



# MESQUITE MANGO

INDUSTRIAL & AIRPORT PARK

FOR SALE / BUILD TO SUIT 75K TO 2M SF

CLASS A MASTER-PLANNED

INDUSTRIAL PARK

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



QUICK ACCESS TO HIGHWAY 80, I-635 & I-20

CLOSE PROXIMITY TO DEEP & EDUCATED LABOR POOL

STATE-OF-THE-ART CONSTRUCTION WITH

ABUNDANT CAR & TRAILER PARKS

LEASED BY:



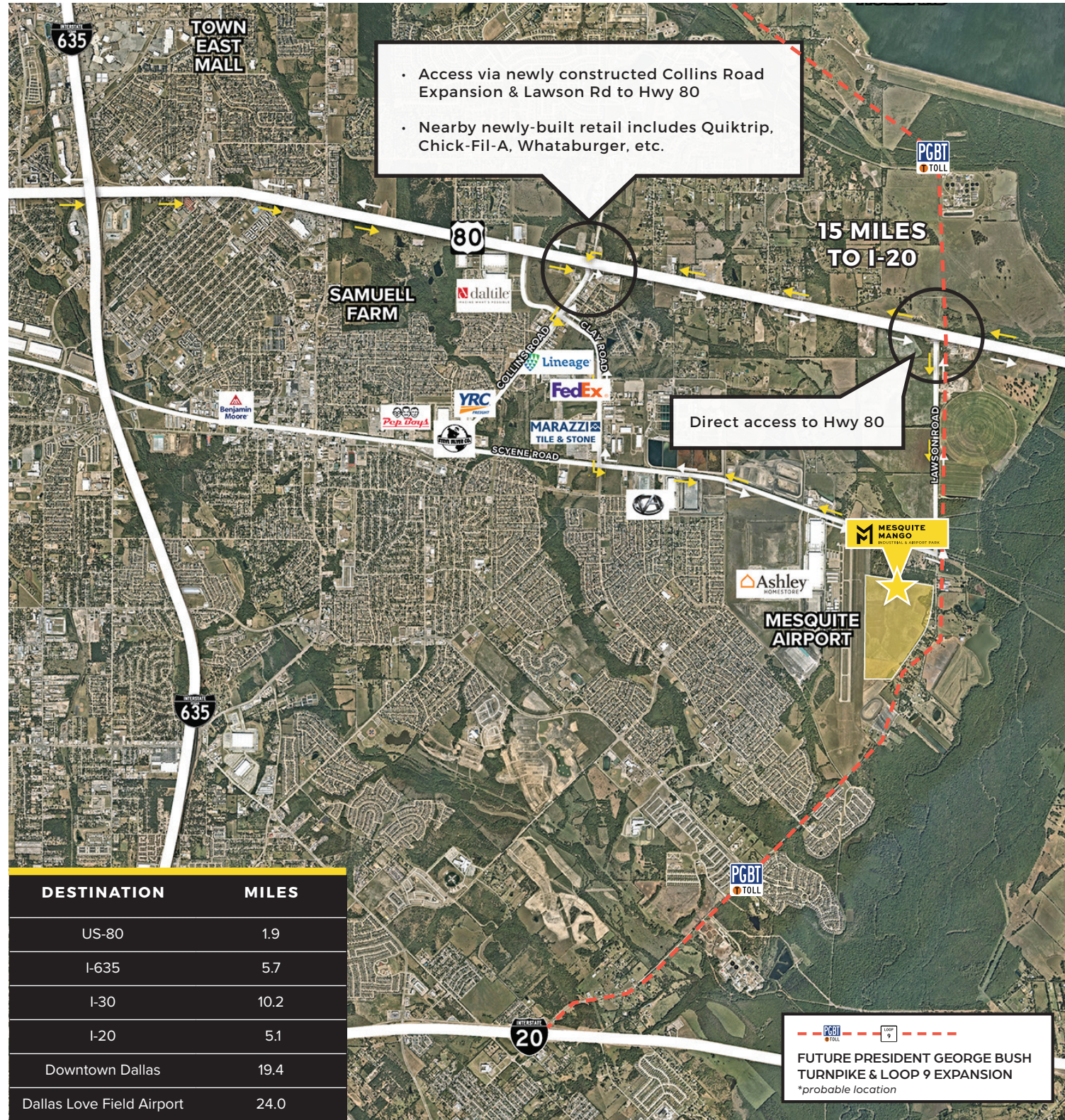
Josh Barnes, SIOR | 972.280.8353 | [jbarnes@holtlunsford.com](mailto:jbarnes@holtlunsford.com)  
Canon Shoults, SIOR | 972.280.8328 | [cshoults@holtlunsford.com](mailto:cshoults@holtlunsford.com)  
Blake Troiani | 972.265.0126 | [btroiani@holtlunsford.com](mailto:btroiani@holtlunsford.com)

DEVELOPED BY:



# INGRESS / EGRESS

**4650 SCYENE ROAD  
MESQUITE, TEXAS 75181**



## Business Park Features

- Build-to-suit options from 75,000 SF to 3M SF
- Master planned 230-acre business park for logistics and manufacturing users
- Directly adjacent to future President George Bush Turnpike and Loop 9 expansion
- Strategic location - access to major transportation routes, including Hwy 80, I-635, I-20, & I-30
- 3M SF park with state-of-the-art Class A building design
- Private circulation road for increased queuing capabilities
- Isolated employee parking
- 185' truck courts with trailer parking
- Ability to secure with designated guard house locations
- Purpose built roads and infrastructure supports heavy truck traffic and distribution needs
- Airport uses with direct access to Mesquite Metro Airport - Hangar Space Available
- Nearby numerous retail / dining amenities
- Zoned PD industrial

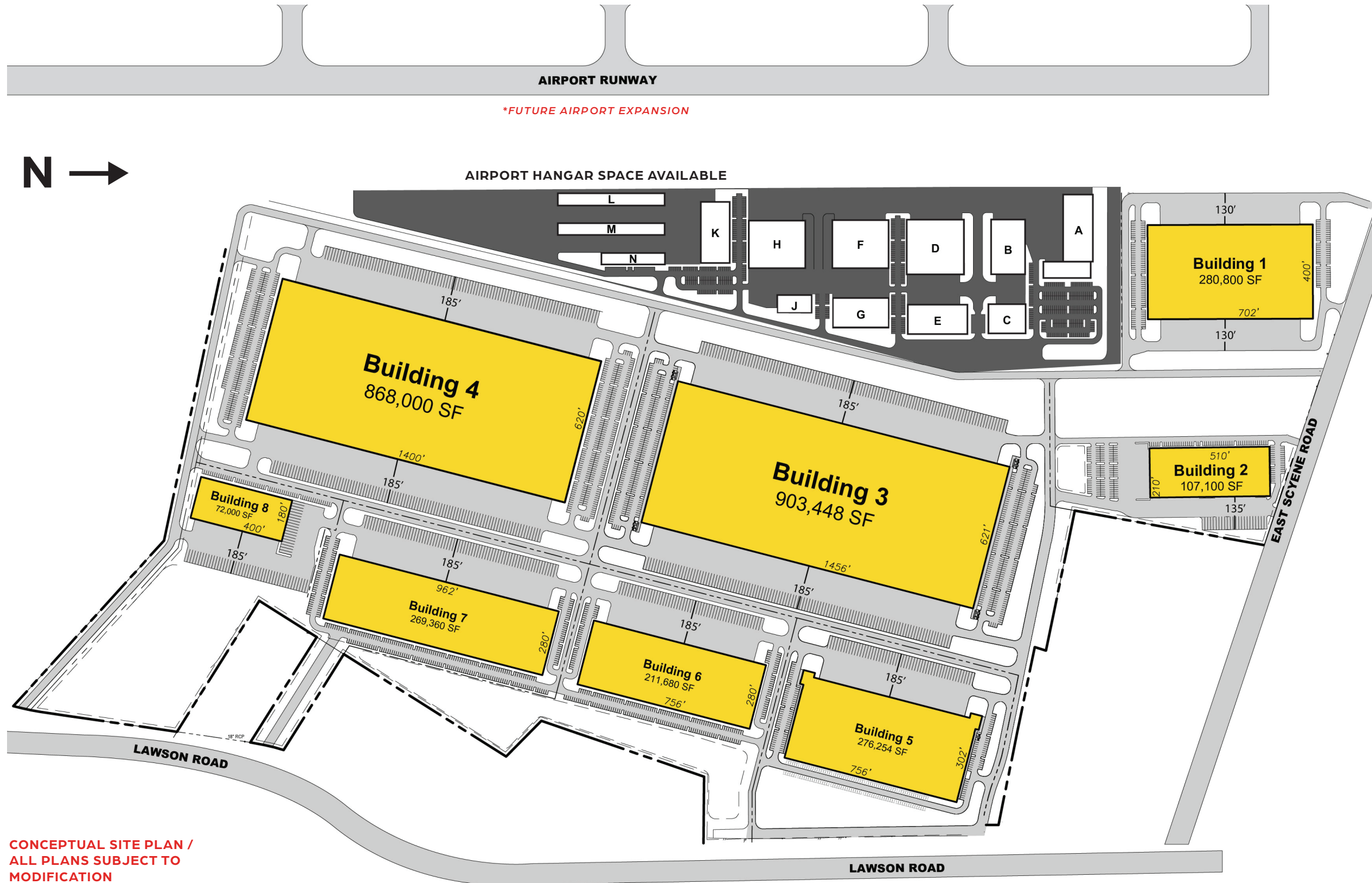


## Mesquite Highlights

- Business friendly environment - Economic incentives through the City of Mesquite (tax rebates, grants, and job creation incentives - *for qualified target industries*)
- Triple Freeport Tax exemption / Foreign Trade Zone #39 availability
- Lower operating costs compared to central Dallas, with competitive property taxes
- Access to a large industrial workforce (skilled technicians & trades) in Mesquite and surrounding cities
  - *Pulls labor from one of the fastest growing counties in the USA*
- Union Pacific Intermodal Terminal in Mesquite provides direct rail access, reducing trucking costs for long-haul freight
- Nearby expanding housing communities for diverse range of workforce needs
- Major corporate users including Ashley Furniture, PepsiCo, Union Pacific, FedEx, Canadian Solar, General Dynamics, and Daltile

# SITE PLAN A

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



## PARK HIGHLIGHTS

- Build-to-suit opportunities
- 230 acre logistics park
- 8 building master plan
- 32'- 40' clear heights
- 185' truck courts
- Zoned PD industrial
- Ability to fence and secure

