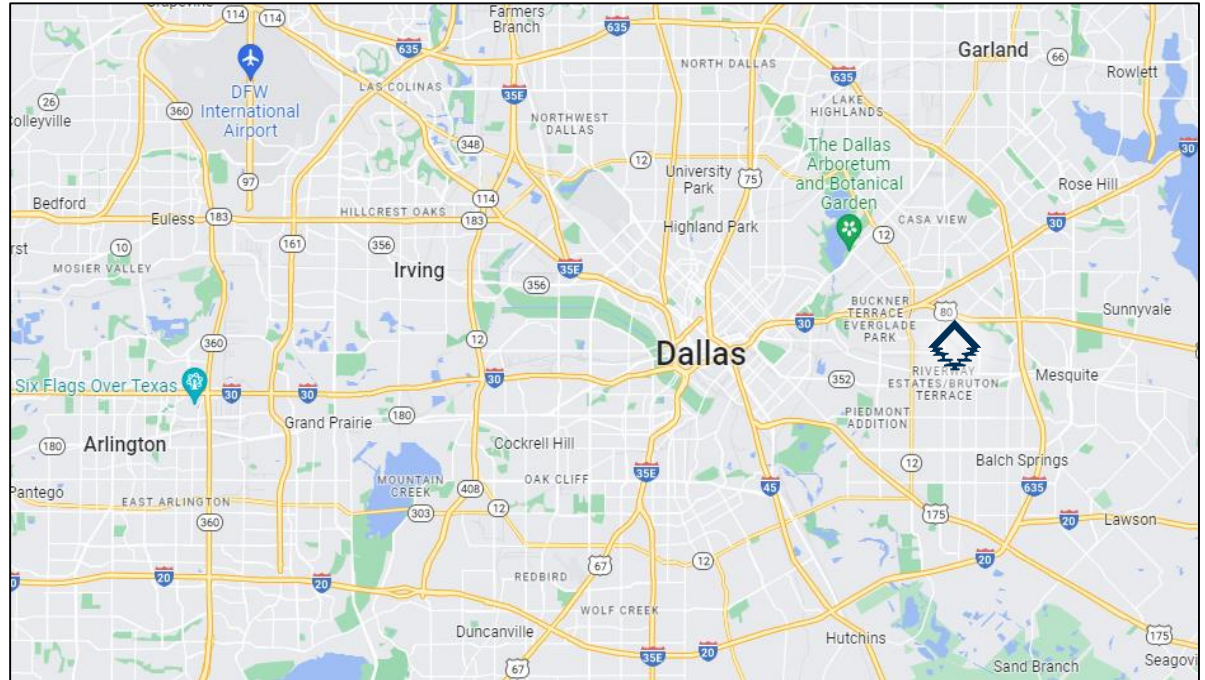
MARKETED BY:

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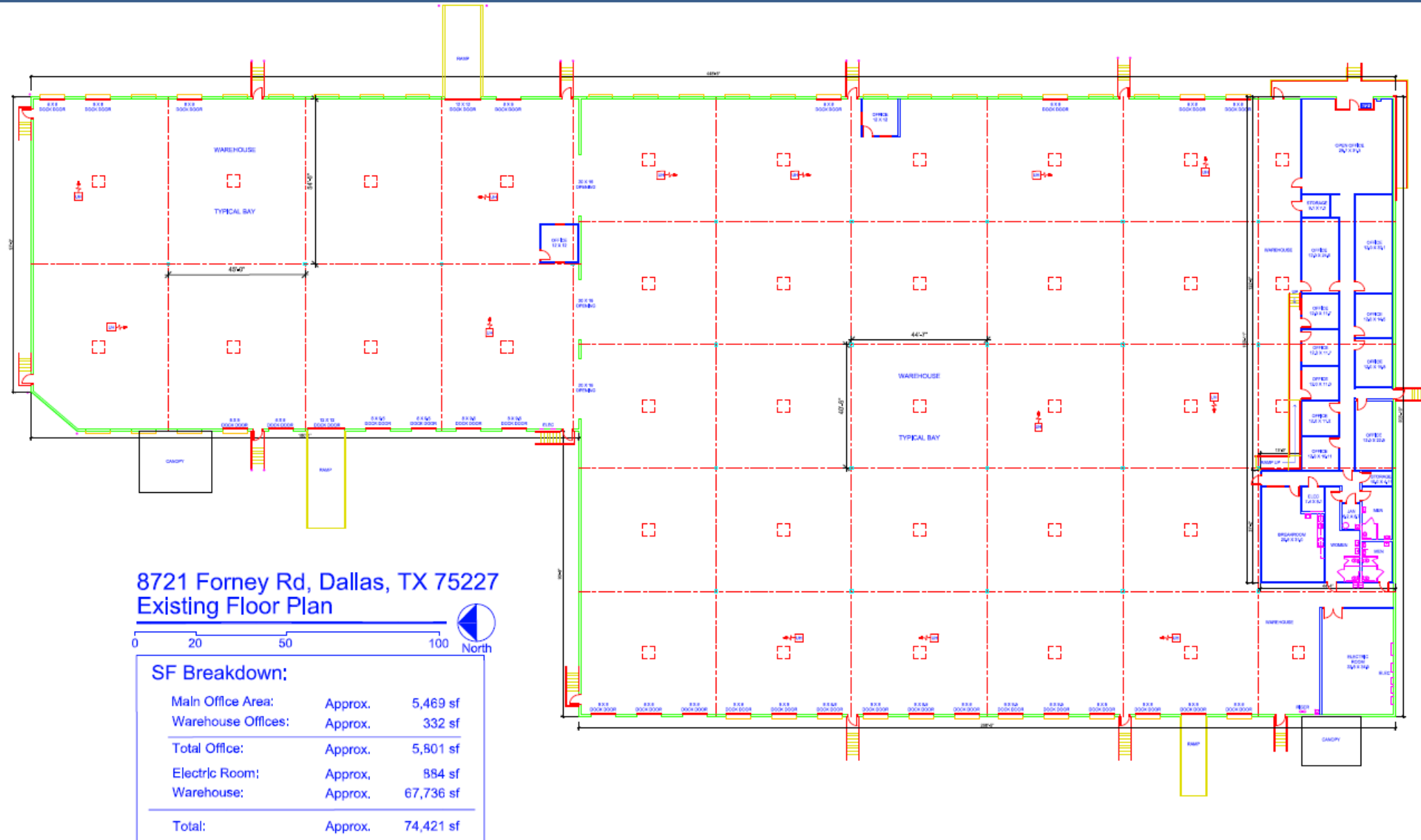


