

164,193 SF
AVAILABLE
BETWEEN 2
BUILDINGS

MIDLOTHIAN BUSINESS PARK

BUILDINGS 1 AND 2



HILLWOOD
A PEROT COMPANY®

TWO BUILDINGS TOTALING 344,473 SF

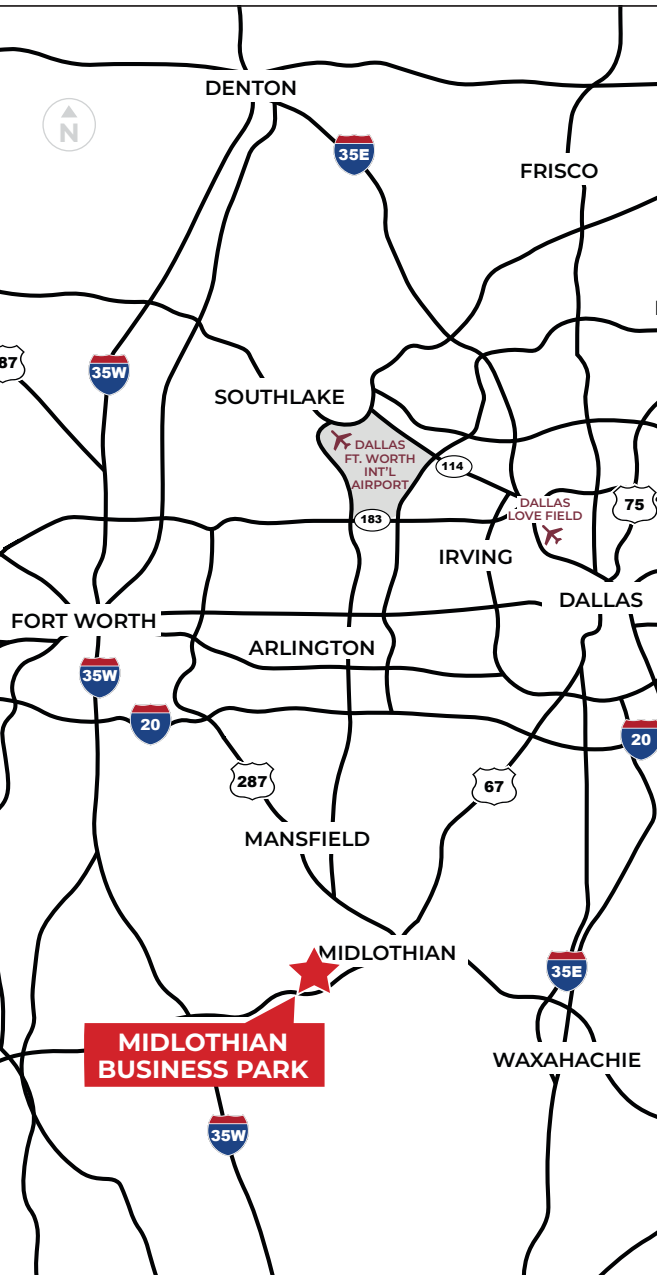
BUILDING 1: 3200 CHALLENGER DRIVE (184,913 SF)

BUILDING 2: 3090 CHALLENGER DRIVE (159,560)

164,193 SF of Class A Industrial spaces available for lease in Ellis County. Conveniently located with easy access to US-67, US-287, and I-35E/W. This property is located 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