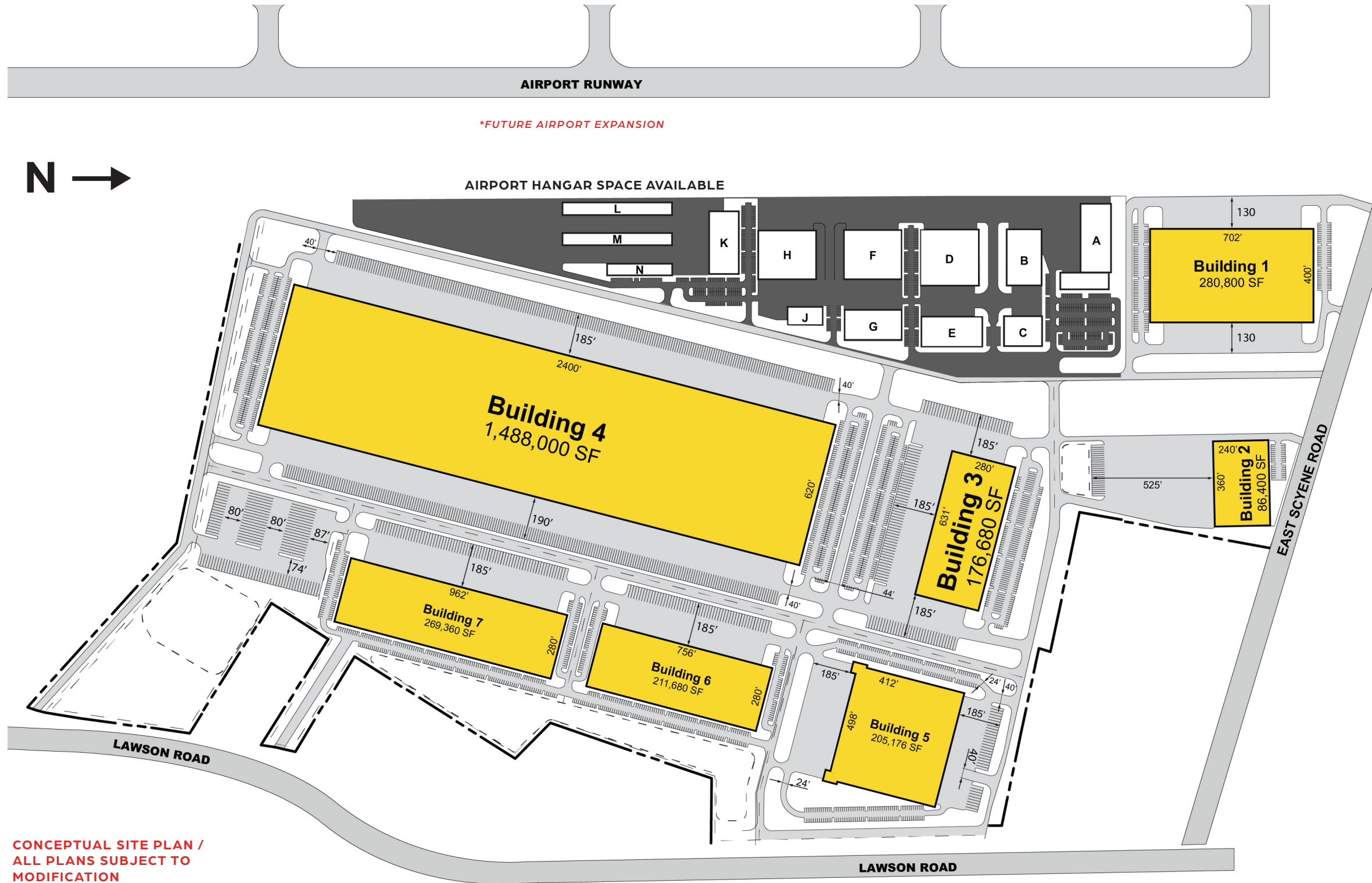
## SITE DATA

Building 1	280,800 SF
Building 2	107,100 SF
Building 3	903,448 SF
Building 4	868,000 SF
Building 5	276,254 SF
Building 6	211,680 SF
Building 7	269,360 SF
Building 8	72,000 SF
<b>Total</b>	<b>2,988,642 SF</b>

CONCEPTUAL SITE PLAN /  
ALL PLANS SUBJECT TO  
MODIFICATION

# SITE PLAN B

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



## PARK HIGHLIGHTS

- Build-to-suit opportunities
- 230 acre logistics park
- 7 building master plan
- 32'- 40' clear heights
- 185' truck courts
- Zoned PD industrial
- Ability to fence and secure

## SITE DATA

Building 1	280,800 SF
Building 2	86,400 SF
Building 3	176,680 SF
Building 4	1,488,000 SF
Building 5	205,176 SF
Building 6	211,680 SF
Building 7	269,360 SF
<b>Total</b>	<b>2,718,096 SF</b>

CONCEPTUAL SITE PLAN /  
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MODIFICATION

# INFO

**4650 SCYENE ROAD  
MESQUITE, TEXAS 75181**



## NATIONAL

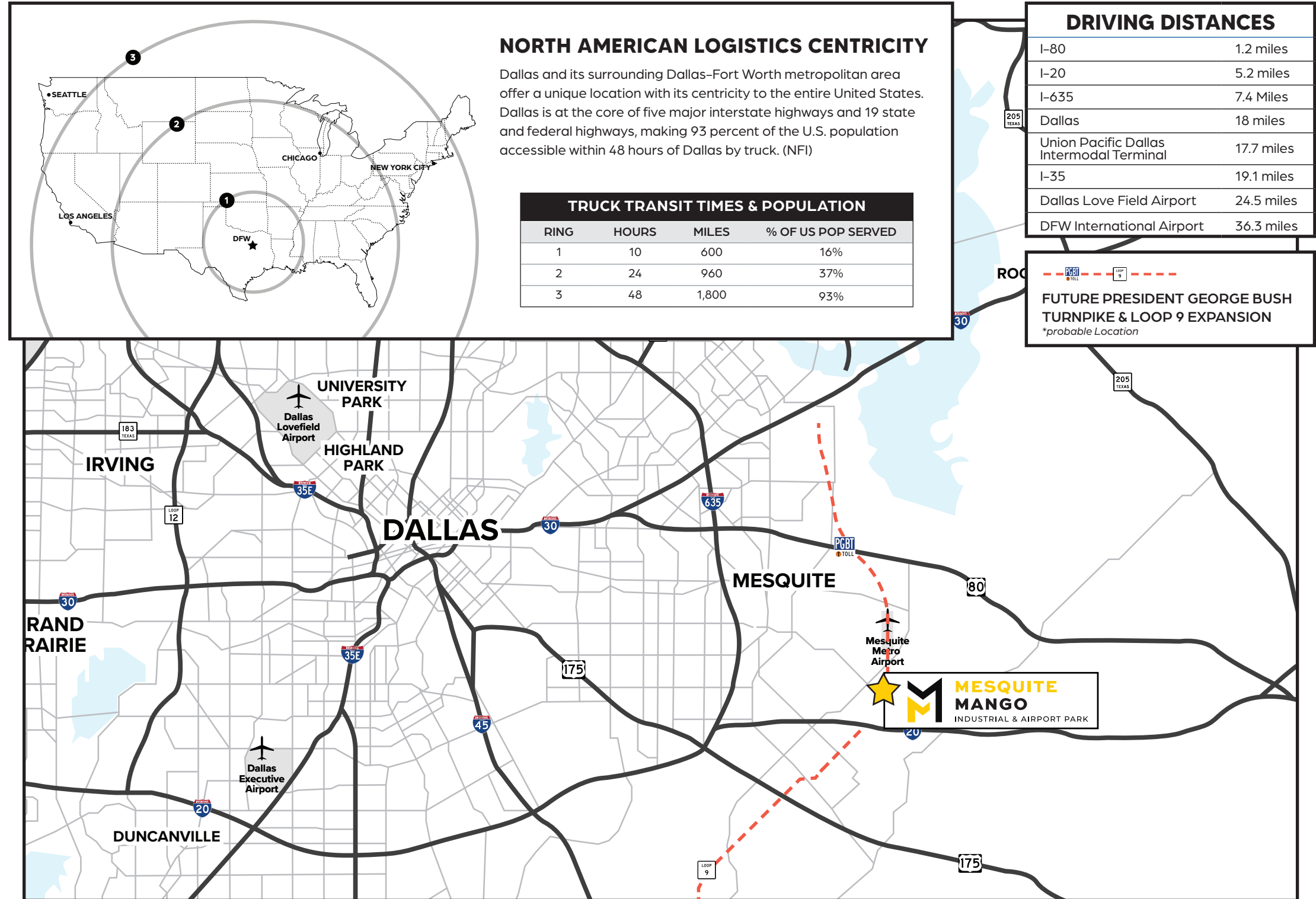
- Central location, excellent access to national and international thoroughfares makes DFW a critical gateway for the economy.
- I-20 and I-35 are a major trade intersections that provides access from Mexico to Canada (N to S) and California to Florida (W to E).
- Dallas is the ideal location for less than 2-day delivery to almost anywhere in the United States. The dramatic growth of ecommerce since 2020 has led Dallas to become one of the hottest markets for ecommerce distribution. (Shippers Group)
- 9.4% of America's manufacturing activity happens in Texas. (Independent Institute)
- As more companies bring manufacturing back to the United States, or at least closer to Mexico, the demand for warehousing and distribution services in the southern regions of the U.S., especially the Dallas market, will continue to grow. (Shippers Group)
- Asking rent in the Dallas area is still about 25% less than the average of the Top 20 U.S. Warehousing Market. (Dallas News)

## REGIONAL

- Fuel costs are driving decisions to place inventories closer to customers. With forecasts of explosive population growth in Texas, more shippers are positioning inventories in the North Central region of the Texas. (Shippers Group)
- Dallas-Fort Worth Metro continues to rank among the top internationally in industrial space expansion. (ITS Logistics)
- Dallas and its surrounding Dallas-Fort Worth metropolitan area offer a unique location with its centrality to the entire United States. (NFI Logistics)

