




Success Story



The Merit Group, Inc.


The Client

Since 1953, The Merit Group has demonstrated innovative leadership in the paint and wallpaper sundry industry. Originally serving a small portion of the Carolinas, The Merit Group has expanded its market to include 37 states, the Caribbean, Mexico and Central America.



The Merit Group has an active customer base of more than 8,500 independent paint stores, regional paint store chains, hardware stores, lumber yards, home centers and specialty stores.

The Challenge



The Merit Group acquired an existing operation with facilities in Mesquite and Houston. Their goal was to combine the two facilities into one large distribution center, but be able to retain the employees at the Mesquite facility. Limiting their options were their stringent requirements such as locating a 70,000-90,000 square foot facility with good clear height, and adequate fire protection systems. Extra work would need to be completed in order to store flammable materials.



The Solution

A long term lease was negotiated at Skyline Trade Center in Mesquite, Tx. This facility is less than 2 miles from the previous location in Mesquite and provides The Merit Group with the features necessary to run their distribution network, including a 40,000 SF containment area for flammable products.



Transaction Summary

- **Address**
2400 Skyline Drive
- **Size**
87,480 SF
- **Submarket**
Mesquite, TX
- **Transaction Type**
Lease
- **Industry**
Distribution
- **Property Owner**
Industrial Developments Interna-