

120,794 SF  
AVAILABLE  
BETWEEN 2  
BUILDINGS

# MIDLOTHIAN BUSINESS PARK

BUILDINGS 1 AND 2



**HILLWOOD**  
A PEROT COMPANY®

## TWO BUILDINGS TOTALING 344,786 SF

BUILDING 1: 3200 CHALLENGER DRIVE (184,904 SF)

BUILDING 2: 3090 CHALLENGER DRIVE (159,882 SF)

Midlothian Business Park offers 120,794 SF of Class A Industrial space for lease in Ellis County. Conveniently located with easy access to US-67, US-287, and I-35E/W, this property sits directly in between Dallas and Fort Worth, in the heart of an educated and skilled workforce in the fast-growing community of Midlothian.

# MIDLOTHIAN BUSINESS PARK

3200 & 3090 CHALLENGER DRIVE | MIDLOTHIAN, TX 76065



A Hillwood Property



**CHAD AKABANE**

925 337 1244 (c)  
chad.akabane@hillwood.com

**PEYTON WENSINGER**

214 695 3963 (c)  
peyton.wensinger@hillwood.com

Leasing



**BEN WALLACE, SIOR**

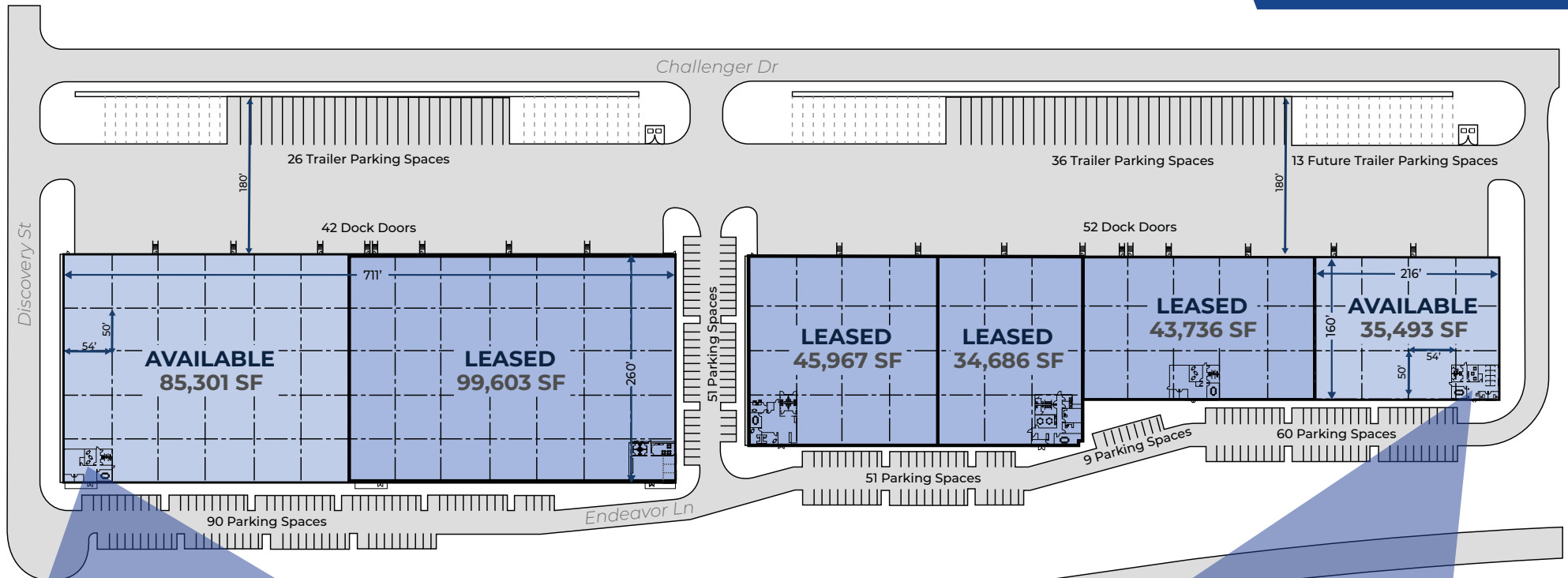
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ben.wallace@colliers.com