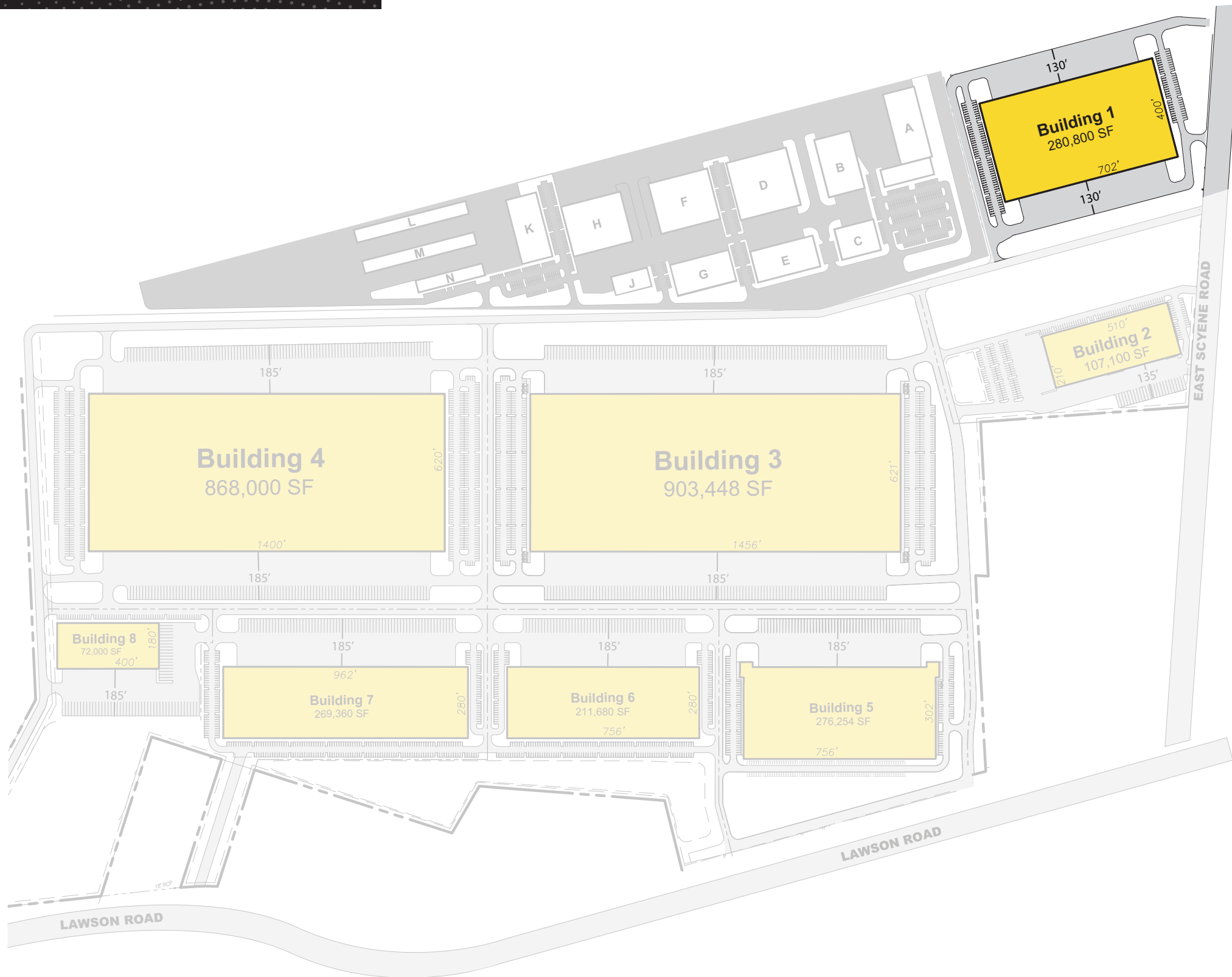
## LOCAL

- State Highway 190 PGBT construction will link the PGBT to Highway 80 and I-20, looping in the Mesquite market into the metroplex. (NTTA)
- DFW: #1 NET JOB GROWTH: 235 (+5.9%) Trailing 12 Months (Jan 2023). (Newmark)
- More than 175 companies, including 50+ from California, have relocated their headquarters to DFW since 2010. (Newmark)
- Texas leads the nation in employees returning to the office. At 54%, the Dallas metro far surpasses the top 10 metro average of ±50%. (Kastle)
- East Dallas is a rapidly growing area for young families as they seek out more affordable housing options but still within the Dallas metroplex. (Dallasites101)



# BUILDING 1

4650 SCYENE ROAD  
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	<b>TOTAL SIZE</b>	280,800 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	400'
	<b>TYPICAL BAY SIZE</b>	54' x 46'6"
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	36'
	<b>LOADING</b>	Cross dock
	<b>DOCK DOORS</b>	61
	<b>RAMPS</b>	4
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	130'
	<b>CAR PARKS</b>	156
	<b>TRAILER PARKS</b>	0
	<b>SECURITY</b>	Fenced and gated access available

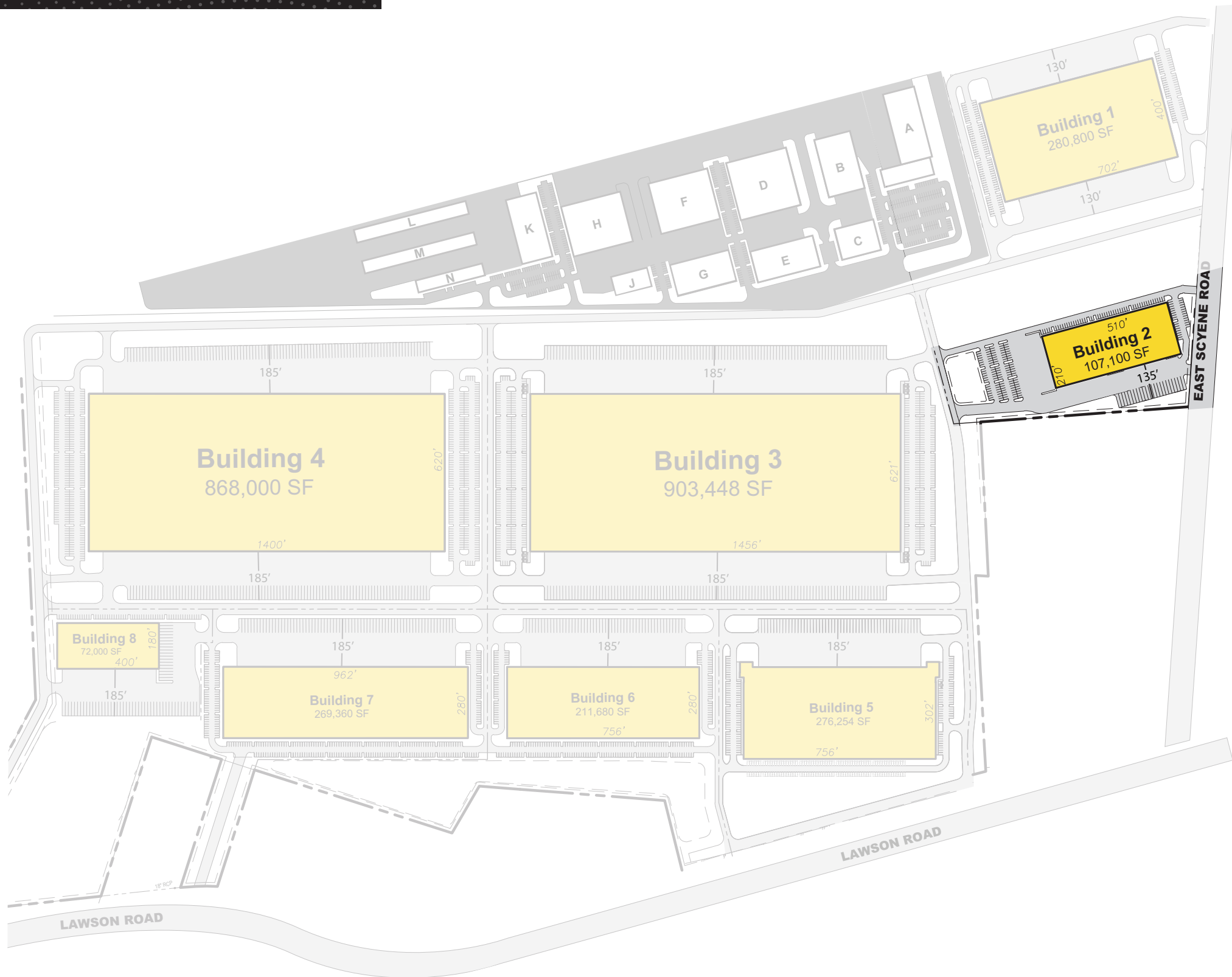
CONCEPTUAL SITE PLAN / ALL PLANS  
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Josh Barnes, SIOR | 972.280.8353 | jrbarnes@holtlunsford.com  
 Canon Shoults, SIOR | 972.280.8328 | cshoults@holtlunsford.com  
 Blake Troiani | 972.265.0126 | btroiani@holtlunsford.com



# BUILDING 2A

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MESQUITE, TEXAS 75181



	<b>TOTAL SIZE</b>	107,100 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	210'
	<b>TYPICAL BAY SIZE</b>	52' x 50'
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	Rear load
	<b>DOCK DOORS</b>	28
	<b>RAMPS</b>	2
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	135'
	<b>CAR PARKS</b>	72
	<b>TRAILER PARKS</b>	24
	<b>SECURITY</b>	Fenced and gated access available

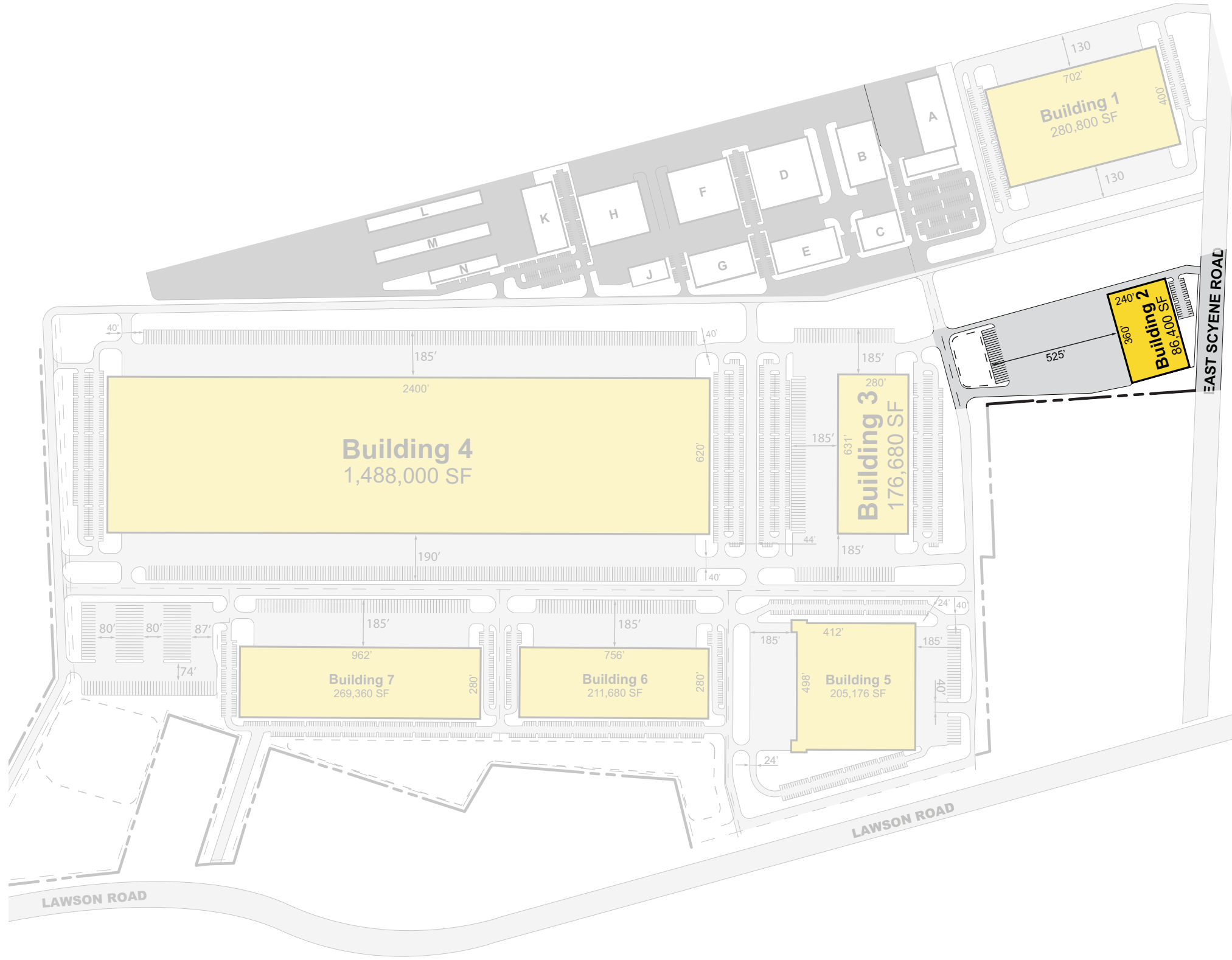
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# BUILDING 2B

