



3020 EAST HIGHWAY 80

Mesquite, Texas 75149





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SITE INFORMATION

- 31.3 total acres with prominent highway visibility
- Improved tract: 20.7 acres; 14.6 net of floodplain (mostly paved)
- Unimproved tract: 10.6 acres; 7.42 net of floodplain
- Fully fenced and secured with guarded entrance
- Excellent access to Hwy 80, I-30 and I-635
- Zoning information: (C) Commercial District, City of Mesquite

BUILDINGS ON SITE

- 9,242 SF office building – Two (2) story, renovated in 2010
- Approximately 2,000 SF within adjacent stand-alone pre-fab office
- 7,339 SF storage facility – 5 drive through bays
- 13,032 SF maintenance facility – 6 drive through bays

FINANCIAL INFORMATION

- Asking price: \$4,800,000 (Effectively \$3.52/SF to the total land)
- Lease to existing tenants available if desired (call broker for information)
- Lease rate: \$32,000 per month NNN (effectively approximately \$0.60/SF to the improved land)
- Operating expenses (NNN): approximately \$8,226.96 per month
- Tenant provides common area maintenance at its expense



CONTACT

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