**CHRIS TEESDALE**

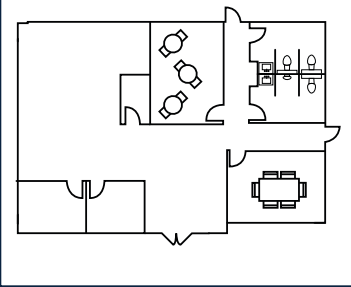
214 676 3322 (c)  
chris.teesdale@colliers.com

**PRIDE SNOW**

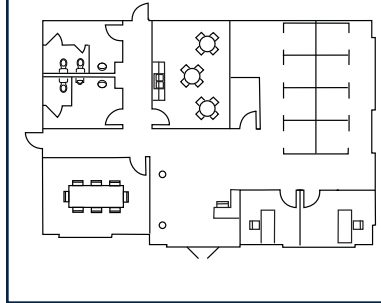
205 826 5801 (c)  
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**2,500 SF Office Available**



**2,514 SF Office Available**



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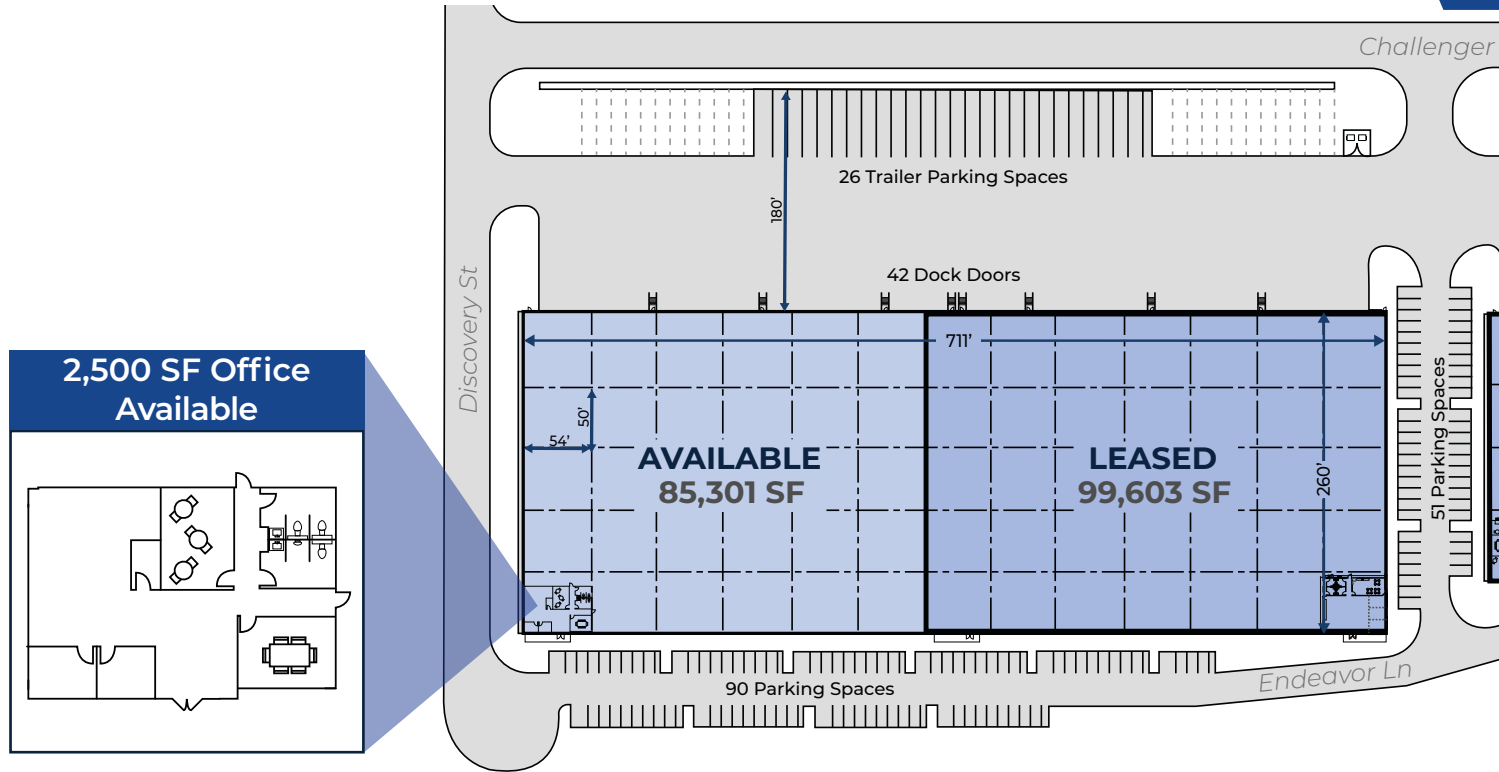
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**BUILDING 1 | PROPERTY SPECIFICATIONS**