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



	<b>TOTAL SIZE</b>	68,400 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	240'
	<b>TYPICAL BAY SIZE</b>	52'
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	Rear load
	<b>DOCK DOORS</b>	18
	<b>RAMPS</b>	2
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	135' with outside storage
	<b>CAR PARKS</b>	32
	<b>TRAILER PARKS</b>	24
	<b>SECURITY</b>	Fenced and gated access available

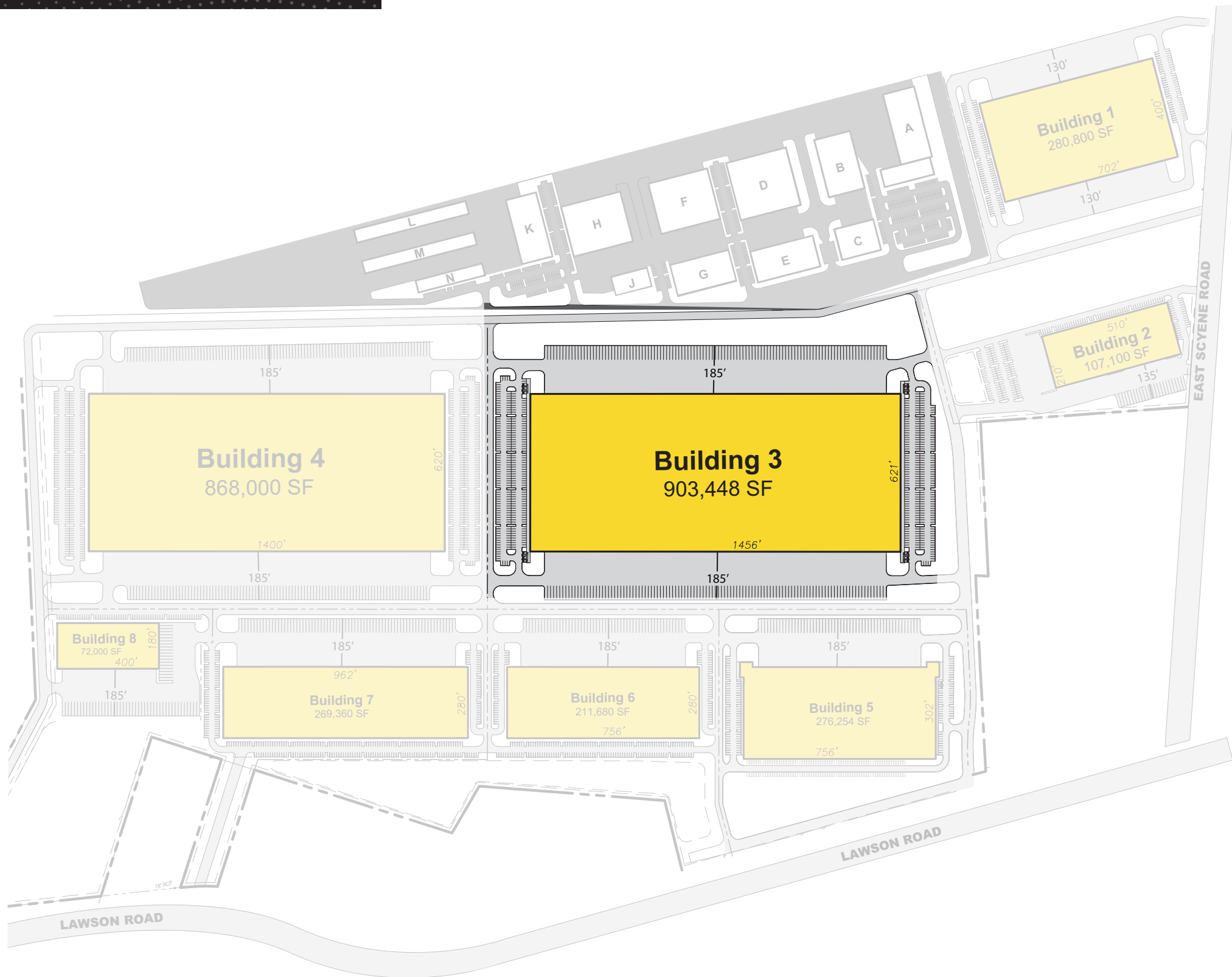
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# BUILDING 3A

4650 SCYENE ROAD  
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	<b>TOTAL SIZE</b>	903,448 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	621'
	<b>TYPICAL BAY SIZE</b>	56' x 50'
	<b>STAGING BAY</b>	56' x 60'
	<b>CLEAR HEIGHT</b>	40'
	<b>LOADING</b>	Cross dock
	<b>DOCK DOORS</b>	162
	<b>RAMPS</b>	4
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185'
	<b>CAR PARKS</b>	547
	<b>TRAILER PARKS</b>	224
	<b>SECURITY</b>	Fenced and gated access available

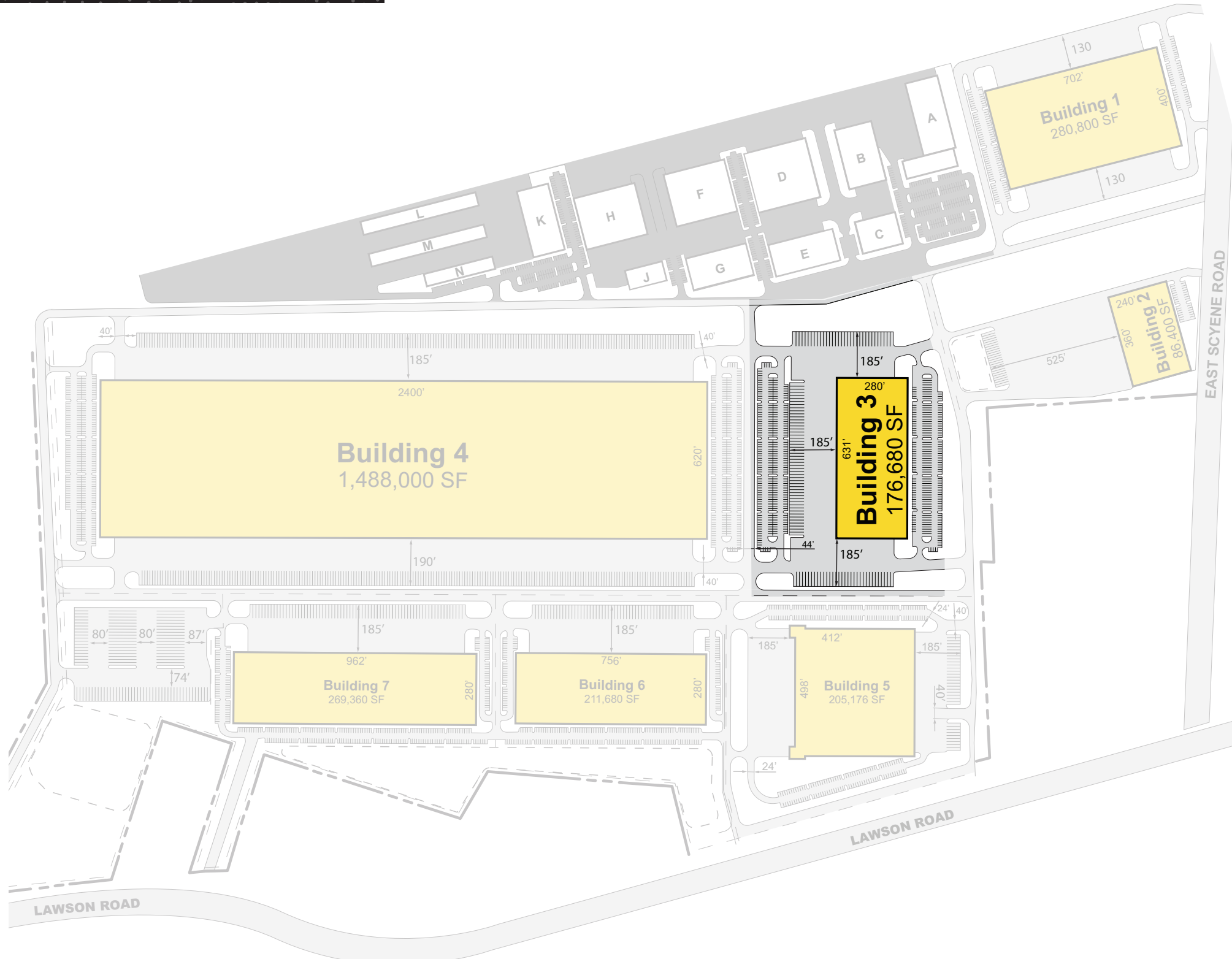
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# BUILDING 3B

4650 SCYENE ROAD  
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	<b>TOTAL SIZE</b>	176,680 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	280'
	<b>TYPICAL BAY SIZE</b>	52'
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	Rear load
	<b>DOCK DOORS</b>	46
	<b>RAMPS</b>	2
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185' / Triload
	<b>CAR PARKS</b>	200
	<b>TRAILER PARKS</b>	100
	<b>SECURITY</b>	Fenced and gated access available

