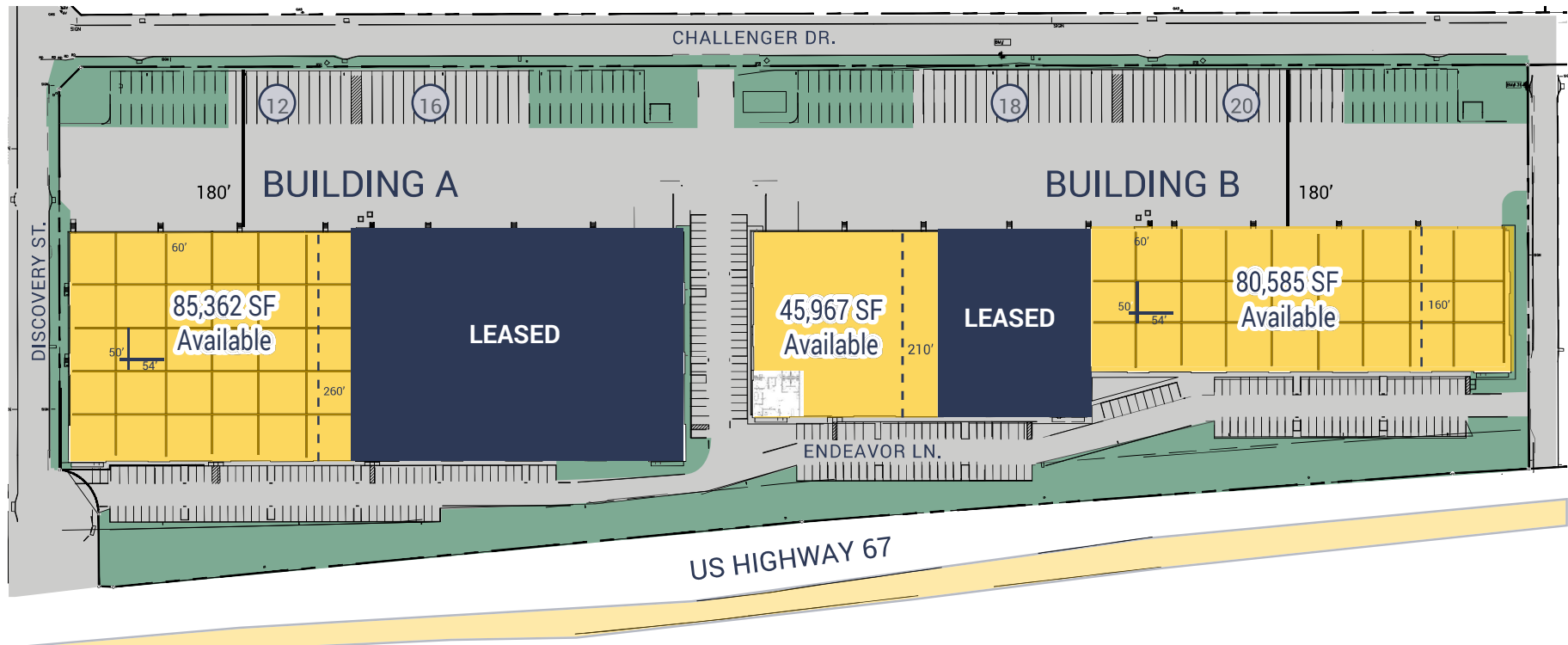




Availabilities



Building A

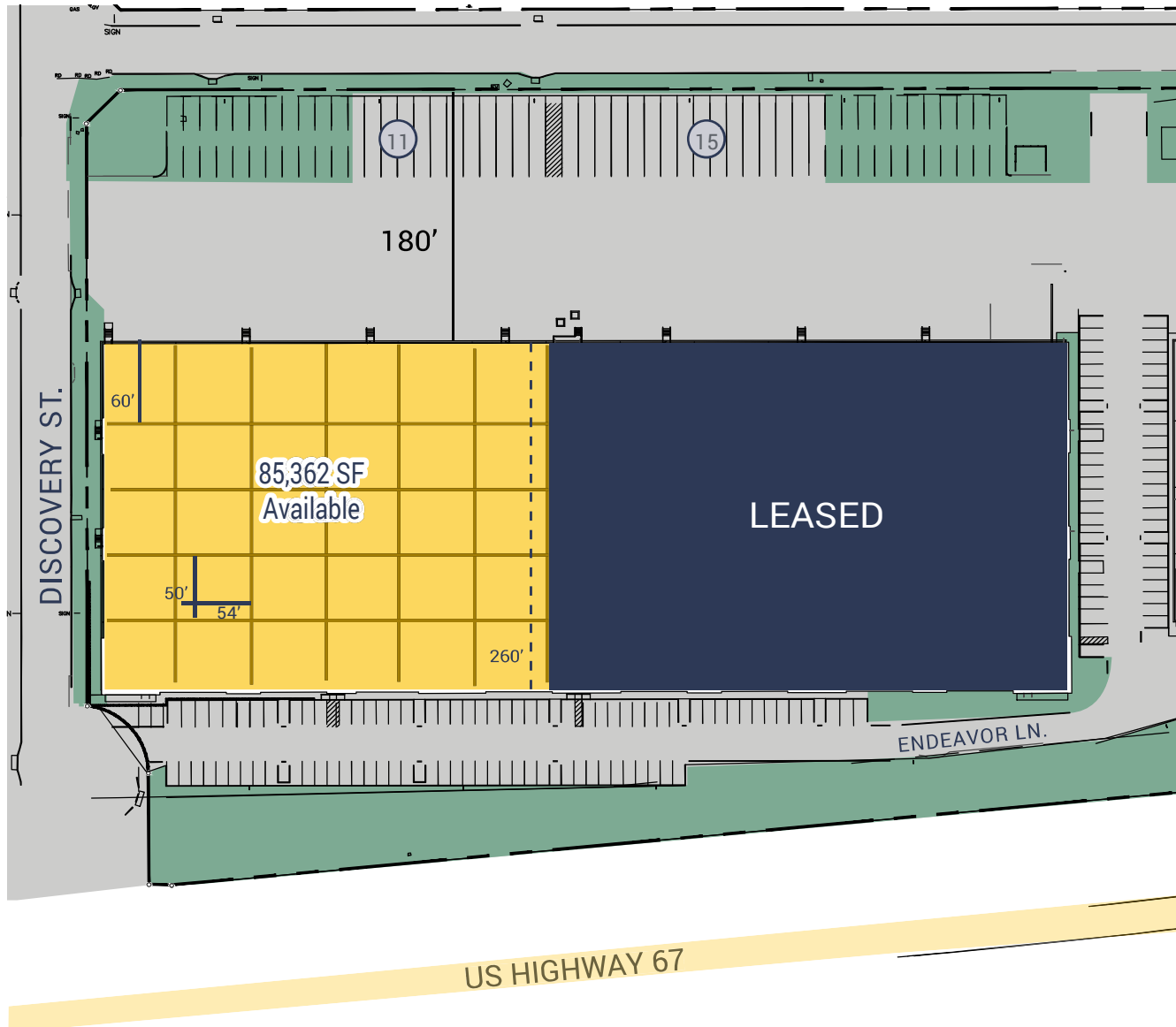
- Size: 42,681–85,362 SF
- Office: BTS
- Clear Ht: 32'
- Bldg. Depth: 260'
- Truck Court: 180'
- Bay Spacing: 54' x 50'
- Dock Doors: 19
- Car Parks: 54
- Trailer Parks: 11 (Expandable)
- Sprinkler: ESFR
- Floor Slab: 6"
- Lighting: LED

Building B

- Size: 22,500–80,585 SF
- Office: BTS
- Clear Ht: 28'
- Bldg. Depth: 210' on W side & 160' on E side
- Truck Court: 180'
- Bay Spacing: 54' x 50'
- Dock Doors: 65
- Car Parks: 115
- Trailer Parks: 38 (Expandable)
- Sprinkler: ESFR
- Floor Slab: 6"
- Lighting: LED

