



CITADEL PARTNERS

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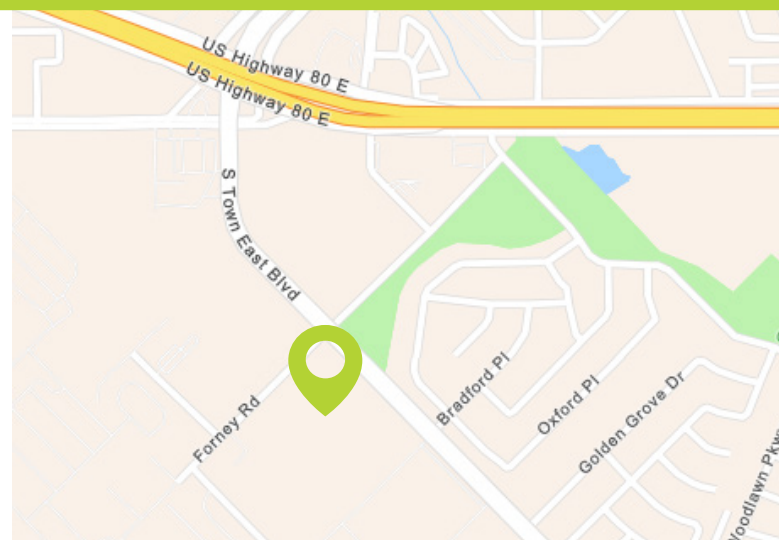
1500 S Town East Boulevard

Mesquite, Texas 75149

EAST DALLAS/MESQUITE INDUSTRIAL SUBMARKET

Property Highlights

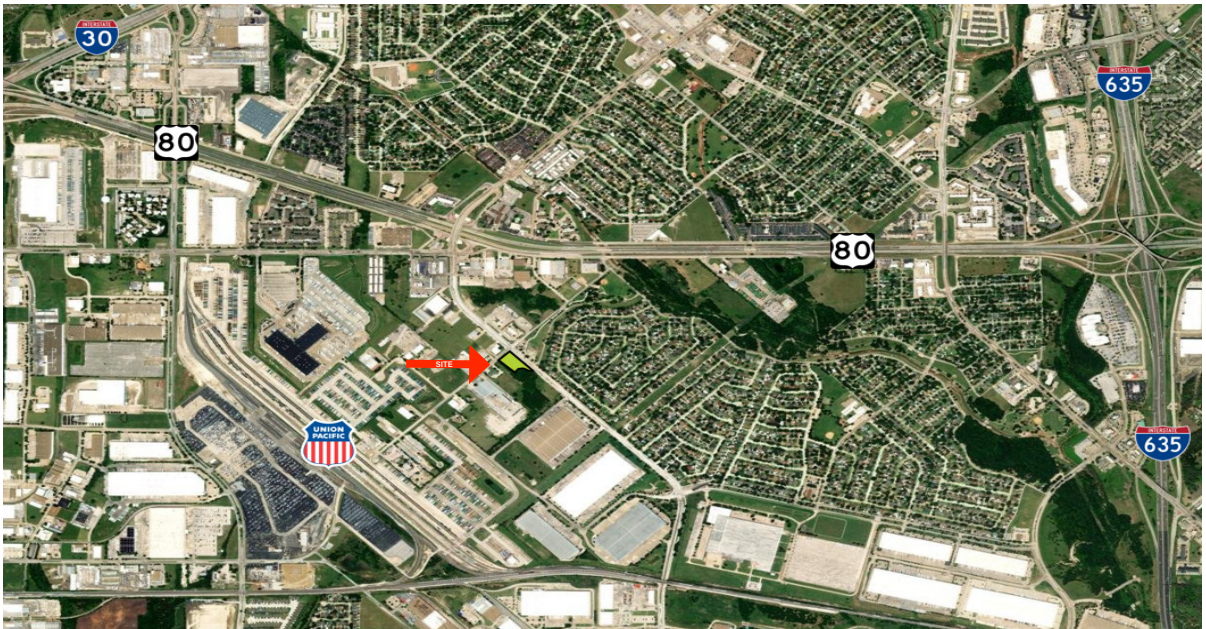
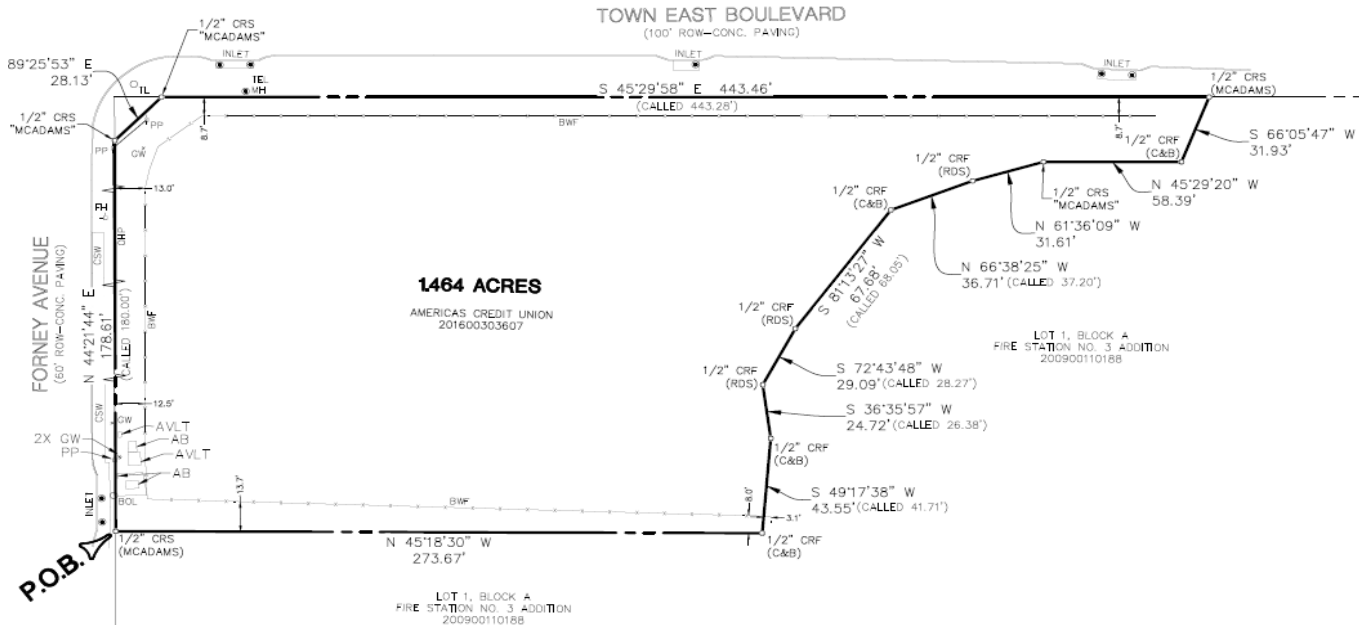
- 1.47 Acres
- Industrial Zoning
- Adjacent to Union Pacific Mesquite Intermodal
- Variety of Industrial use possibilities
- Owner is able to bring heavy power to site (~3 MegaWatts)
- Easy Access to I-635, I-30, and Highway 80



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