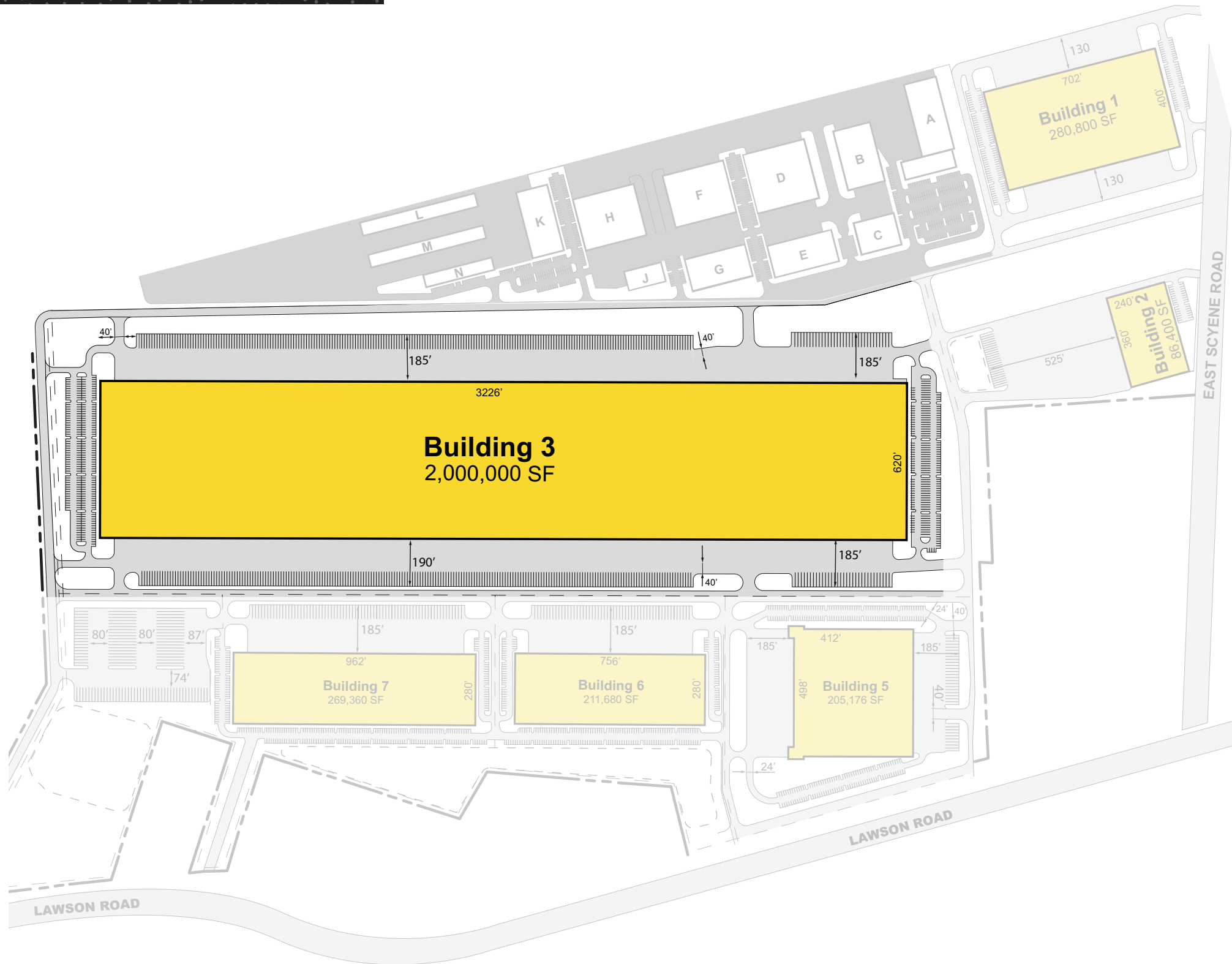
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# BUILDING 3C

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



	<b>TOTAL SIZE</b>	2,000,000
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	620'
	<b>TYPICAL BAY SIZE</b>	56' x 50'
	<b>STAGING BAY</b>	56' x 60'
	<b>CLEAR HEIGHT</b>	40'
	<b>LOADING</b>	Cross Dock
	<b>DOCK DOORS</b>	434
	<b>RAMPS</b>	4
	<b>POWER</b>	3-phase 480V 3,000 AMPs
	<b>SLAB THICKNESS</b>	7" reinforced slab
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185' / 190'
	<b>CAR PARKS</b>	552
	<b>TRAILER PARKS</b>	664
	<b>SECURITY</b>	Fences and gated access available

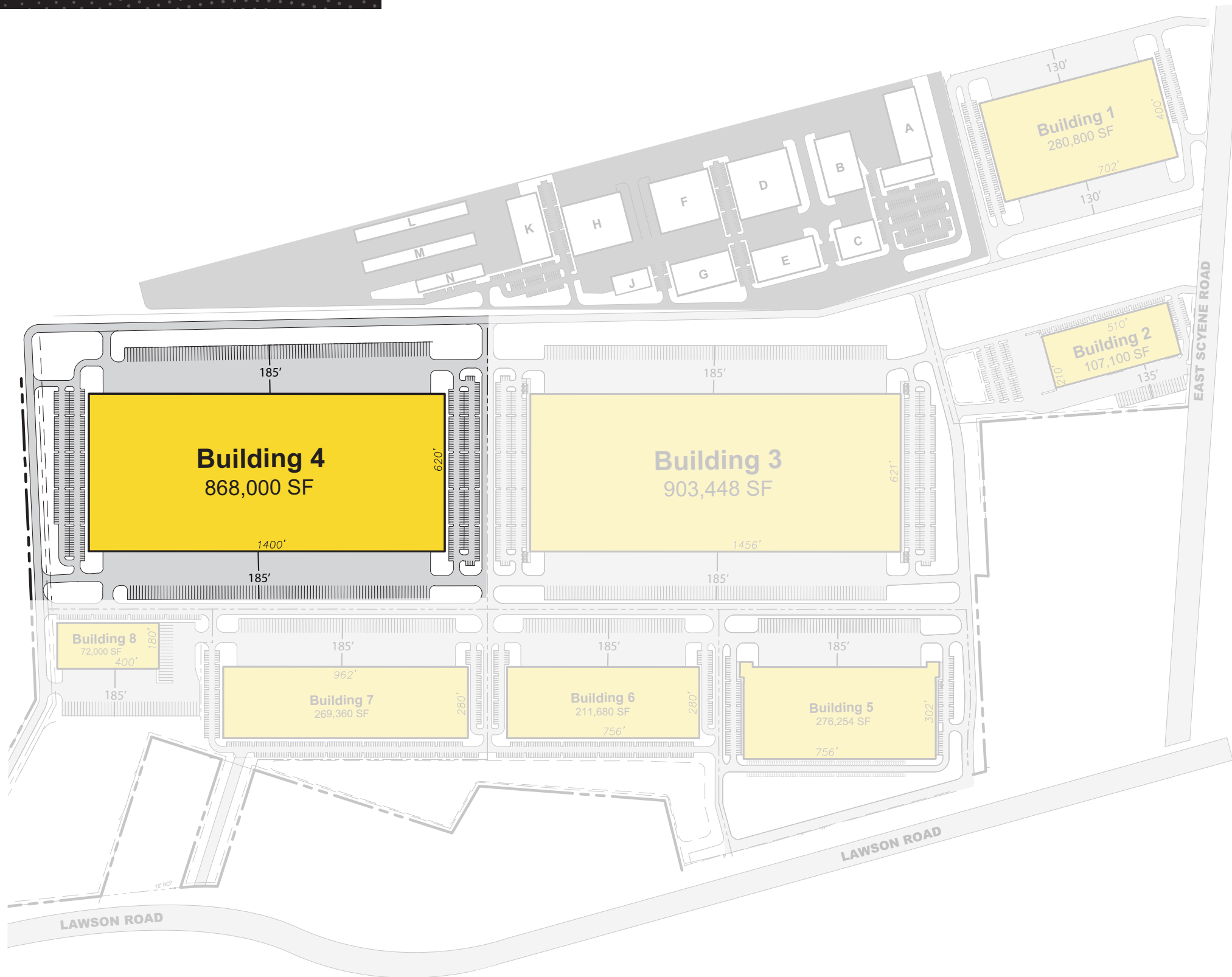
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# BUILDING 4A

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



	<b>TOTAL SIZE</b>	868,000 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	620'
	<b>TYPICAL BAY SIZE</b>	56' x 50'
	<b>STAGING BAY</b>	56' x 60'
	<b>CLEAR HEIGHT</b>	40'
	<b>LOADING</b>	Cross dock
	<b>DOCK DOORS</b>	168
	<b>RAMPS</b>	4
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185'
	<b>CAR PARKS</b>	546
	<b>TRAILER PARKS</b>	199
	<b>SECURITY</b>	Fenced and gated access available

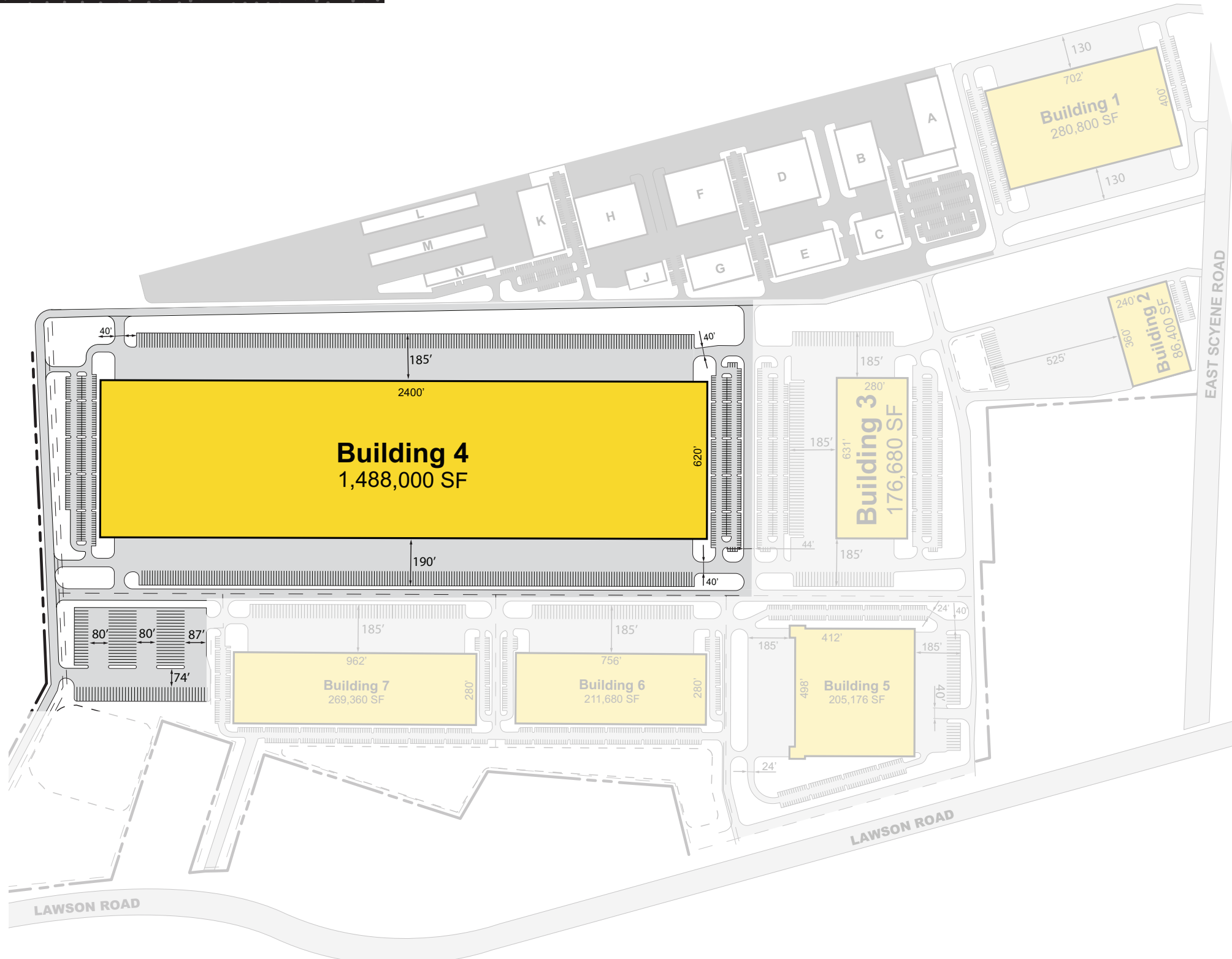
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# BUILDING 4B

