

286,700 SF
Available for Lease



Constellation Rock Island Logistics Center

3550 Hardrock Rd, Grand Prairie, TX 75050



green ready



Building Total.....**286,700 SF**

- Premier infill location in the GSW submarket of Dallas/Fort Worth.
- Hwy 161 frontage, located 3.5 miles from Hwy 183, and 4.7 miles from the South entrance of the DFW airport.
- State-of-the-art building featuring 36' clear height and 80 trailer parking spaces.
- “Green Ready” design encompasses conduit for EV charging stations to accommodate ESG needs.
- Triple Freeport Exemption and no MUD Tax

Divisible to
70K SF

36'
Clear Height

Highway 161
Frontage

±4.7 miles from
DFW Airport



A Development of
constellation
real estate partners

This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

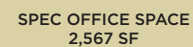
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- 286,700 SF
- Divisible to 70,000 SF
- Spec Office Buildout: 2,567 SF
- 51 9' x 10' OH Doors
- 2 Drive-In Doors
- 36' Clear Height
- ESFR
- 211 parking spaces (expandable option to include 74 additional spaces)
- 7-Inch Slab
- 80 Trailer Parking Spaces
- Separate Car/Truck Access
- 4,000A available for tenant service with an expedited path to upsize to 16,000A



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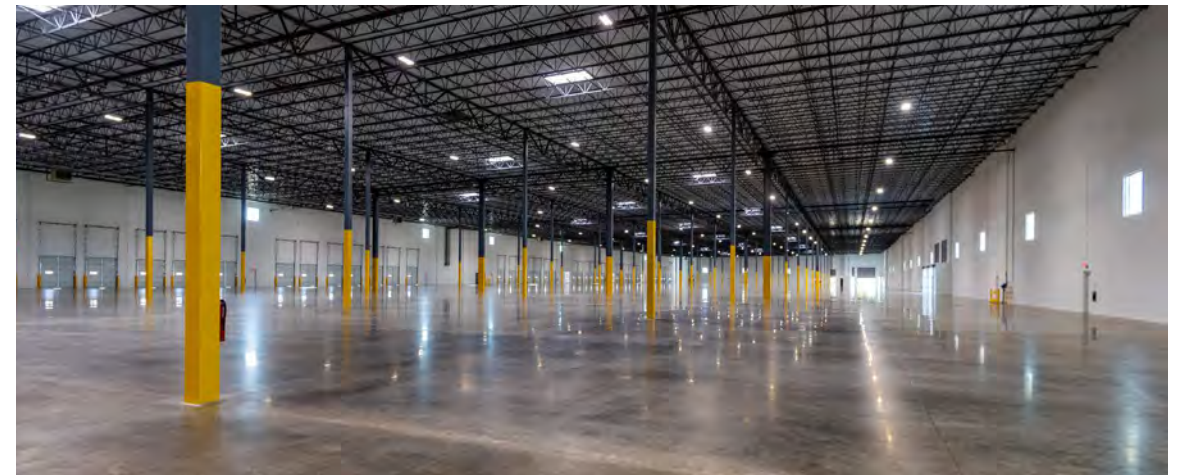
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SPEC OFFICE

INTERIOR OFFICE



INTERIOR WAREHOUSE



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