<b>Total SF</b>	184,904 SF	<b>Clear Height</b>	32'	<b>Fire Protection</b>	ESFR
<b>Available SF</b>	85,301 SF	<b>Column Spacing</b>	54' W x 50' D	<b>Roof</b>	TPO
<b>Configuration</b>	Rear load	<b>Staging Bays</b>	60'	<b>Truck Court</b>	180'
<b>Building Dimensions</b>	260' x 711'	<b>Dock Doors</b>	40 total (18 available)	<b>Auto Parking</b>	117
<b>Office</b>	2,500 SF	<b>Electrical</b>	2500A, 480/277 3PH, 4W	<b>Trailer Spaces</b>	26 total (11 available)

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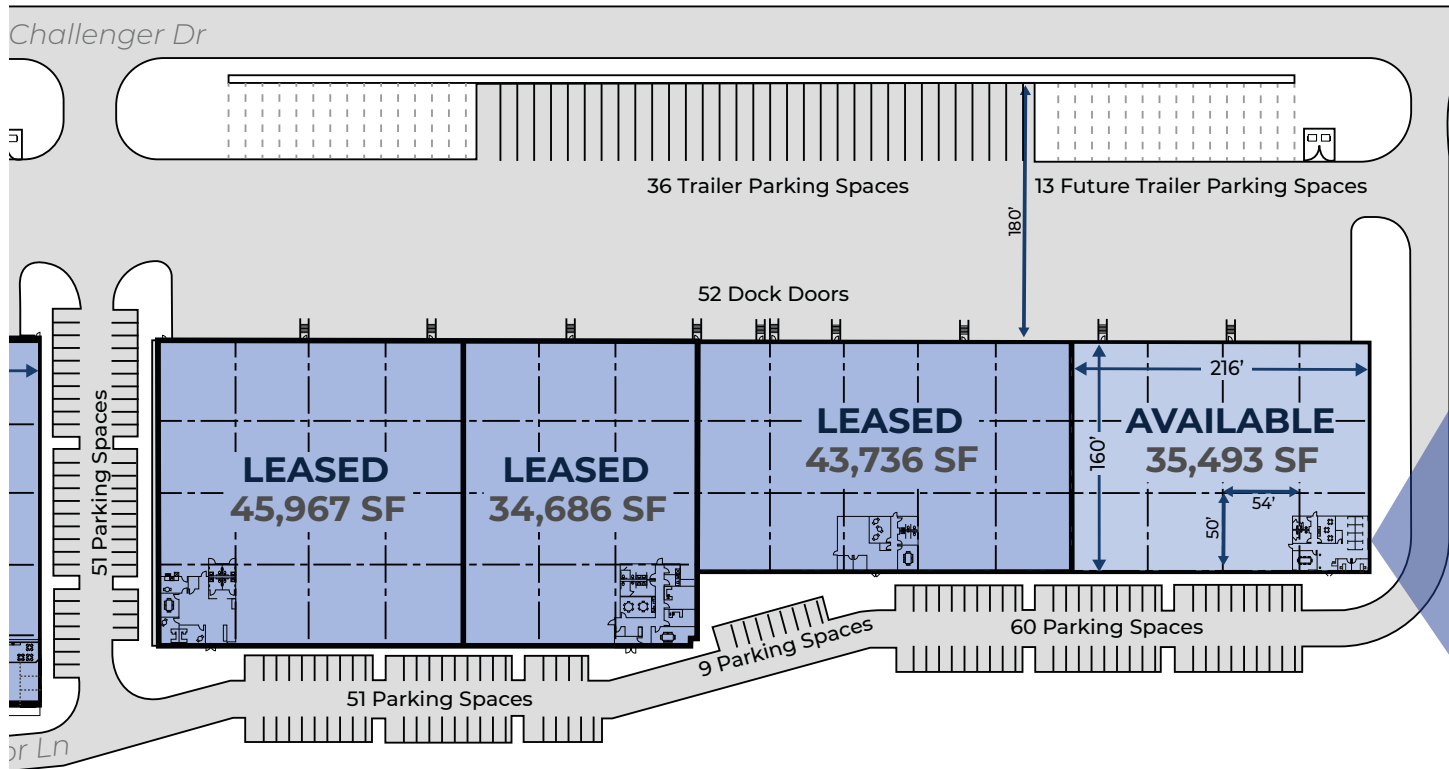
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**2,514 SF Office Available**