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



	<b>TOTAL SIZE</b>	1,488,000 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	620'
	<b>TYPICAL BAY SIZE</b>	56' x 50'
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	40'
	<b>LOADING</b>	Cross dock
	<b>DOCK DOORS</b>	296
	<b>RAMPS</b>	4
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185'
	<b>CAR PARKS</b>	546
	<b>TRAILER PARKS</b>	341
	<b>SECURITY</b>	Fenced and gated access available

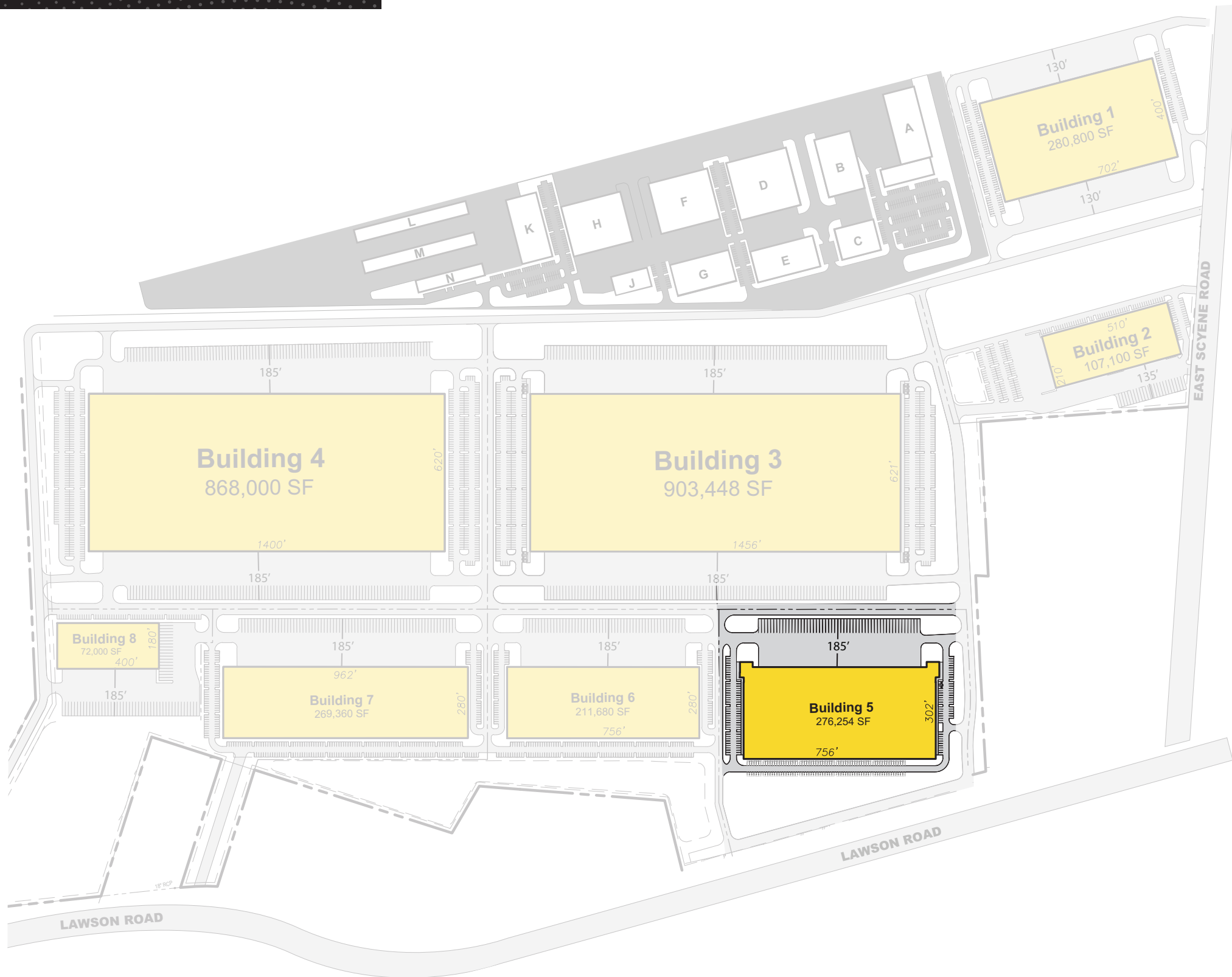
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# BUILDING 5A

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



	<b>TOTAL SIZE</b>	276,254 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	302'
	<b>TYPICAL BAY SIZE</b>	52' x 50'
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	Front loader
	<b>DOCK DOORS</b>	38
	<b>RAMPS</b>	2
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185'
	<b>CAR PARKS</b>	121
	<b>TRAILER PARKS</b>	53
	<b>SECURITY</b>	Fenced and gated access available

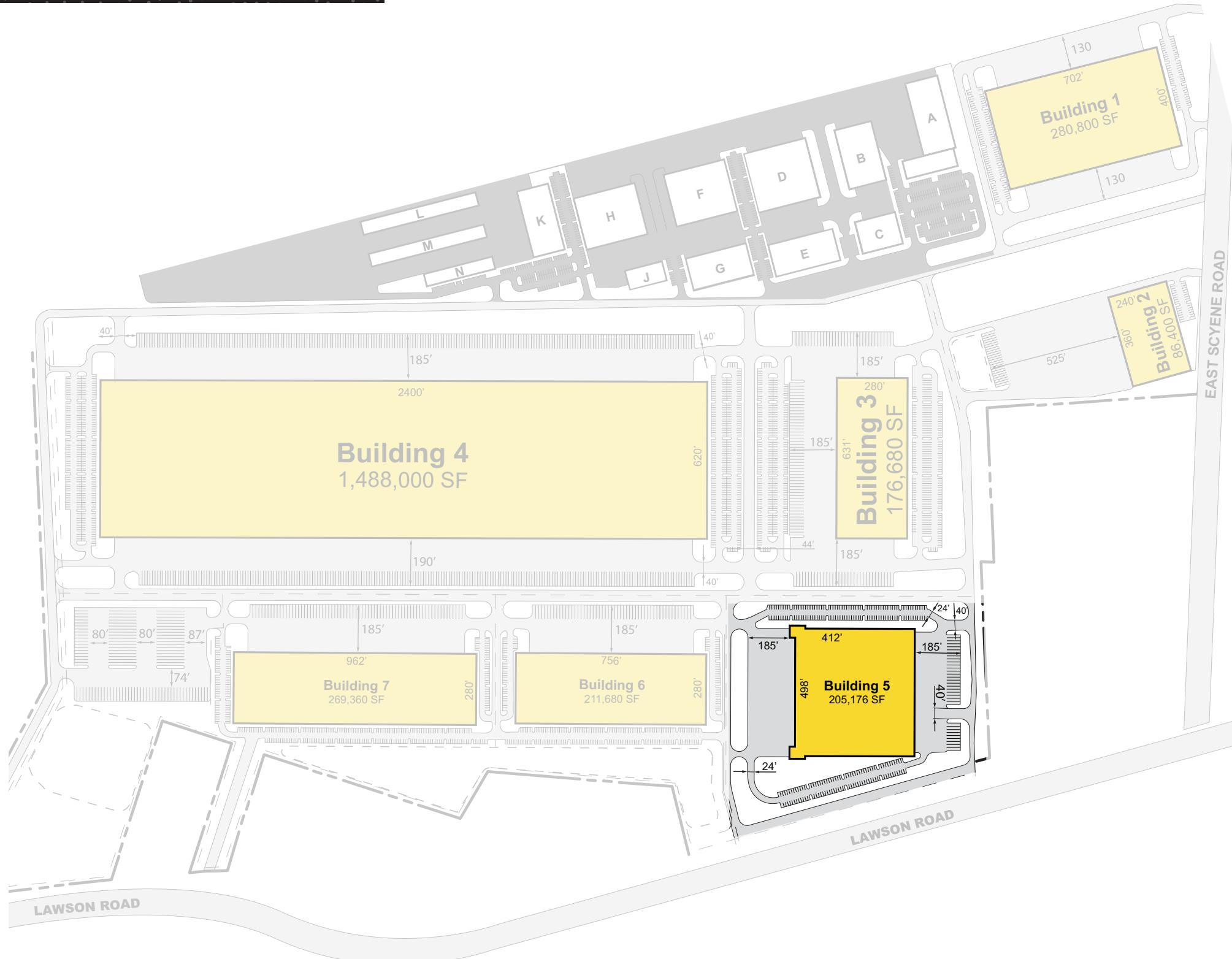
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# BUILDING 5B

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



	<b>TOTAL SIZE</b>	205,176 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	412'
	<b>TYPICAL BAY SIZE</b>	52' x 50'
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	Front loader
	<b>DOCK DOORS</b>	38
	<b>RAMPS</b>	2
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185'
	<b>CAR PARKS</b>	121
	<b>TRAILER PARKS</b>	53
	<b>SECURITY</b>	Fenced and gated access available

