

**IMMEDIATE OCCUPANCY**

**WITH EXISTING OFFICE BUILD OUT**

# MIDLOTHIAN BUSINESS PARK

BUILDING 2



**HILLWOOD**  
A PEROT COMPANY®

**35,493 SF AVAILABLE FOR LEASE**

3090 CHALLENGER DRIVE  
MIDLOTHIAN, TX 76065

Positioned in the thriving community of Midlothian, this 159,882 SF Class A industrial facility offers prime space for lease in Ellis County. Strategically located between Dallas and Fort Worth, the property provides seamless connectivity via US-67, US-287, and I-35E/W. Located in a high-growth corridor, the park sits within a skilled labor market that continues to attract industry and investment.

# MIDLOTHIAN BUSINESS PARK

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**

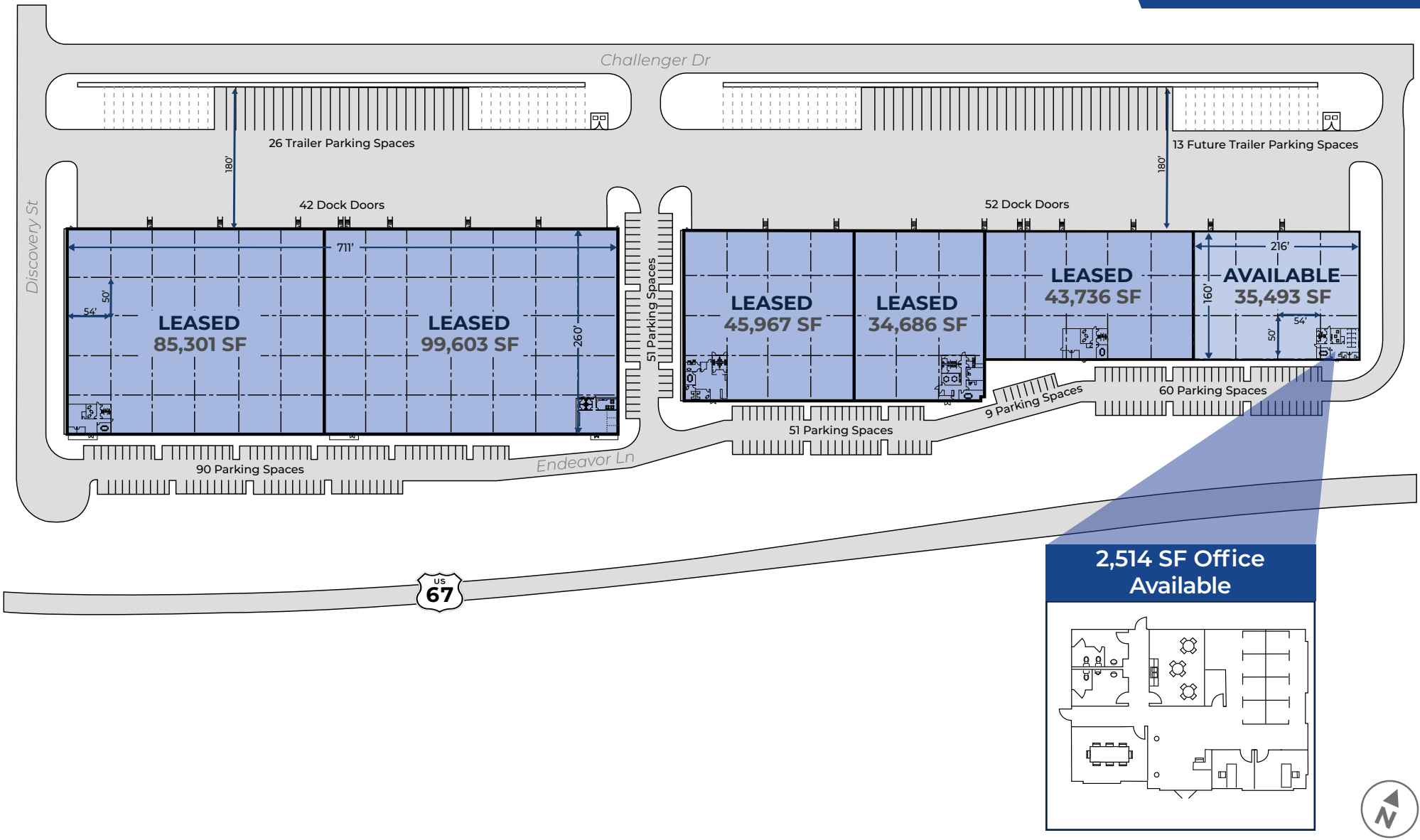
214 436 6110 (c)  
ben.wallace@colliers.com