**BUILDING 2 | PROPERTY SPECIFICATIONS**

<b>Total SF</b>	159,882 SF	<b>Clear Height</b>	28'	<b>Fire Protection</b>	ESFR
<b>Available SF</b>	35,493 SF	<b>Column Spacing</b>	54' W x 50' D	<b>Roof</b>	TPO
<b>Configuration</b>	Rear load	<b>Staging Bays</b>	60'	<b>Truck Court</b>	180'
<b>Building Dimensions</b>	160' x 270'	<b>Dock Doors</b>	49 total (13 available)	<b>Auto Parking</b>	144
<b>Office</b>	2,514 SF	<b>Electrical</b>	2500A, 480/277 3PH, 4W	<b>Trailer Spaces</b>	36 total (13 future trailer stalls)

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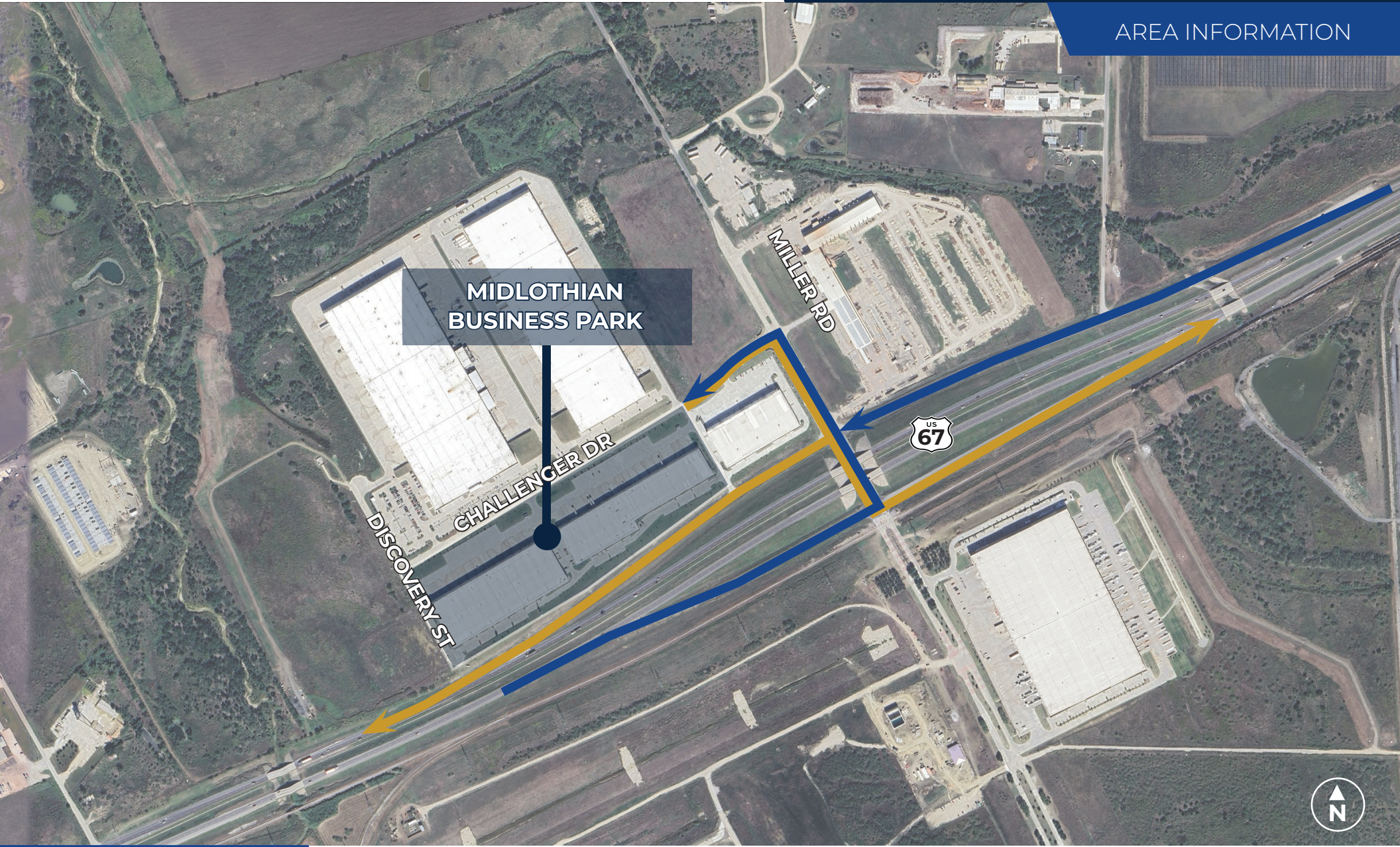
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### AREA INFORMATION