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05/23/2025

THE INFORMATION IS PROVIDED BY SOURCES DEEMED RELIABLE, HOWEVER, LEE & ASSOCIATES, LLC MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION AS TO THE ACCURACY THEREOF.

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PARKING	
TYPE	NUMBER
REGULAR	113
DISABLED	5
SEMI	75
TOTAL	193

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	1°32'11"	6,980.00'	125.85'	125.85'	S85°14'55"W



VICINITY MAP
NOT TO SCALE

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 or 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.

GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1154

ALTA/NSPS LAND TITLE SURVEY
5.813 ACRES

6.18.25

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Completed Make Ready

Painted Roof Deck

New LED Lighting

Painted Hazard Columns

Warehouse Whitebox

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Completed Make Ready

New LED Lighting

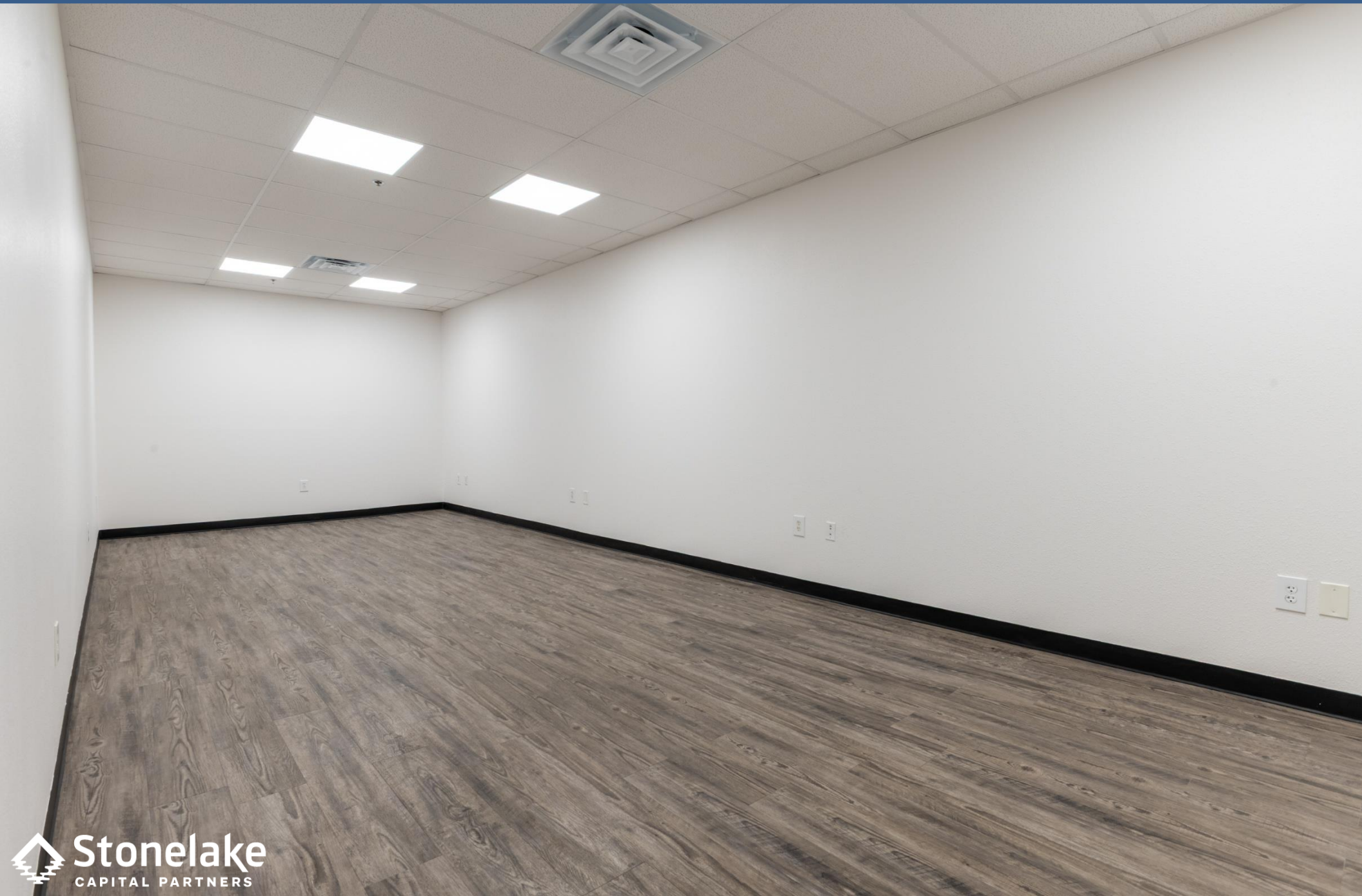
New Interior Paint

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Stonelake
CAPITAL PARTNERS

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