

FOR SALE or LEASE

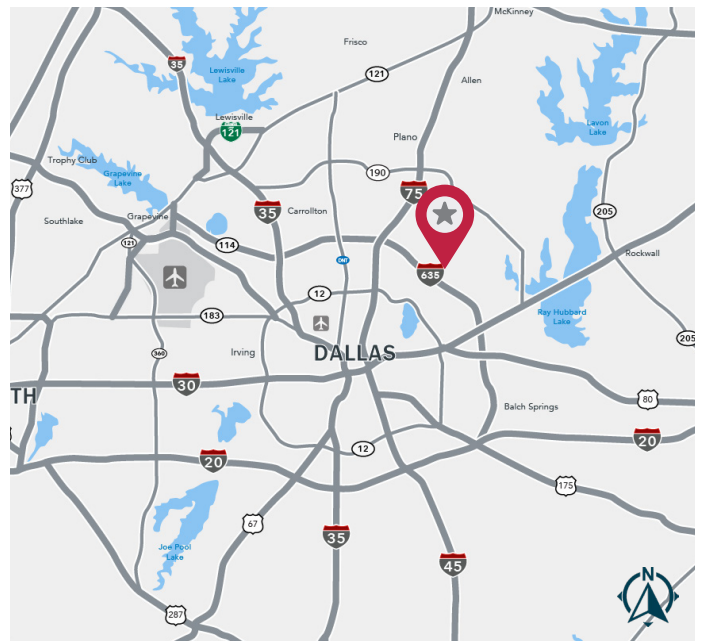
311 Gross Rd | Mesquite, TX 75149



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
- Outside storage allowed
- 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

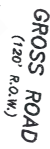
RJ FLORES

972.934.4055

rjflores@lee-associates.com

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COMMERCIAL REAL ESTATE SERVICES
leedallas.com

CITY OF MESQUITE
1.63 ACRES



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