



# MIDLOTHIAN BUSINESS PARK

## FOR SALE / LEASE

Hwy. 67 & Miller Rd., Midlothian, TX

211,914 SF & 38.071 AC

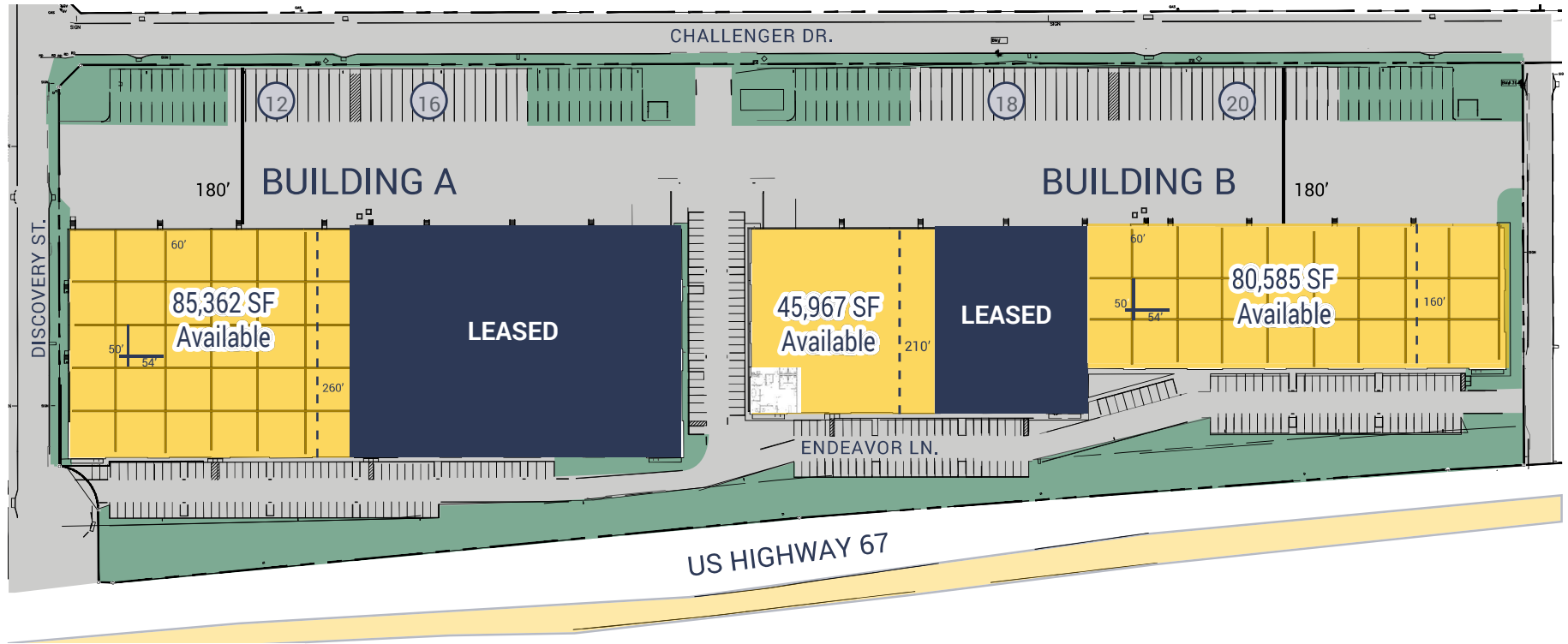
Available Now



 Availabilities

A development of:





