



Total GLA: 2612 sq. ft. | Total: 4989 sq. ft.
 1st floor: 2071 sq. ft. (Excluded areas 2317 sq. ft.)
 2nd floor: 541 sq. ft. (Excluded areas 326 sq. ft.)

FLOOR PLAN CREATED BY CURACADA APP. MEASUREMENTS DERIVED HIGHLY RELIABLE BUT NOT GUARANTEED.

424 S Bryan-BeltLine Rd, Mesquite TX 75149

For Sale - \$1,200,000.

- ▶ 4640 sf on .3 Ac lot
- ▶ Flex/Industrial/Office/Retail
- ▶ 2 16'-18' grade level roll-top doors
- ▶ Warehouse area 15'-20' height
- ▶ 3 HVAC systems
- ▶ 2 floors currently office, warehouse, storage/loft storage etc
- ▶ Fenced with cross security fencing
- ▶ Security system, top-of-the-line
- ▶ Covered parking at rear
- ▶ Traffic count over 13,000 auto's per day
- ▶ Zoned MU allowing numerous end uses
- ▶ Main St - close by cross street
- ▶ Priced to sell, Owner retiring

Contact Broker for appt:

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