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Leasing



BEN WALLACE, SIOR

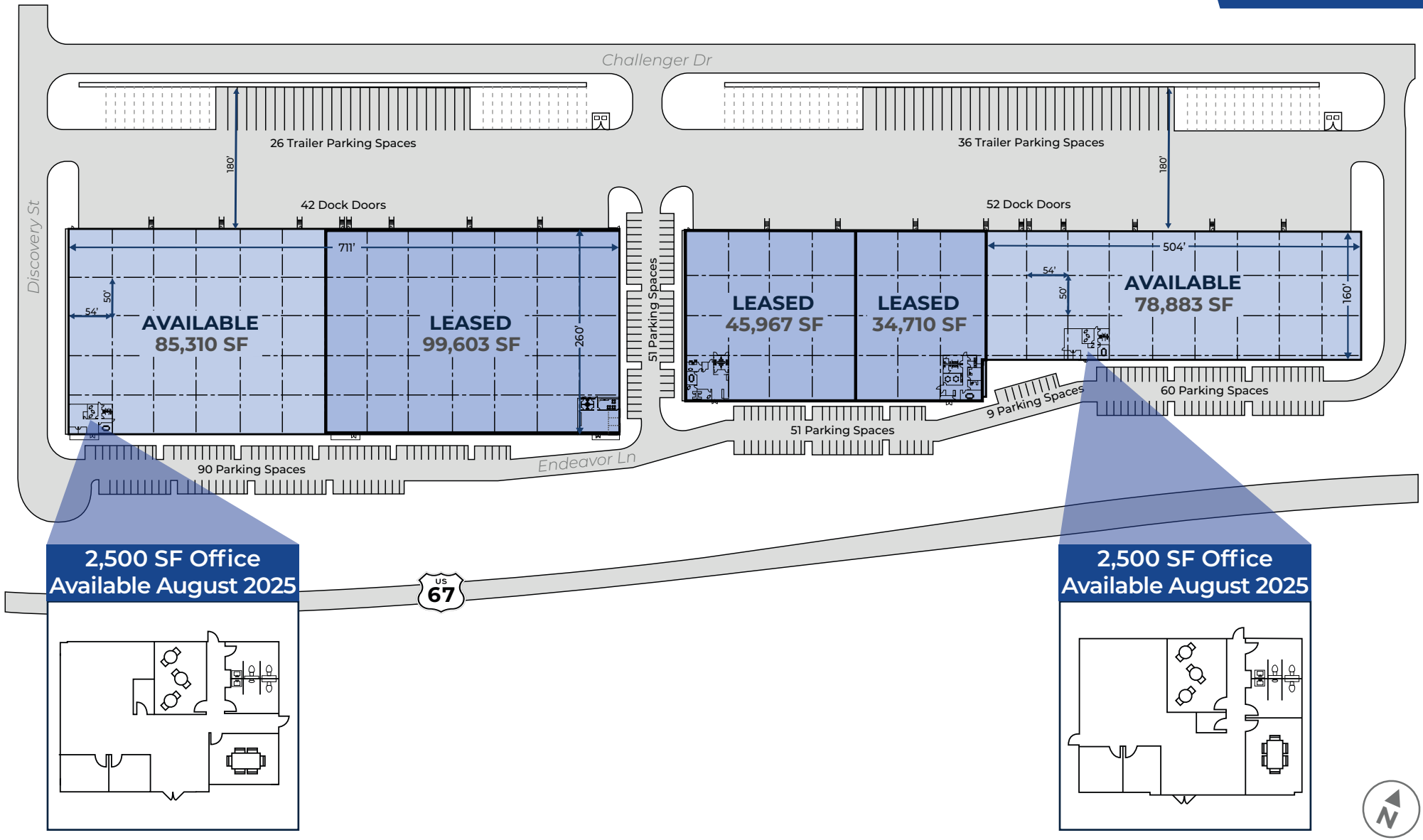
214 436 6110 (c)
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CHRIS TEESDALE

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PRIDE SNOW

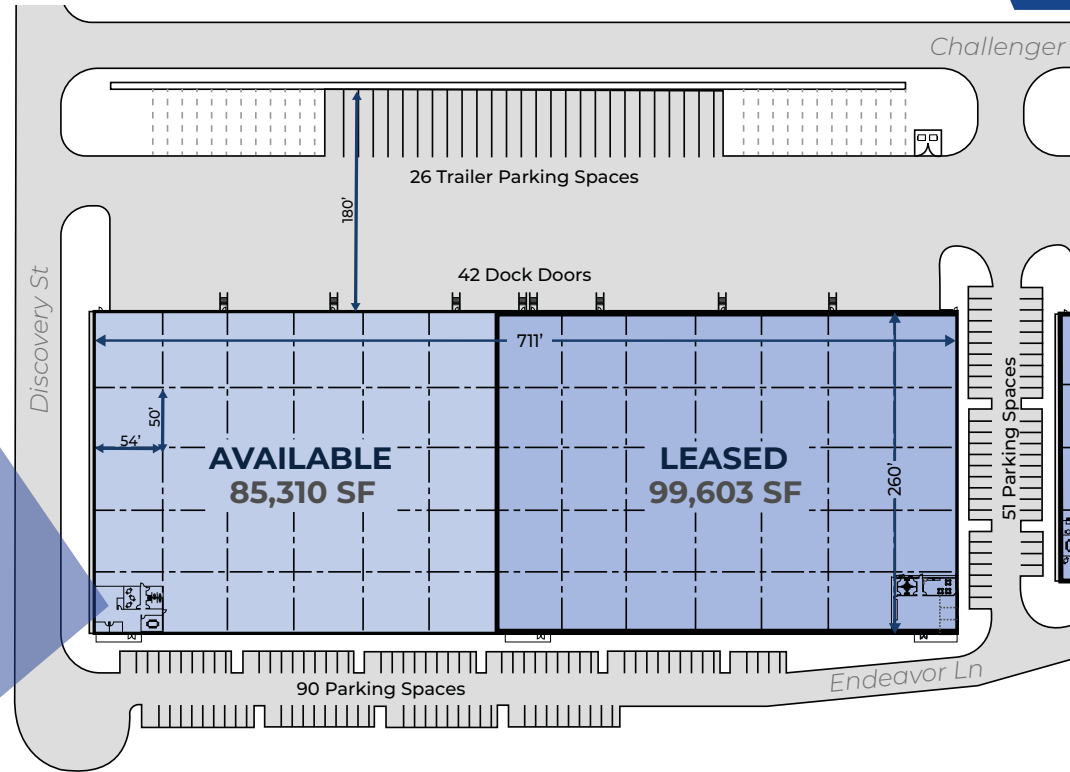
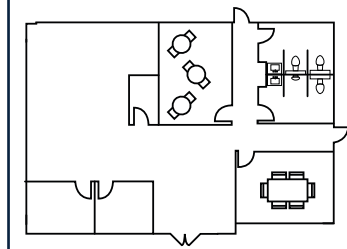
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PROPERTY OVERVIEW

