



198,109
SQUARE FEET FOR LEASE

Highly Functional and Securable Industrial Space with Direct Access off Interstate 30
7 Miles from Downtown Dallas

BUILDING 1 | 135,396 SF

BUILDING 2 | 62,713 SF

SKYLINE COMMERCE CENTER

198,109 SF For Lease



UNMATCHED LOCATION <

- 198,109 SF Industrial Park
- East Dallas Industrial Submarket
- Access to Interstate 30, Highway 80 and Interstate 635
- Visibility from Interstate 30 and Buckner Boulevard Intersection
- Strong Labor Supply
- Proximity to Major Population Base
- Triple Freeport Tax Abatement
- Incentives Available through City of Mesquite

PROFESSIONALLY LEASED & MANAGED BY

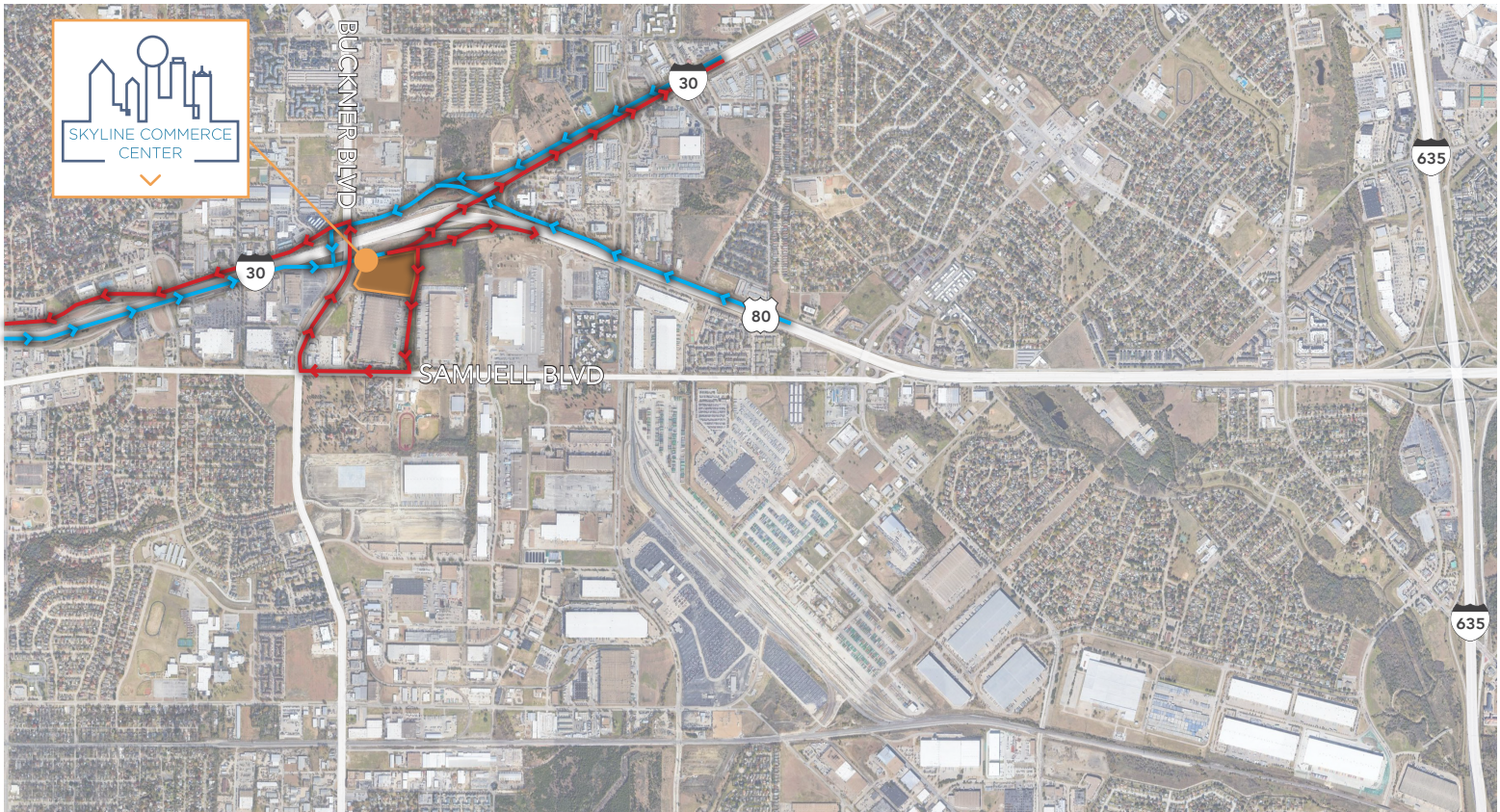
STREAM

BUILDING 1 <

- 135,396 SF Available
- Divisible to approximately 40,560 SF
- BTS Office Space
- 32' Clear Height
- 260' Building Depth
- 50' x 52' Typical Bay Spacing
- 60' x 52' Staging Bay Spacing
- (23) Dock-High Loading Doors
- (1) Drive-In Ramp
- (12) Dedicated Trailer Parking Stalls
- (133) Striped Personnel Parking Spaces
- ESFR Sprinkler System
- Securable Environment