Excellent Health Care System



Top-rated School System



Diverse and Skilled Workforce

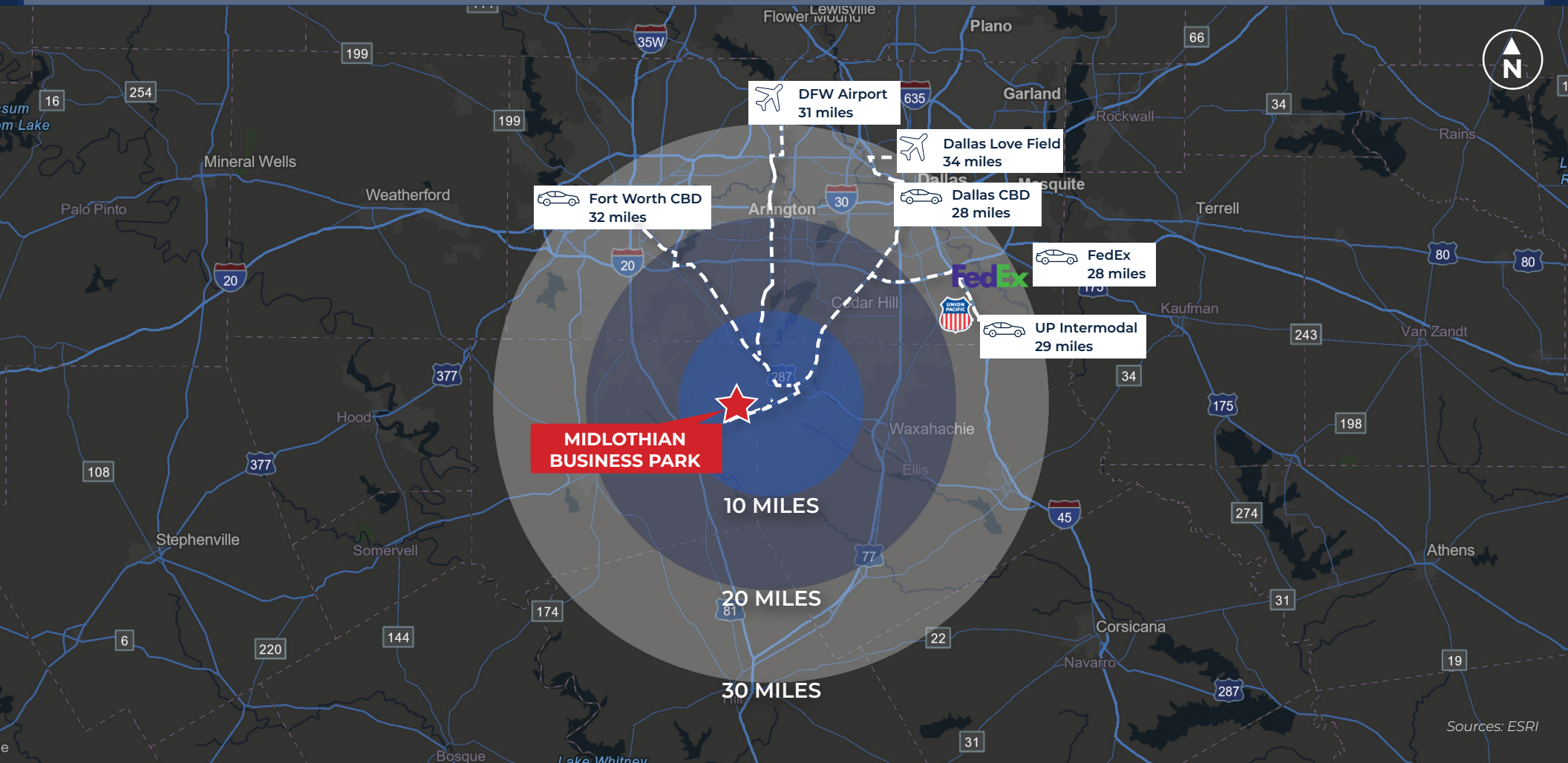


Master-planned Parks and Recreational Facilities

### DALLAS LABOR

BASED ON 10 MILE RADIUS

White Collar Labor Force	64.9%	Unemployment Rate	2.8%
Blue Collar Labor Force	23.2%	Median Household Income	\$109,871