Aerial of A & B



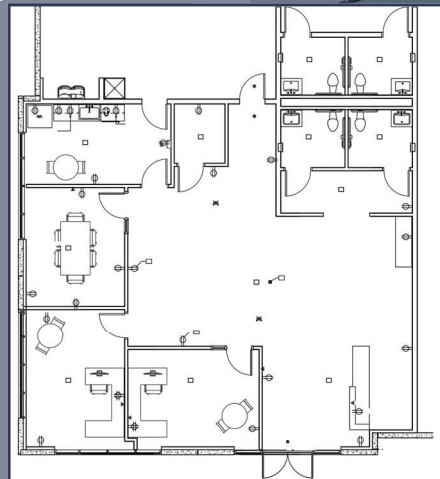
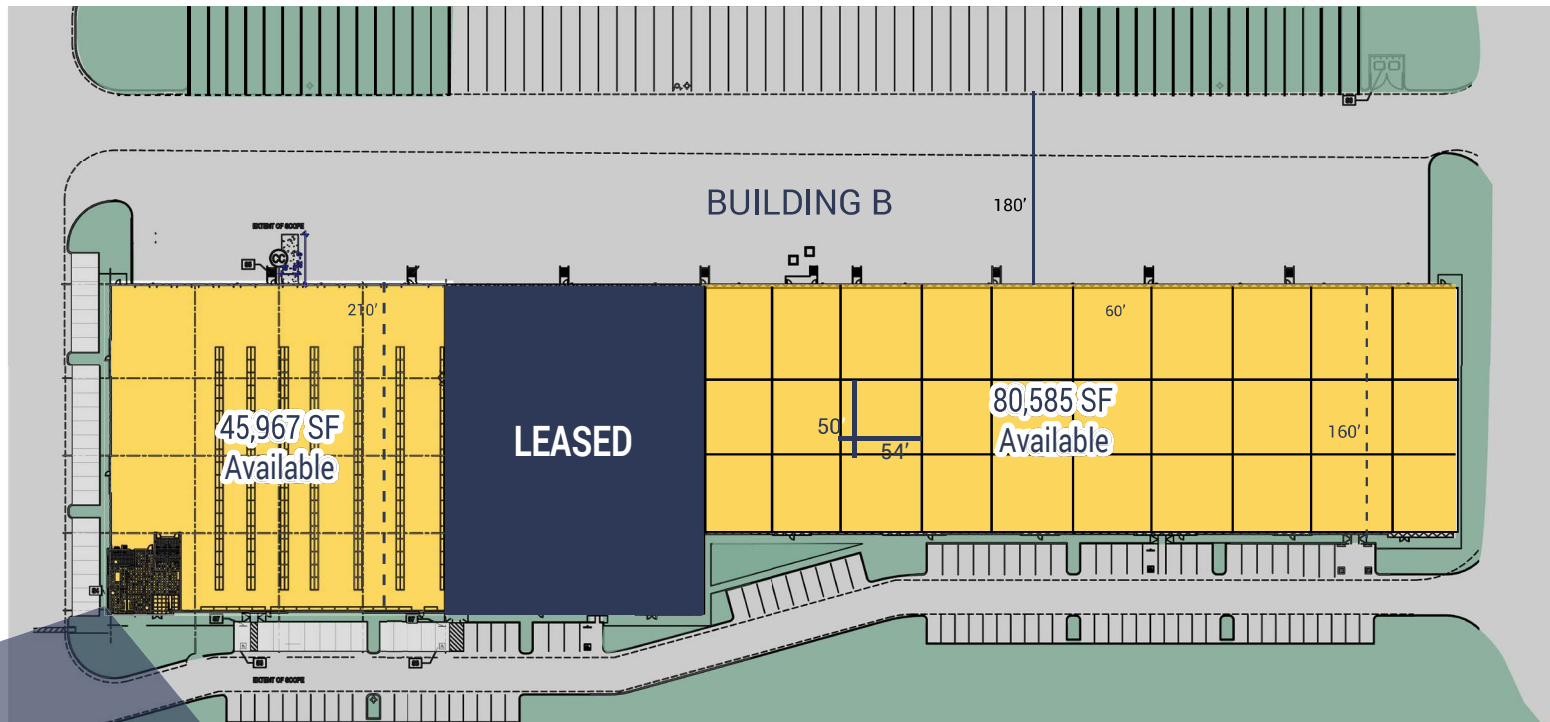


Building A

- Size: 42,681–85,362 SF
- Divisible to $\pm$ 42,600 SF
- Office: BTS
- Clear Ht: 32'
- Bldg. Depth: 260'
- Truck Court: 180'
- Bay Spacing: 54' x 50'
- Dock Doors: 19
- Car Parks: 54
- Trailer Parks: 11 (Expandable)
- Sprinkler: ESFR
- Floor Slab: 6"
- Lighting: LED
- R-25 Insulated Rated Roof