**CHRIS TEESDALE**

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

**PRIDE SNOW**

205 826 5801 (c)  
pride.snow@colliers.com



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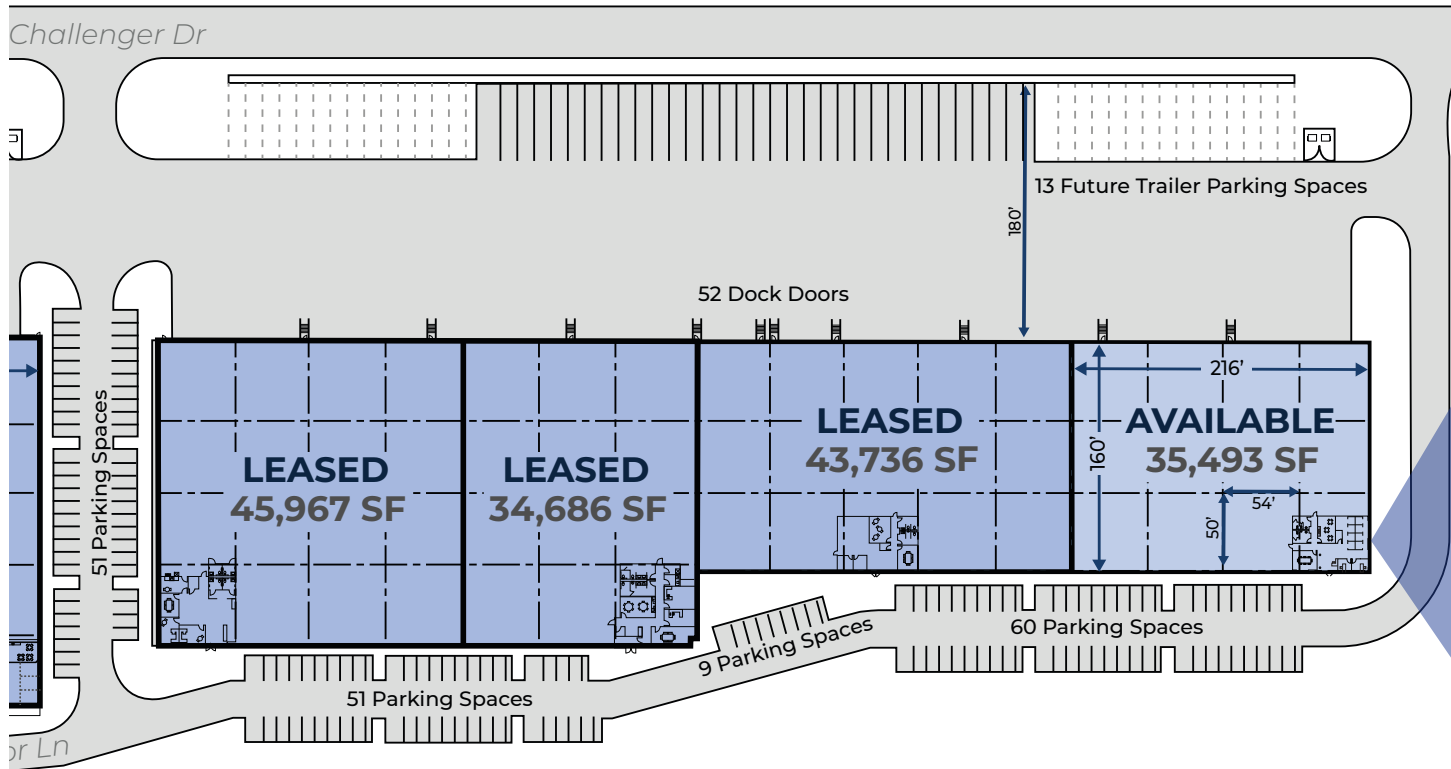
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**2,514 SF Office Available**