**2,500 SF Office
Available August 2025**



BUILDING 1 | PROPERTY SPECIFICATIONS

Total SF	184,904 SF	Clear Height	32'	Roof	TPO
Available SF	85,310 SF	Column Spacing	54' W x 50' D	Truck Court	180'
Configuration	Rear load	Staging Bays	60'	Auto Parking	117
Building Dimensions	260' x 711'	Dock Doors	40 total (18 available)	Trailer Spaces	26 total (11 available)
Office	2,500 SF	Electrical	2500A, 480/277 3PH, 4W	Fire Protection	ESFR

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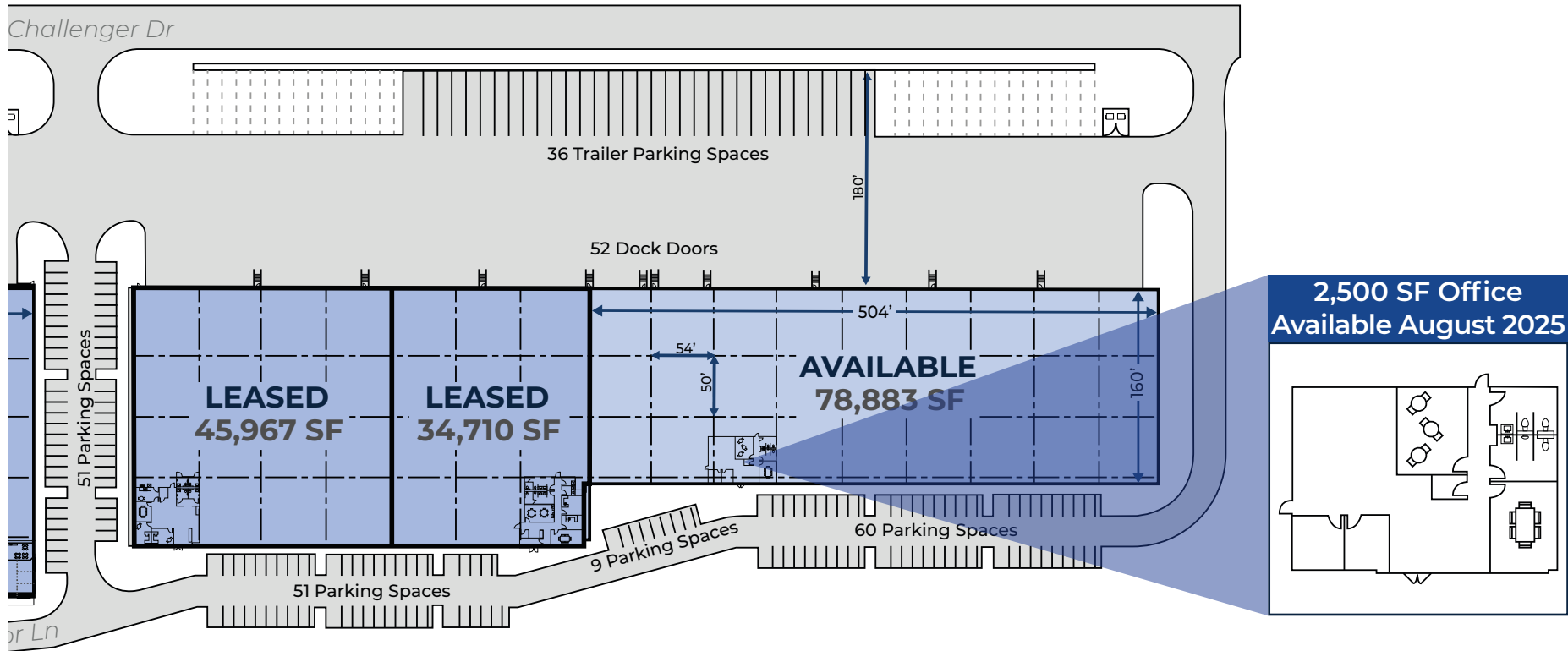
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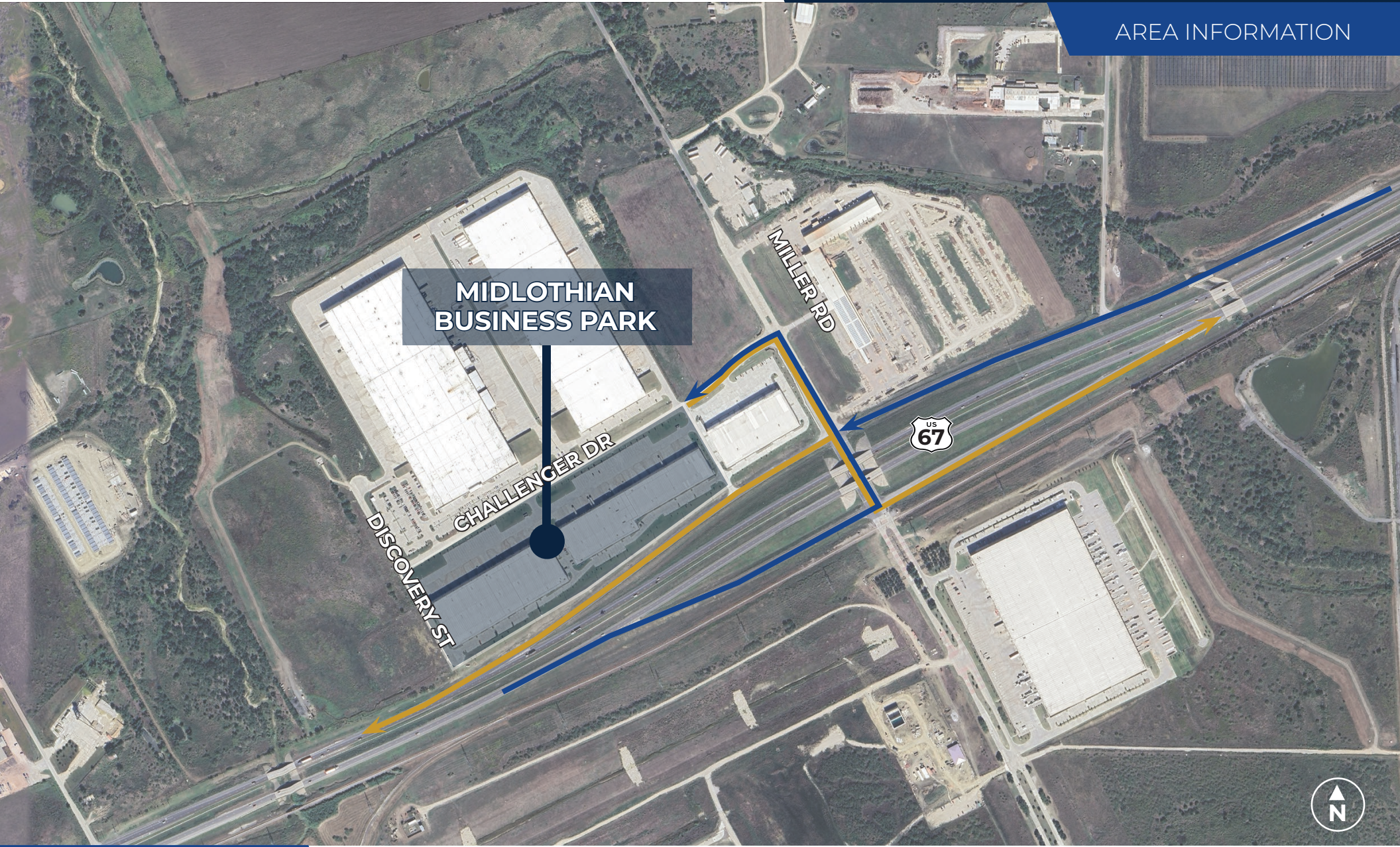