Aerial of A





Building B

- Size: 22,500–80,585 SF
- Office: BTS
- Clear Ht: 28'
- Bldg. Depth: 210' on W side & 160' on E side
- Truck Court: 180'
- Bay Spacing: 54' x 50'
- Dock Doors: 65
- Car Parks: 115
- Trailer Parks: 38 (Expandable)
- Sprinkler: ESFR
- Floor Slab: 6"
- Lighting: LED
- R-25 Rated Roof

Aerial of B





Tract C | ± 21.914 Acres

Legal Description:

Lot 3B BLK A Midlothian Business Park-REV 21.914 AC

- Property ID: 283117
- Lot Sq. Ft.: 954,573 SF
- Net Acreage: 10.915 AC
- Submarket: SW Dallas/US 67
- Zoning: [PD 69 - Heavy Industrial](#)

Tract D | ± 26.52 Acres - Under Contract

Legal Description:

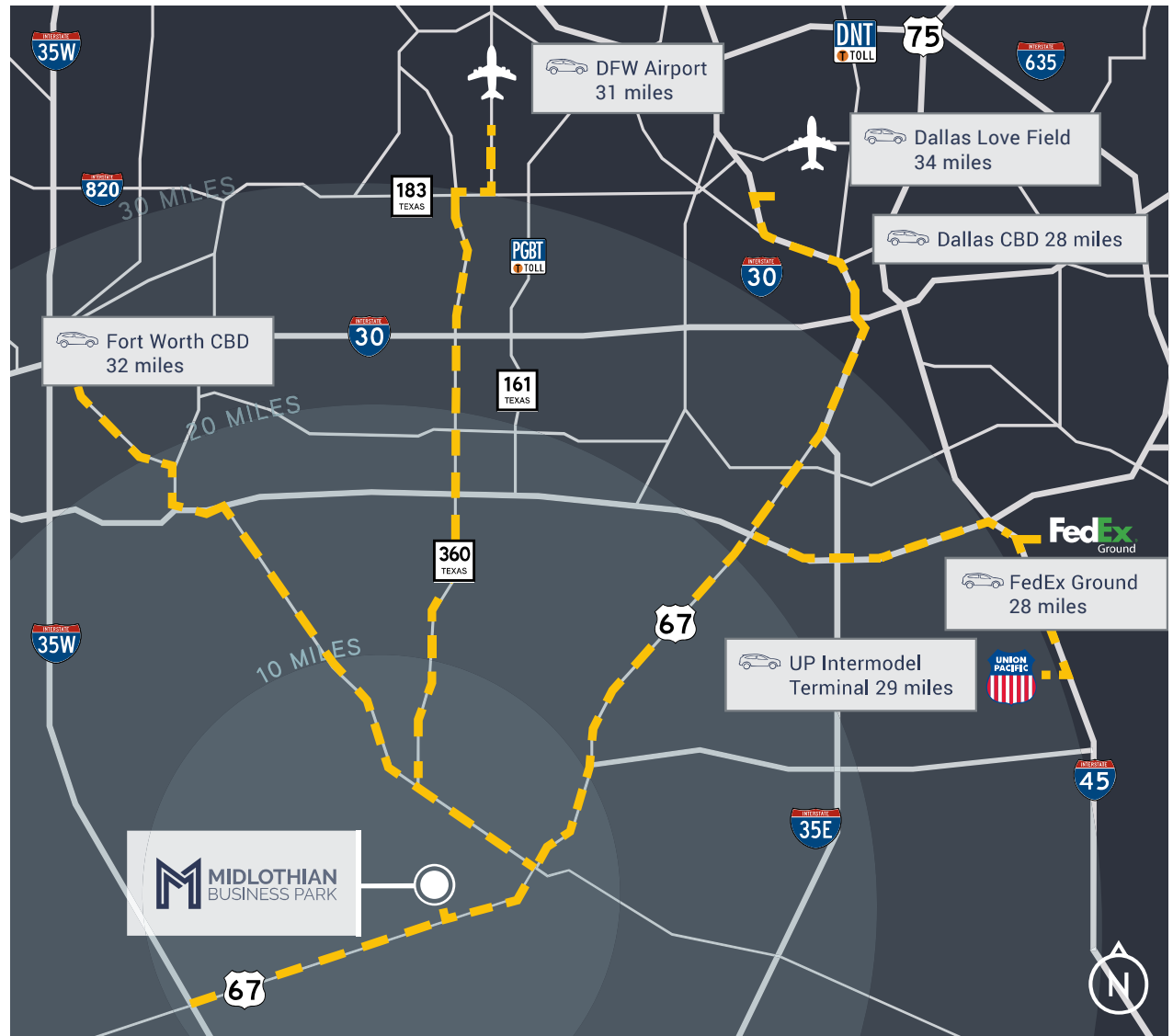
Lot 1BLK A Midlothian Business Park-REV 16.157 AC and 1.512 AC of 593 L Kelsey; 192 J Chamblee; 1206 Cuadrrr CO 10.656 AC