## Building A

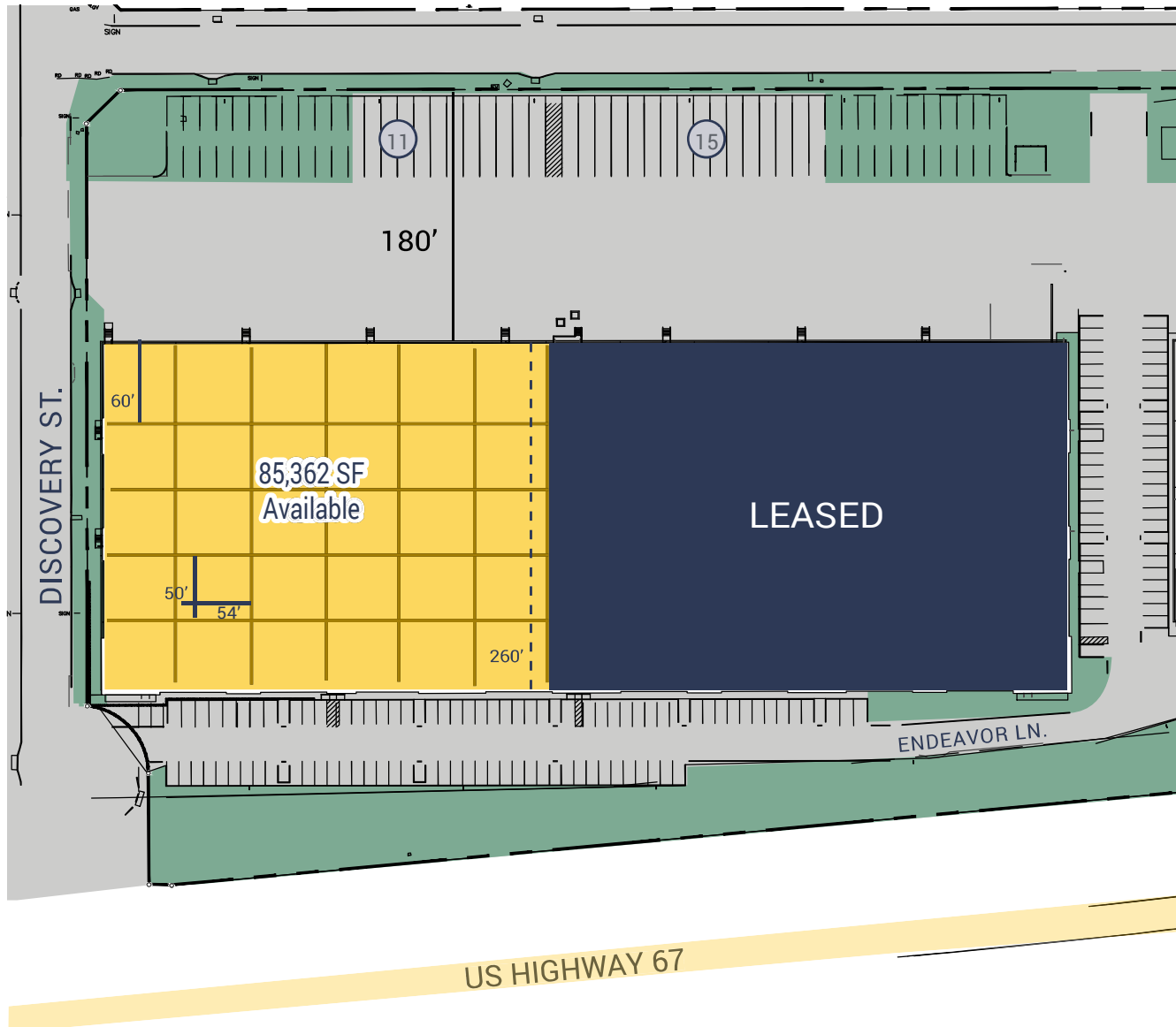
- Size: 42,681–85,362 SF
- Office: BTS
- Clear Ht: 32'
- Bldg. Depth: 260'
- Truck Court: 180'
- Bay Spacing: 54' x 50'
- Dock Doors: 19
- Car Parks: 54
- Trailer Parks: 11 (Expandable)
- Sprinkler: ESFR
- Floor Slab: 6"
- Lighting: LED