BUILDING 2 <

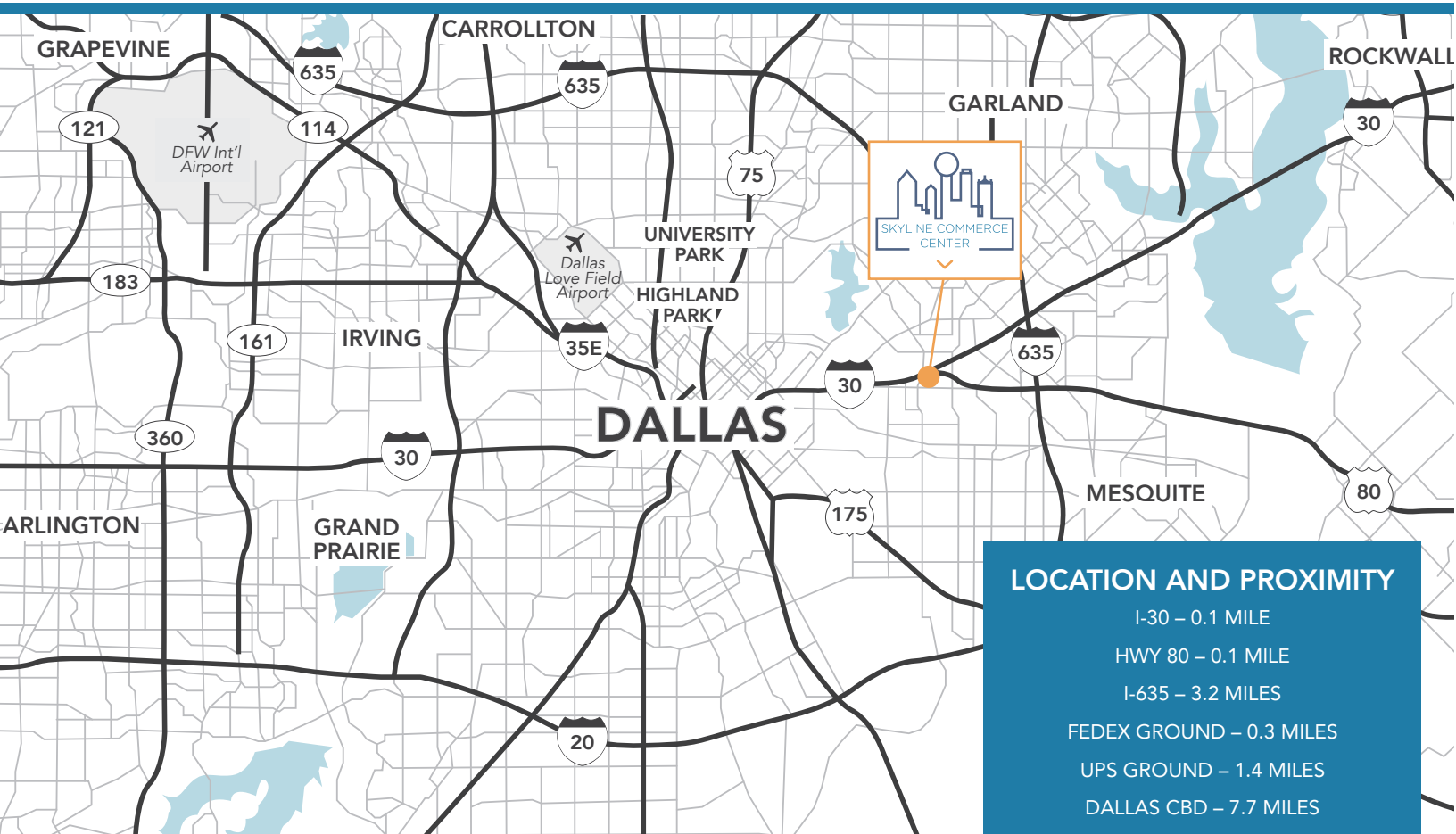
- 62,713 SF Available
- Divisible to 15,678 SF
- BTS Office Space
- 28' Clear Height
- 150' Building Depth
- 50' x 52' Typical Bay Spacing
- 60' x 52' Staging Bay Spacing
- (18) Dock-High Loading Doors
- (2) Drive-In Ramps
- (122) Striped Personnel Parking Spaces
- ESFR Sprinkler System
- Securable Environment



MATT DORNAK, SIOR
mdornak@streamrealty.com
214-267-0461

DREW FEAGIN
drew.feagin@streamrealty.com
214-560-5162

ADAM JONES
adam.jones@streamrealty.com
214-560-5102



LOCATION AND PROXIMITY

- I-30 – 0.1 MILE
- HWY 80 – 0.1 MILE
- I-635 – 3.2 MILES
- FEDEX GROUND – 0.3 MILES
- UPS GROUND – 1.4 MILES
- DALLAS CBD – 7.7 MILES
- LOVE FIELD – 14.5 MILES
- DFW AIRPORT – 27.2 MILES

LOCATION DETAILS

Skyline Commerce Center is centrally located within the greater Dallas industrial market, with immediate access and frontage along Interstate 30, allowing for a high level of exposure, direct access to major thoroughfares, and a highly desirable infill location with unmatched access to labor.

- I-30 Frontage & Visibility
- Centrally located within the metroplex and in the immediate area of the highly desirable Mesquite and Garland Submarkets
- Easy access to I-30, Hwy 80 and I-635