- Property IDs: 263152 & 261543 (partial)
- Property Acreage: 26.52 AC
- Lot Sq. Ft.: 881,441 SF
- Submarket: SW Dallas/US 67
- Zoning: [PD 69 - Heavy Industrial](#)

Available Now! Call for Pricing.

Strategically Located

- Proximity to 1.35 million people within a 30-minute drive time
- Quick access to major cities in the DFW Metroplex
- Outstanding location at Highway 67 and Miller Road just 31 miles from DFW International Airport and 34 miles from Dallas Love Field
- Located 28 miles from Downtown Dallas and 32 miles from Downtown Fort Worth
- Located in the heart of an educated and skilled workforce in a growing community



Midlothian, Texas



**Excellent Health
Care System**



**Top-Rated
School System**



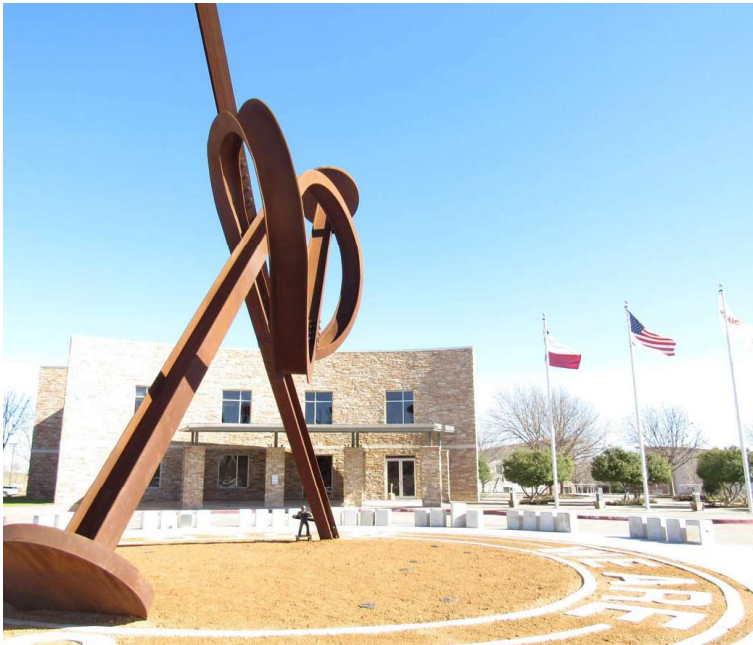
**Diverse and Skilled
Workforce**



**Master-planned Parks
and Recreational
Facilities**

Quality of life:

- New Methodist Health System \$175M, 67-acre Campus
- 102-room Marriott Courtyard
- 39,000 square foot conference center
- Diverse and professional work force with access to 1.5 million people within a 30-minute drive
- Pro-business community
- Midway between Dallas and Fort Worth
- 14 parks including a new 105-acre multipurpose recreational complex
- Excellent public school system with more than 9,800 students across 12 campuses





Exclusive Marketing Advisors

Ben Wallace, SIOR

Vice President

Mobile: +1 214 436 6110

Ben.Wallace@colliers.com

Chris Teesdale, SIOR

Executive Vice President

Direct: +1 214 217 1233

Mobile: +1 214 676 3322

chris.teesdale@colliers.com

Tom Pearson, SIOR

Executive Vice President

Direct: +1 214 217 1277

Mobile: +1 214 354 7522

tom.pearson@colliers.com

A development of:



1717 McKinney Avenue, Suite 900, Dallas, TX 75202 | colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.