## 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



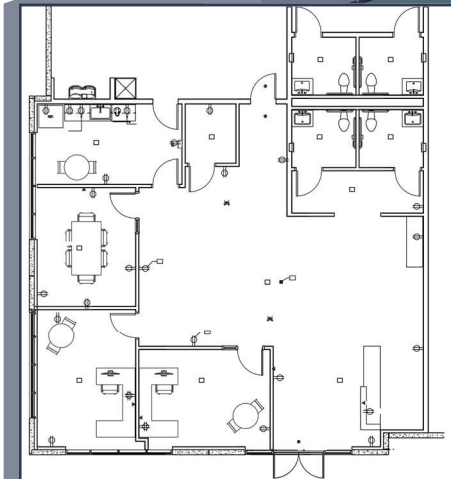
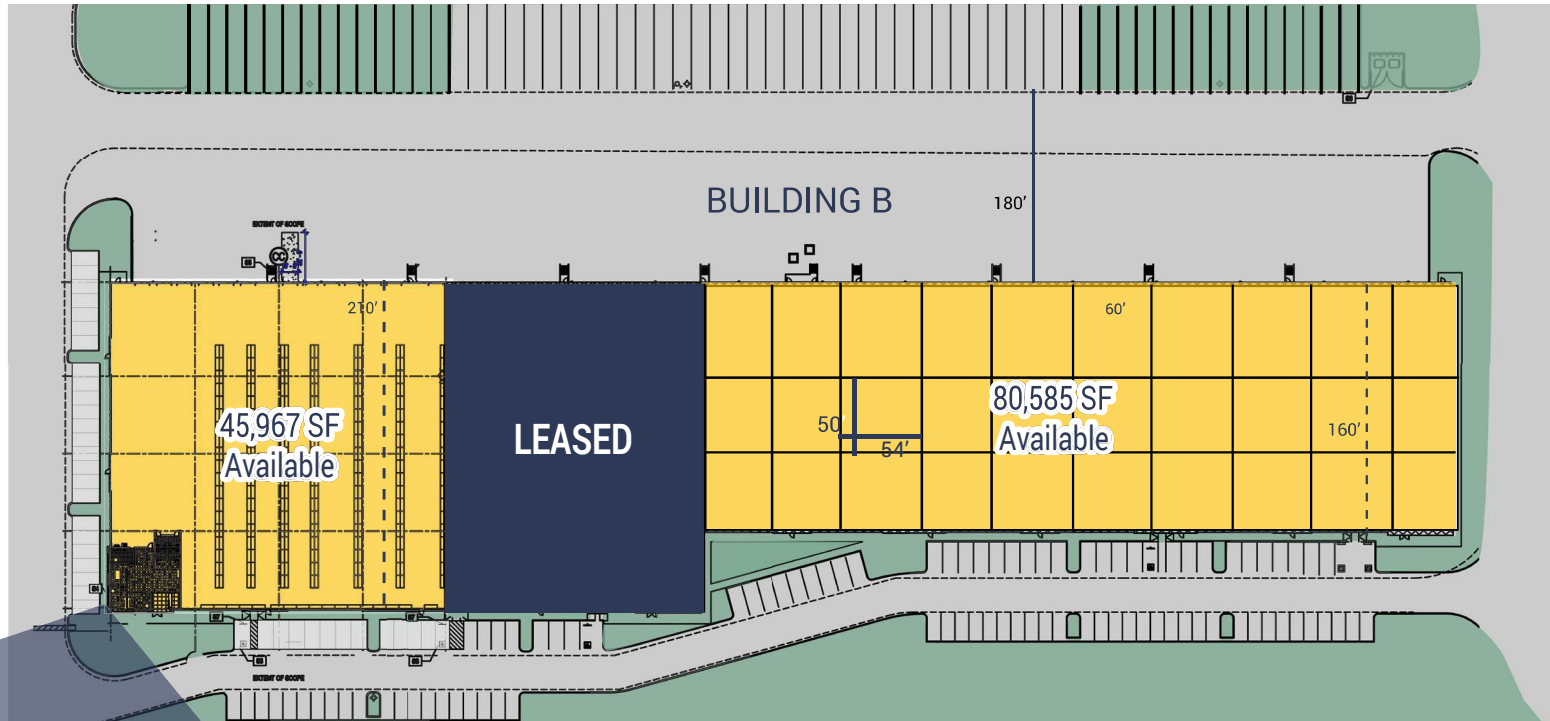


