




MERCER DISTRIBUTION CENTER													
	ADDRESS	TOTAL SF	OFFICE AREA	AVAIL-ABLE	DOCK DOORS	CLEAR HEIGHT	BUILDING DEPTH	BAY SIZE	RAIL SERVED	SPRINKLER	RENTAL RATES	COMMENTS	CONTACT
	2271 Morgan Parkway Dallas, TX 75247	82,189	TBD	AVAILABLE MAR 2027	9	28'	200'	50' x 50'	NO	ESFR	\$12.00 NNN \$3.57 EXP	Excellent access to IH-635 & I-35 Ample Parking	George Billingsley 214.270.1001 office 214.695.9708 mobile gbillingsley@billingsleyco.com Click to see brochure
	2261 Morgan Parkway Suite 120 Dallas, TX 75247	26,800	5,589	AVAILABLE 12/1/2026	10	32'	150'	50' x 50'	NO	ESFR	\$11.00 NNN \$3.78 EXP As-Is Cond.	Excellent access to IH-635 & I-35 Ample Parking	George Billingsley 214.270.1001 office 214.695.9708 mobile gbillingsley@billingsleyco.com Click to see brochure

AUSTIN RANCH DISTRIBUTION CENTER													
	ADDRESS	TOTAL SF	OFFICE AREA	AVAIL-ABLE	DOCK DOORS	CLEAR HEIGHT	BUILDING DEPTH	BAY SIZE	RAIL SERVED	SPRINKLER	RENTAL RATES	COMMENTS	CONTACT
	601 Tittle Rd Lewisville, TX 75056	170,711	10,152	AVAILABLE 6/15/27	28	32'	510'	50' x 50' (50x60 at Staging Bay)	NO	ESFR	\$9.75 NNN \$2.57 EXP	Excellent access to SH-121 & D N Tollway Ample Parking	George Billingsley 214.270.1001 office 214.695.9708 mobile gbillingsley@billingsleyco.com Click to see brochure