Sources: ESRI

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## A HILLWOOD PROPERTY



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## LEASING



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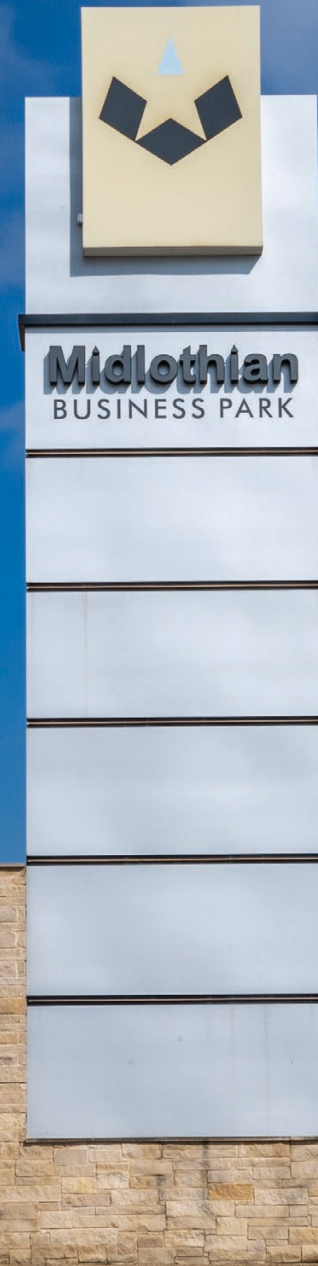
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