## Building A

- 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 Cuadirr CO 10.656 AC

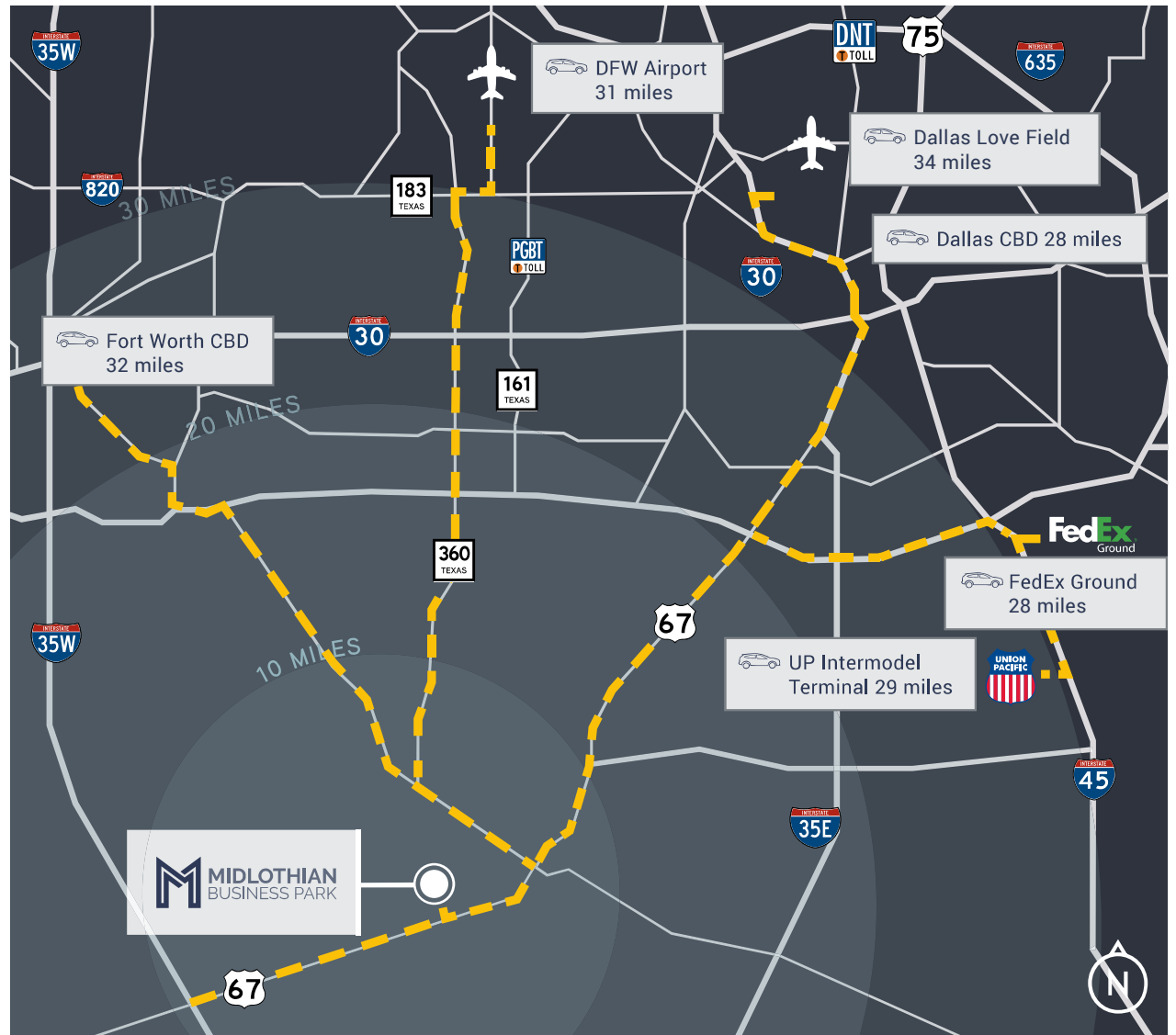
- Property IDs: 263152 & 261543 (partial)
- Property Acreage: 26.52 AC
- Lot Sq. Ft.: 881,441 SF
- Submarket: SW Dallas/US 67
- Zoning: [PD 69 - Heavy Industrial](#)

**Available Now! Call for Pricing.**

# MIDLOTHIAN BUSINESS PARK

## 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

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**Excellent Health  
Care System**



**Top-Rated  
School System**



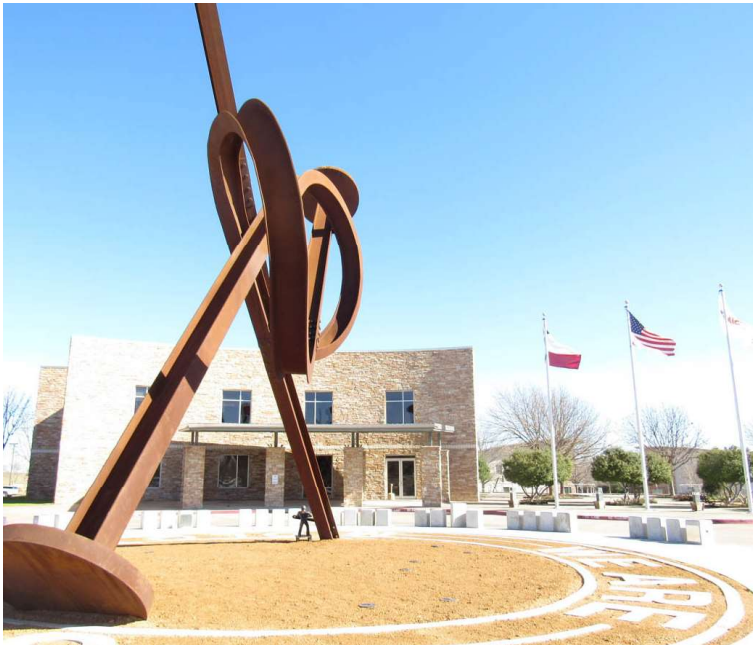
**Diverse and Skilled  
Workforce**



**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





# MIDLOTHIAN BUSINESS PARK

## Exclusive Marketing Advisors

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A development of:



**PROVIDENT**  
REALTY ADVISORS



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