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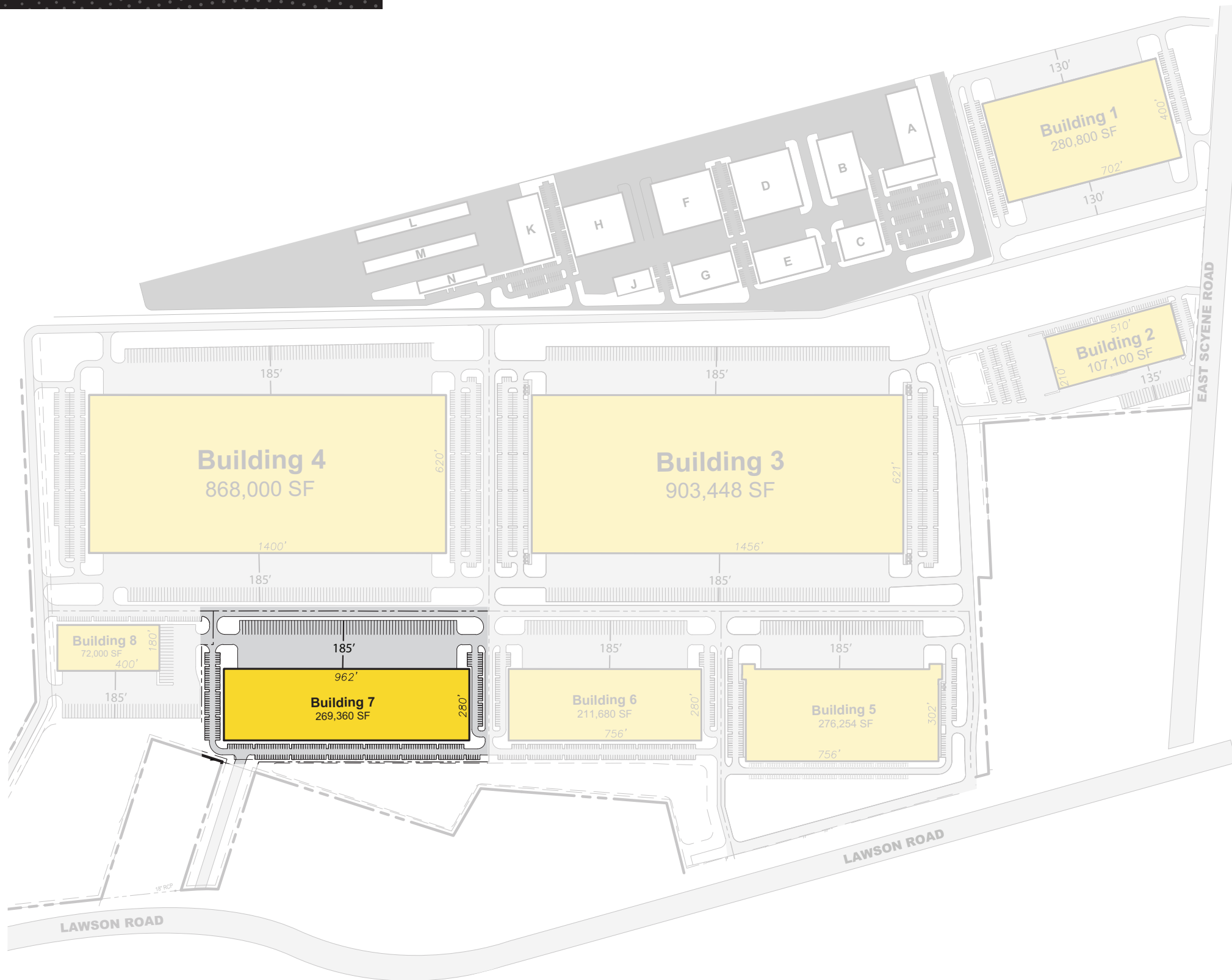
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# BUILDING 7

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



	<b>TOTAL SIZE</b>	269,360 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	280'
	<b>TYPICAL BAY SIZE</b>	52' x 50'
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	Rear loader
	<b>DOCK DOORS</b>	38
	<b>RAMPS</b>	2
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185'
	<b>CAR PARKS</b>	295
	<b>TRAILER PARKS</b>	71
	<b>SECURITY</b>	Fenced and gated access available

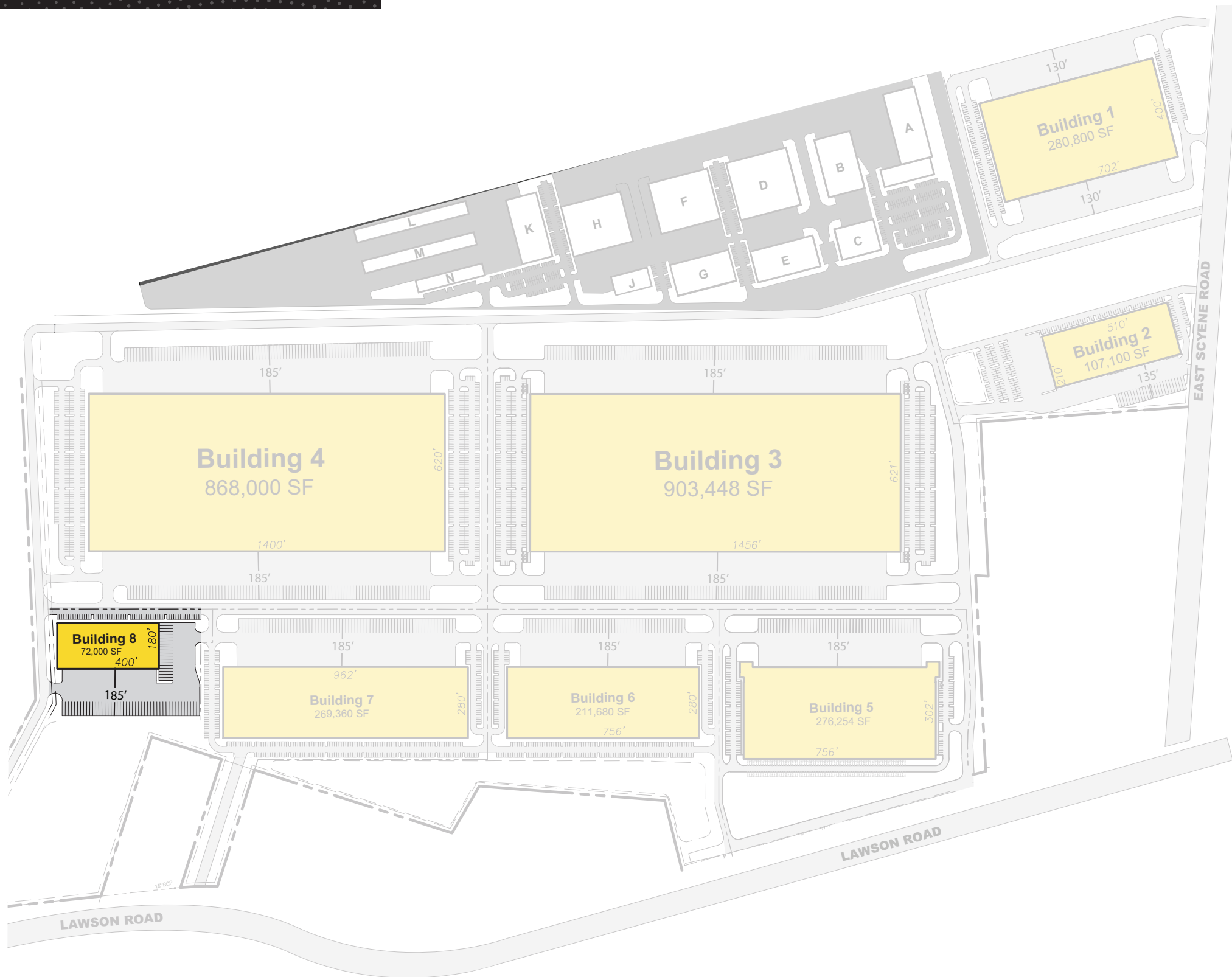
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# BUILDING 8A

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



	<b>TOTAL SIZE</b>	72,000 SF
	<b>OFFICE AREA</b>	Build-to-suit
	<b>BUILDING DEPTH</b>	180'
	<b>TYPICAL BAY SIZE</b>	50' x 60'
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	Rear loader
	<b>DOCK DOORS</b>	28
	<b>RAMPS</b>	2
	<b>POWER</b>	3-phase 480V
	<b>ROOF</b>	TPO
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185'
	<b>CAR PARKS</b>	60
	<b>TRAILER PARKS</b>	64
	<b>SECURITY</b>	Fenced and gated access available

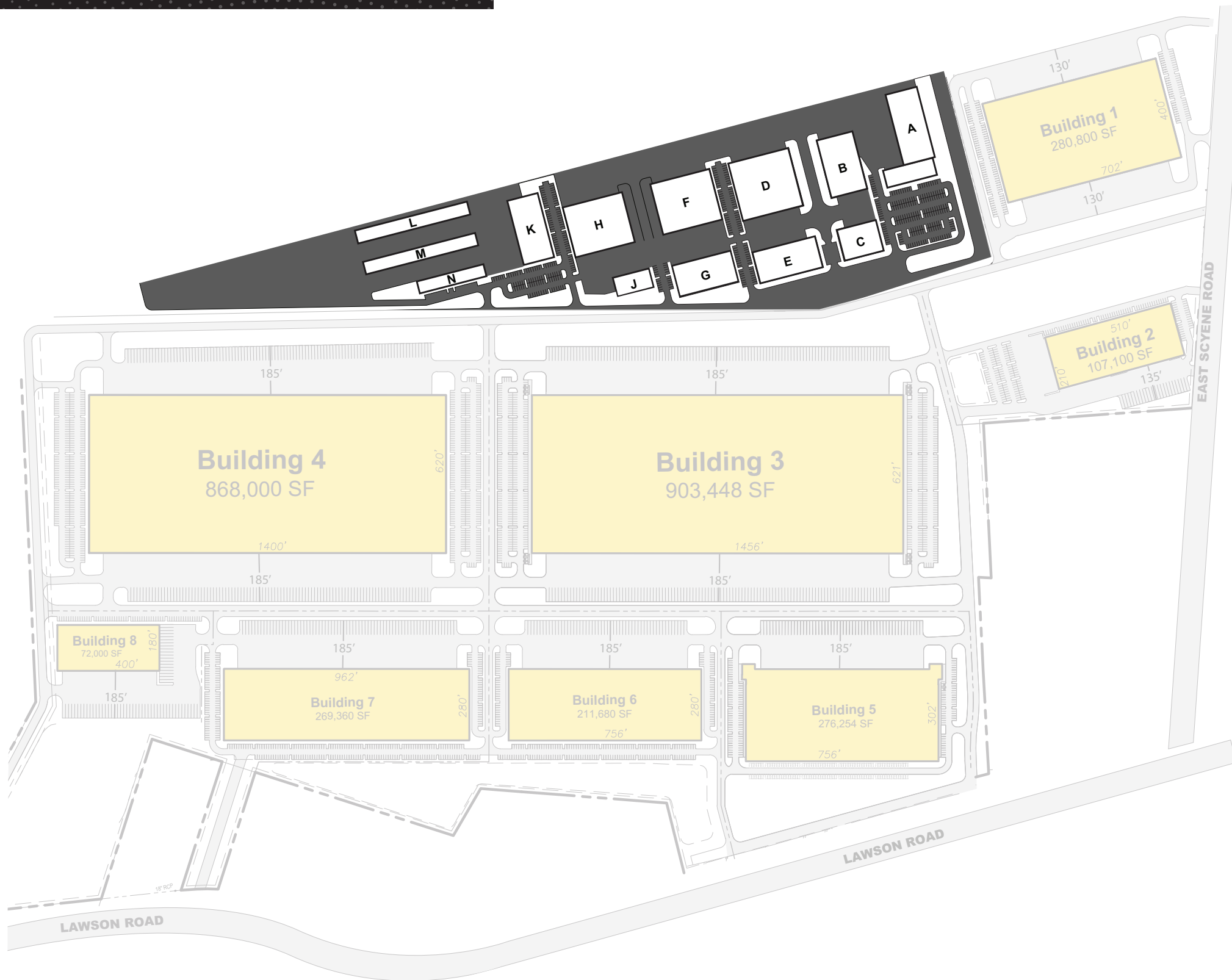
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# PRIVATE AIRPORT HANGAR

