

286,700 SF  
Available for Lease



# Constellation Rock Island Logistics Center

3550 Hardrock Rd, Grand Prairie, TX 75050



Delivering Q1 2026



green ready

USGBC  
MEMBER

**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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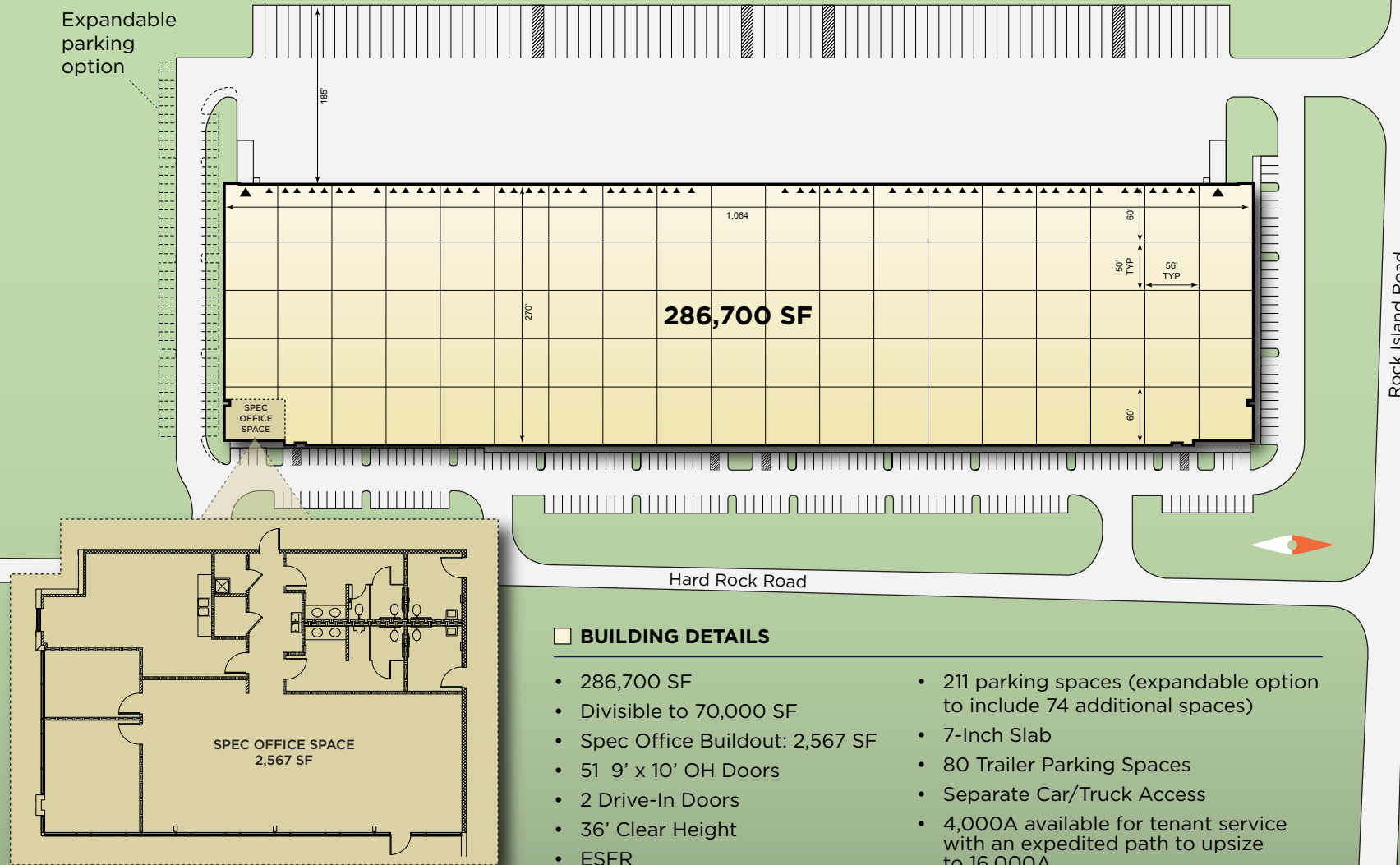