**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>	13 future trailer stalls

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### AREA INFORMATION



Excellent Health Care System



Top-rated School System



Diverse and Skilled Workforce

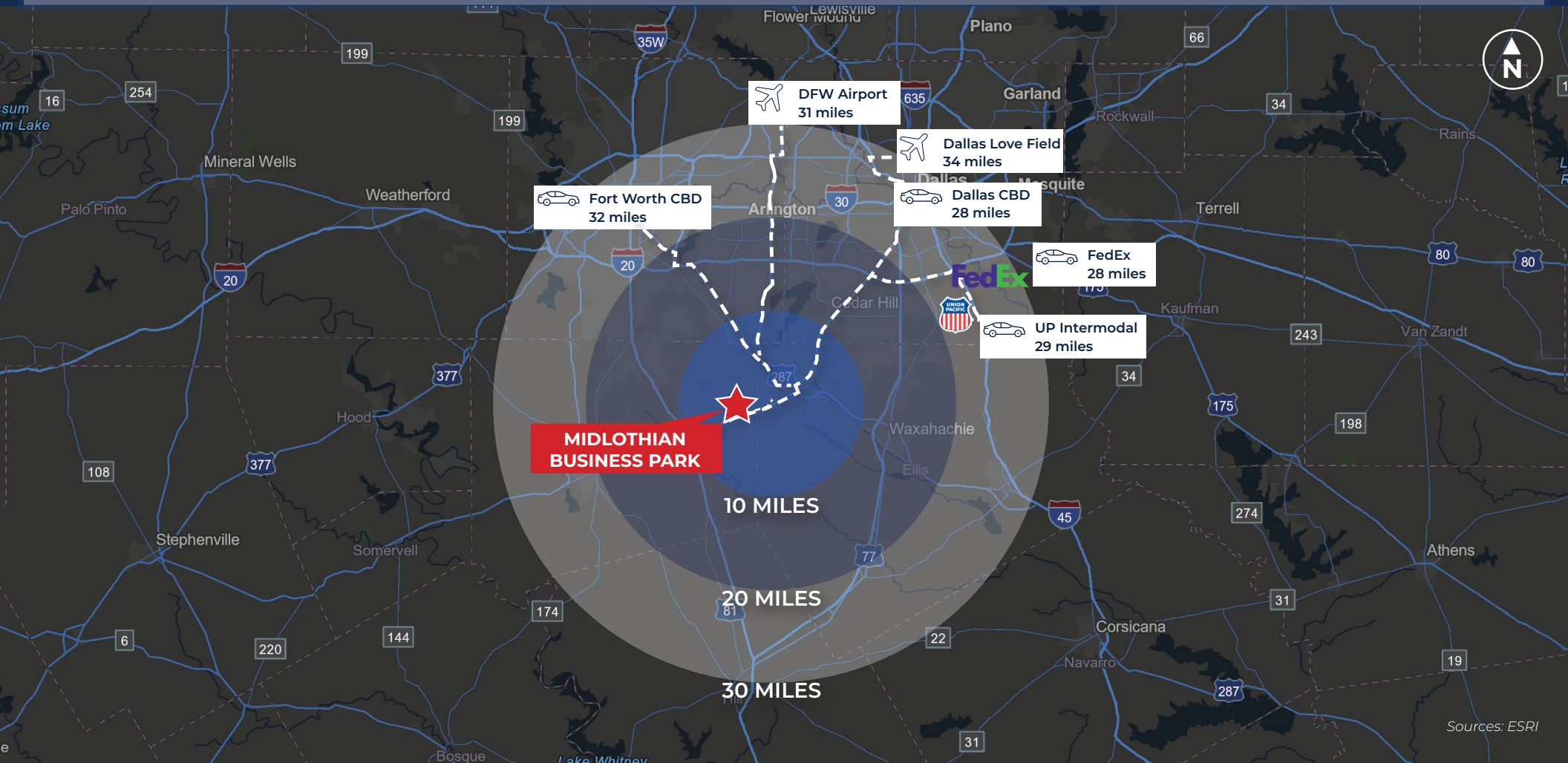


Master-planned Parks and Recreational Facilities

### 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



3000 Turtle Creek Blvd  
Dallas, TX 75219  
hillwood.com

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

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

## LEASING



1717 McKinney Ave, Suite 900  
Dallas, TX 75202  
colliers.com

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