4650 SCYENE ROAD  
MESQUITE, TEXAS 75181



## PRIVATE AIRPORT HANGARS

- 38 acres dedicated to private airport hangars
- 13 buildings | approximately 460,000 SF
- Direct access to Mesquite Metro Airport and FBO

## MESQUITE METRO AIRPORT

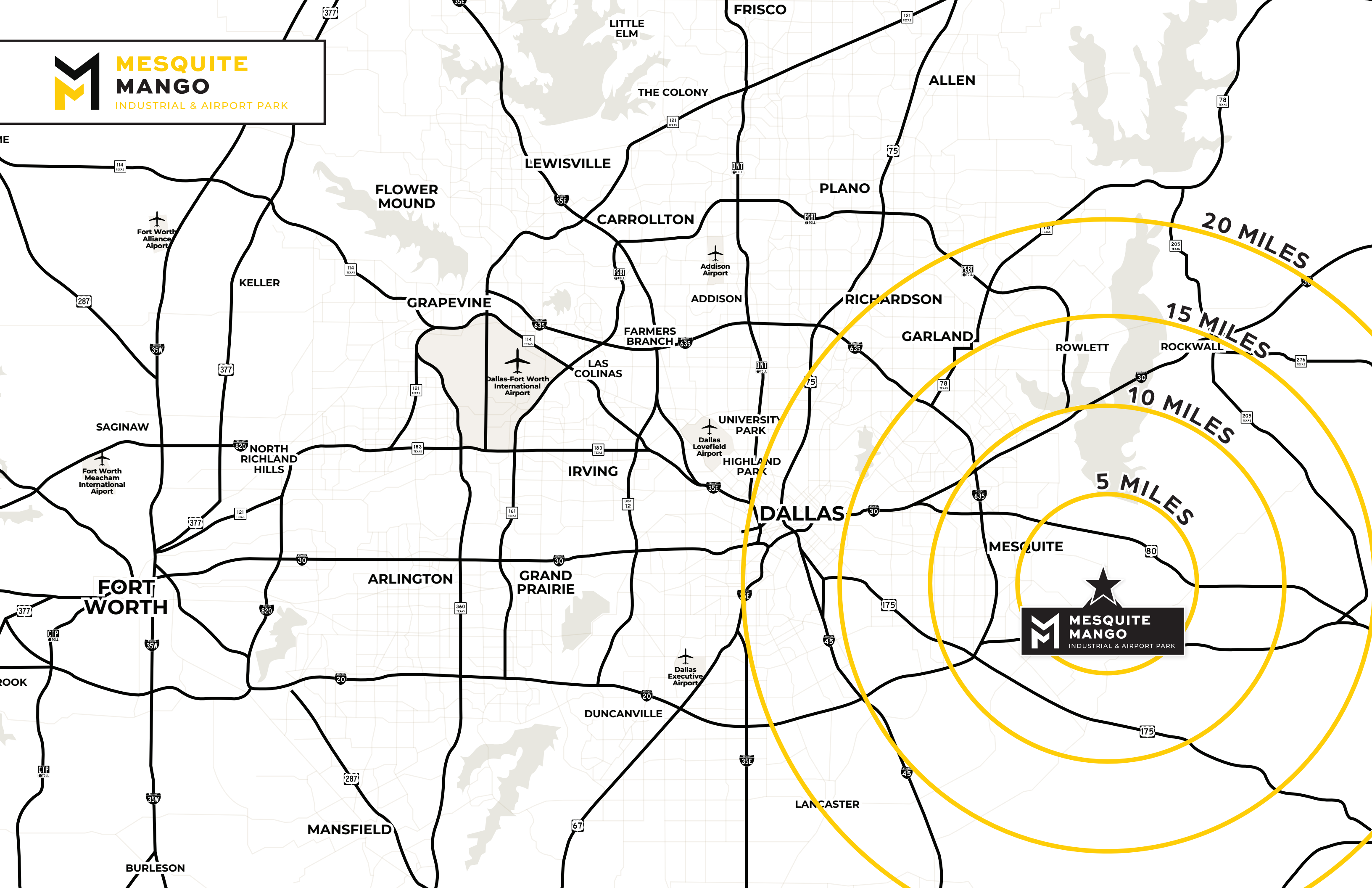
- 6,000' X 100' concrete runway
- GPS/LPV approaches
- Maintenance on field
- Flight school on field

CONCEPTUAL SITE PLAN / ALL PLANS  
SUBJECT TO MODIFICATION

Josh Barnes, SIOR | 972.280.8353 | jlbarnes@holtlunsford.com  
 Canon Shoults, SIOR | 972.280.8328 | cshoults@holtlunsford.com  
 Blake Troiani | 972.265.0126 | btroiani@holtlunsford.com



**M** **MESQUITE MANGO**  
INDUSTRIAL & AIRPORT PARK

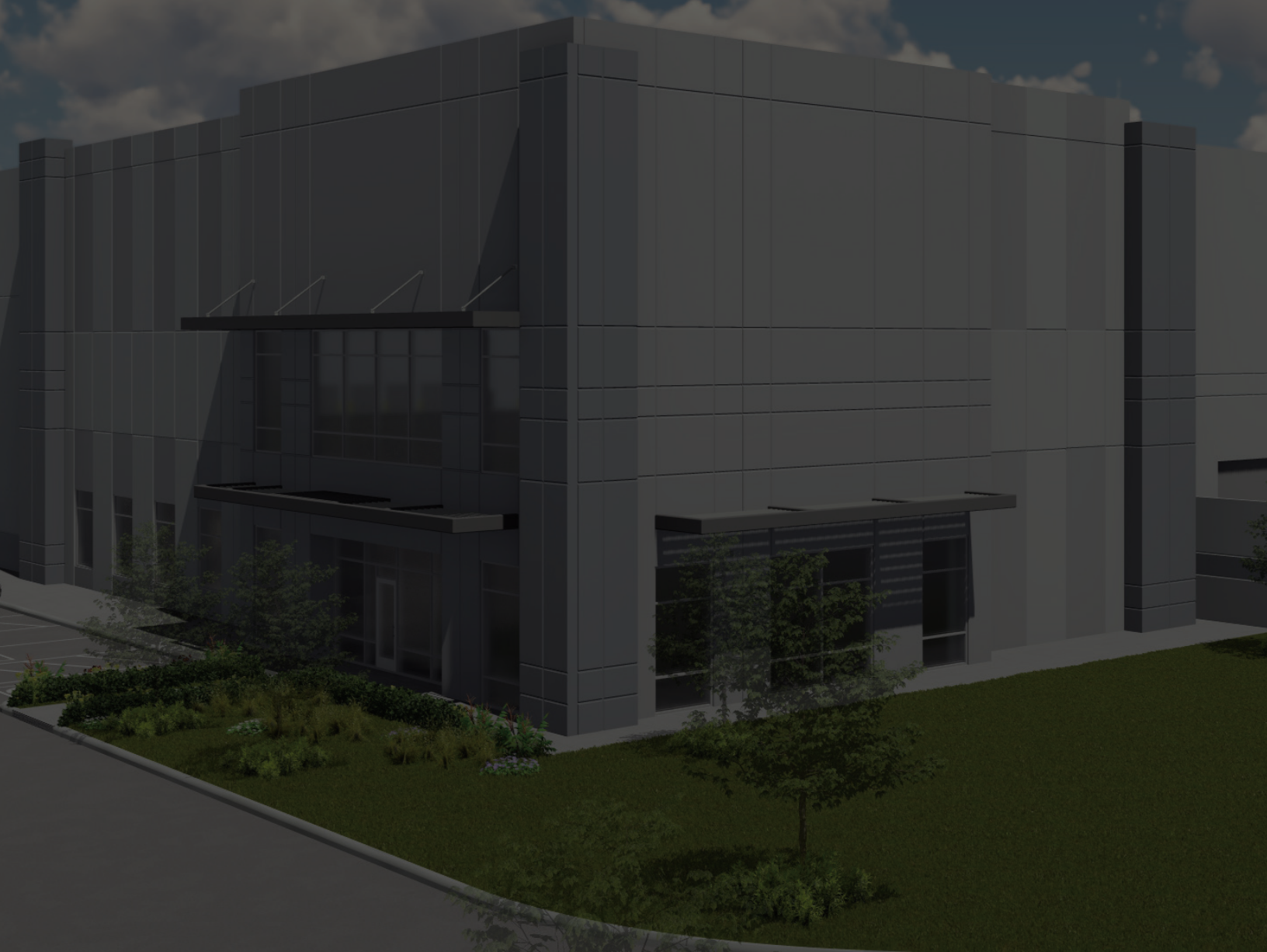


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# MESQUITE MANGO

INDUSTRIAL & AIRPORT PARK



## FOR LEASING INFORMATION

**Josh Barnes, SIOR** | 972.280.8353 | [jbarnes@holtlunsford.com](mailto:jbarnes@holtlunsford.com)

**Canon Shoults, SIOR** | 972.280.8328 | [cshoults@holtlunsford.com](mailto:cshoults@holtlunsford.com)

**Blake Troiani** | 972.265.0126 | [btroiani@holtlunsford.com](mailto:btroiani@holtlunsford.com)



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