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Expandable parking option



### ■ BUILDING DETAILS

- 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
- ESRF
- 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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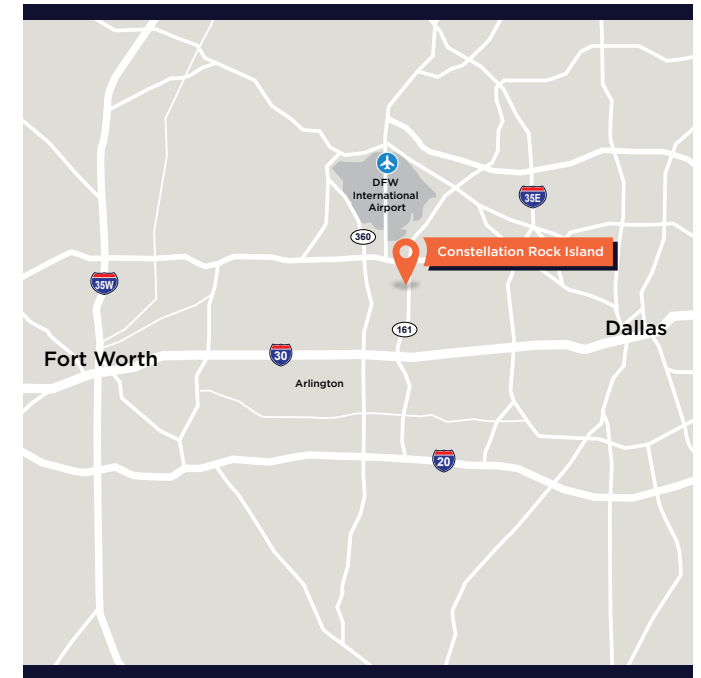


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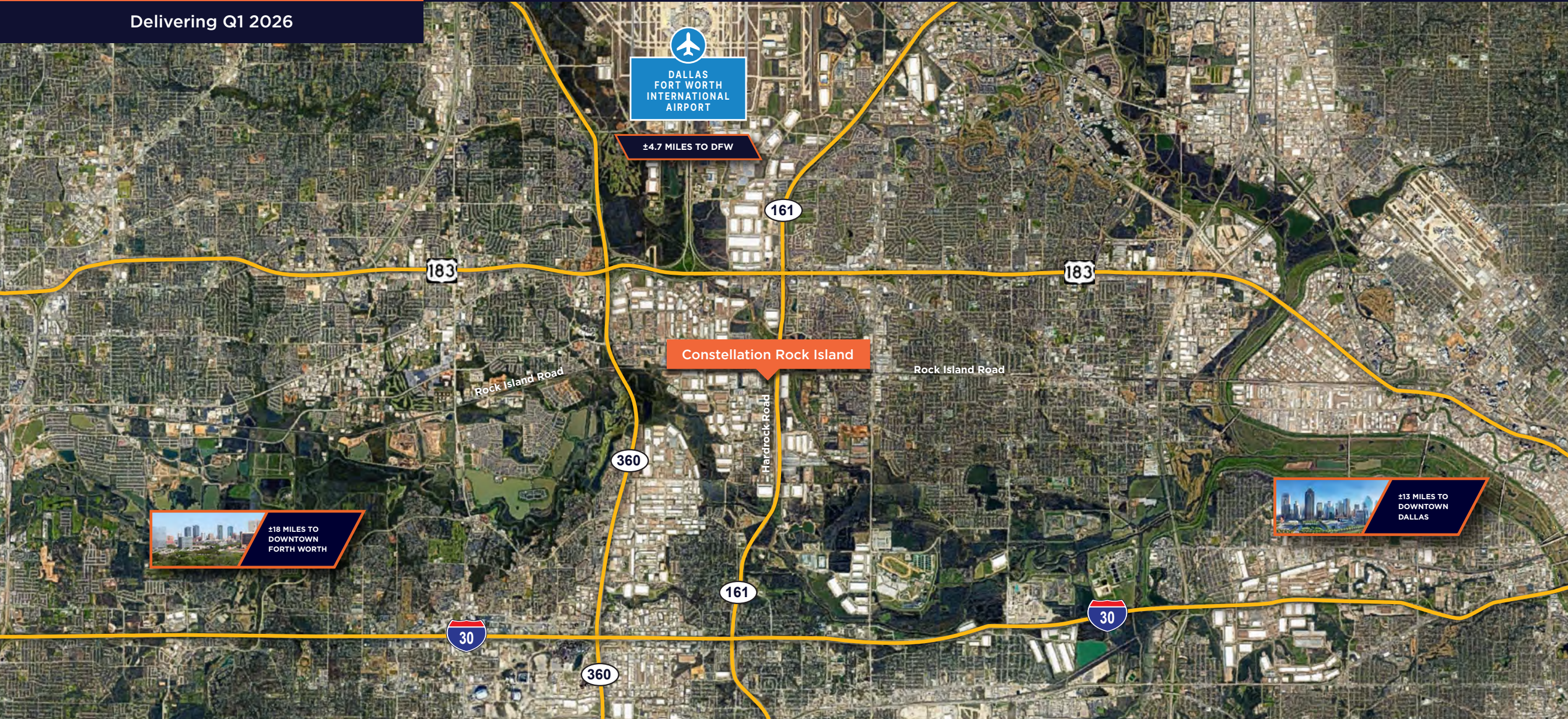
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DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT

±4.7 MILES TO DFW

Constellation Rock Island

  
±18 MILES TO  
DOWNTOWN  
FORT WORTH

  
±13 MILES TO  
DOWNTOWN  
DALLAS