PROPERTY OVERVIEW



BUILDING 2 | PROPERTY SPECIFICATIONS

Total SF	159,560 SF	Clear Height	28'	Roof	TPO
Available SF	78,883 SF	Column Spacing	54' W x 50' D	Truck Court	180'
Configuration	Rear load	Staging Bays	60'	Auto Parking	144
Building Dimensions	160' x 504'	Dock Doors	49 total (26 available)	Trailer Spaces	36 total (24 available)
Office	2,500 SF	Electrical	2500A, 480/277 3PH, 4W	Fire Protection	ESFR



AREA
INFORMATION



Excellent Health
Care System



Top-rated School
System



Diverse and Skilled
Workforce

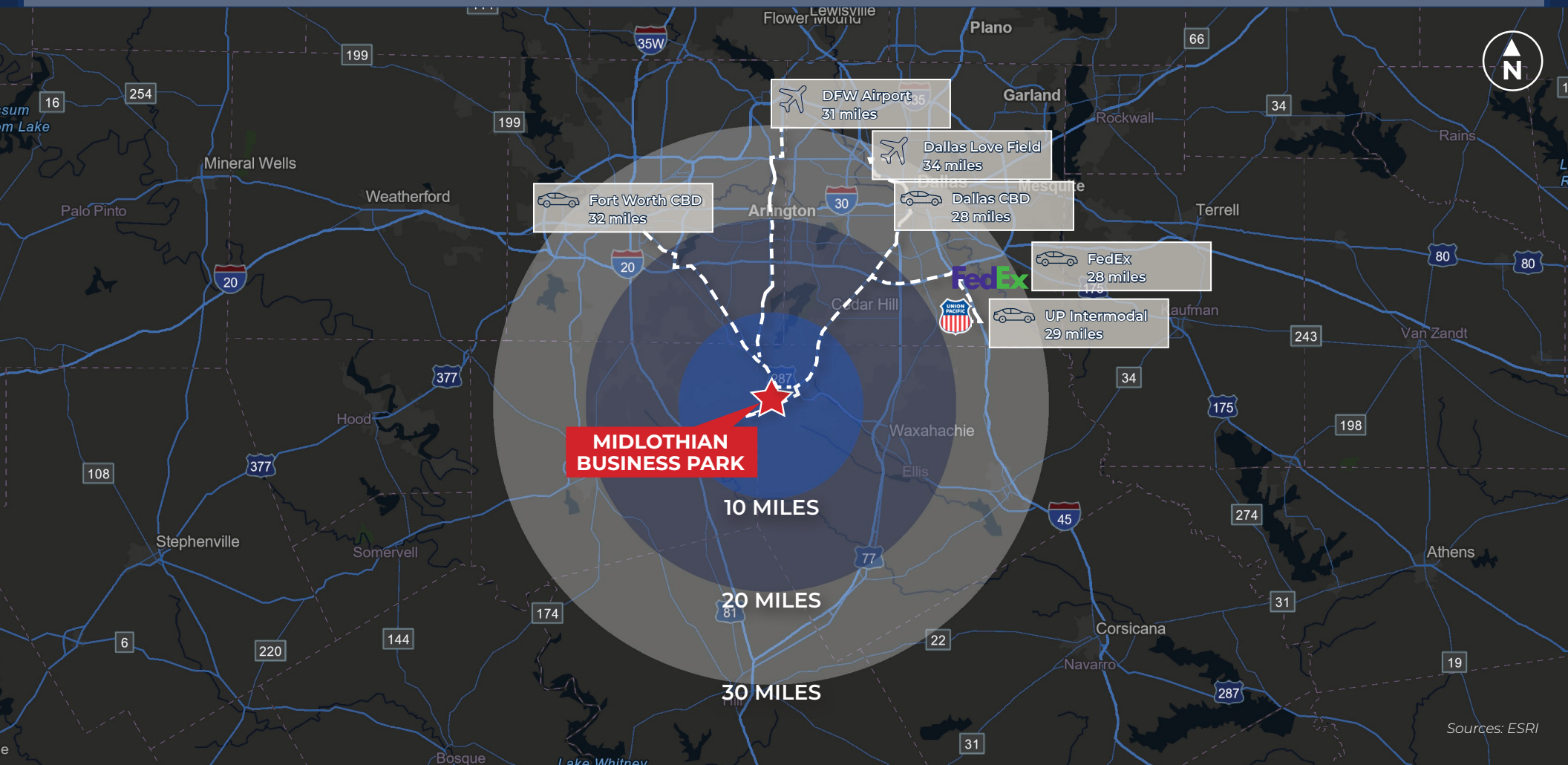


Master-planned Parks
and Recreational Facilities

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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