

For Lease - IOS Park

4335 Old Highway 67
Midlothian TX 76065

Property Specifications

LOT 1: SPACE AVAILABLE	±8,500 SF
PARCEL SIZE	2.85 AC
LOT 2: SPACE AVAILABLE	±11,000 SF
PARCEL SIZE	5.53 AC
LOT 3: SPACE AVAILABLE	±11,000 SF
PARCEL SIZE	7.65 AC
TOTAL ACREAGE	16.03 AC
ZONING	Medium Industrial

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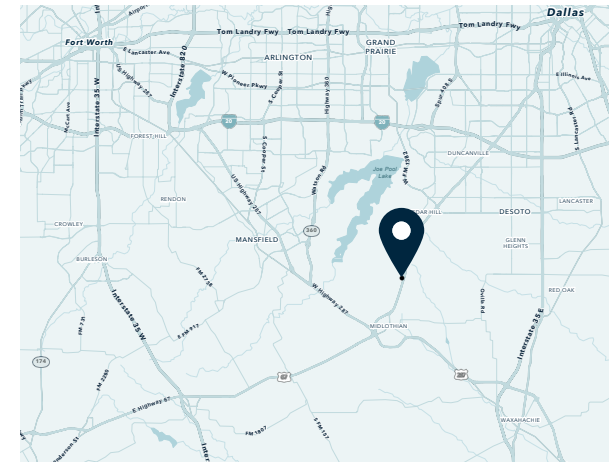
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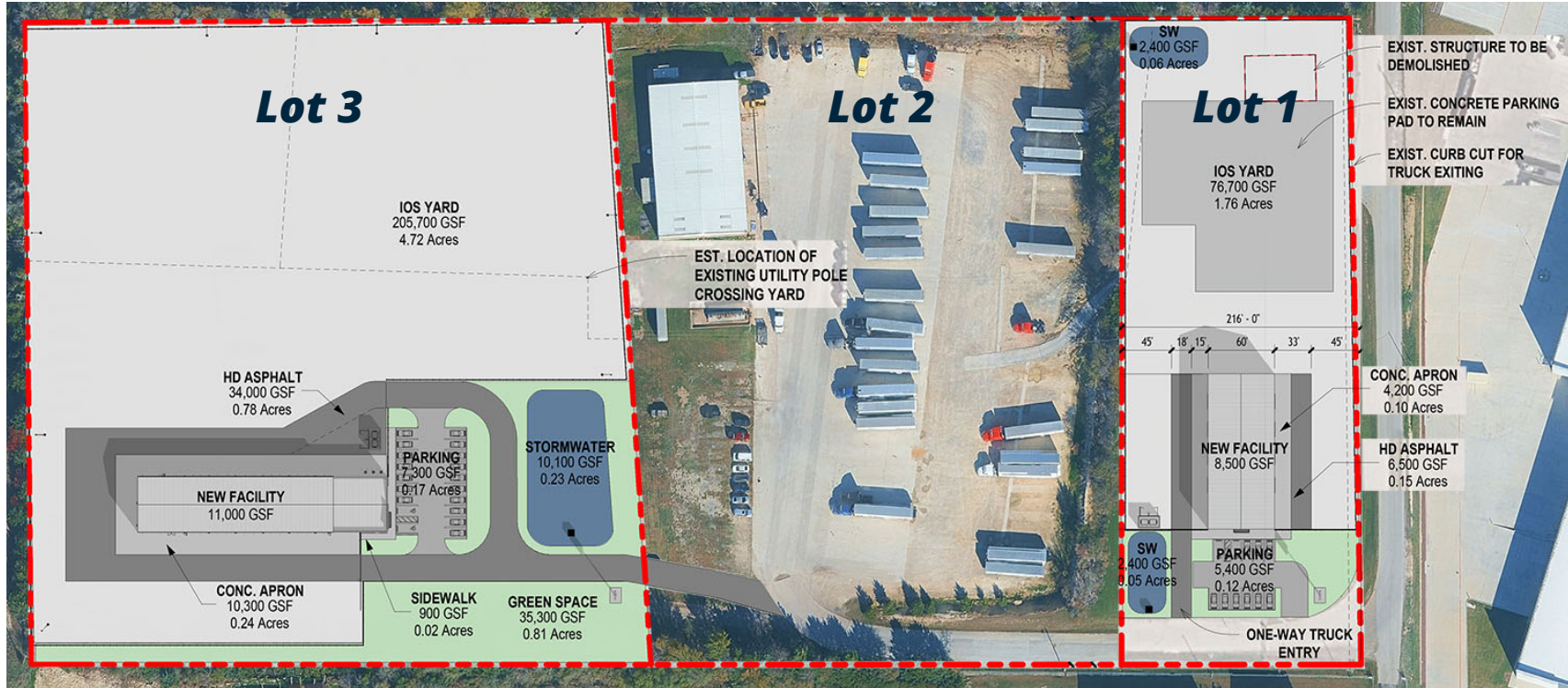
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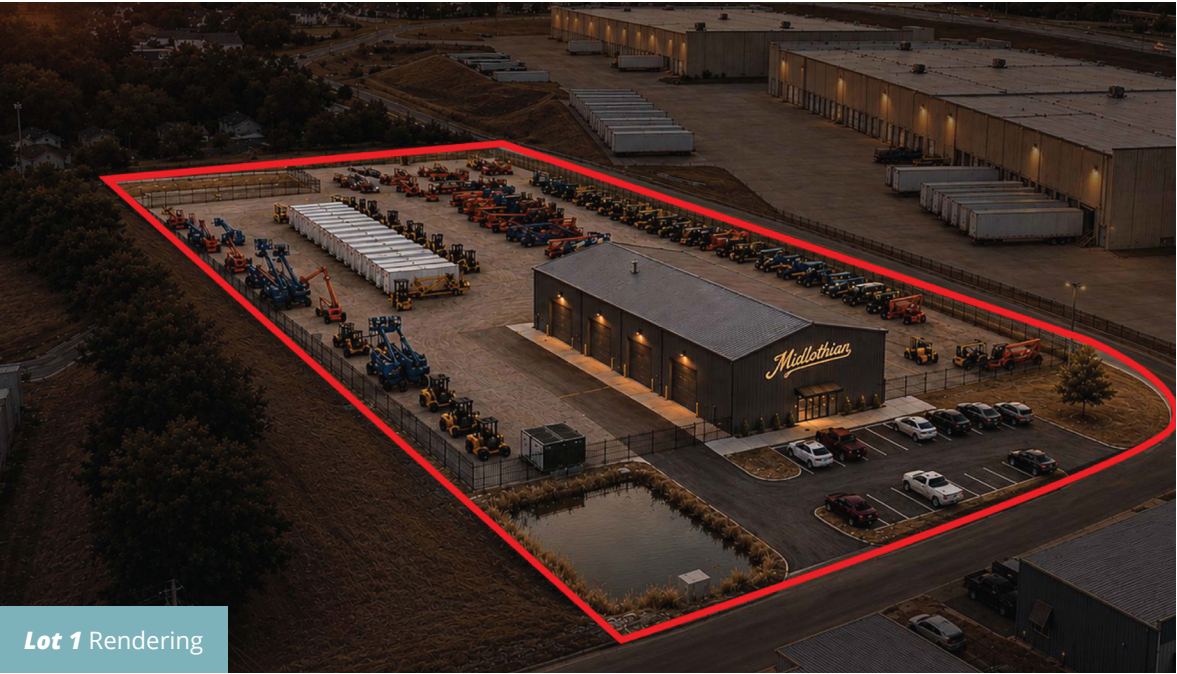
About the Property

- Flexible industrial configurations from ±8,500 SF to ±11,000 SF
- Sites ranging from ±2.85 acres to ±7.65 acres
- Ability to accommodate outside storage and equipment parking
- Highway 67 frontage with excellent visibility and accessibility
- Medium Industrial zoning allows a variety of industrial users
- Located within one of DFW's fastest-growing industrial corridors
- Immediate access to US-67, US-287, and southern DFW markets





	Lot 1	Lot 2	Lot 3
LAND AREA	2.85 Acres	5.53 Acres	7.65 Acres
BUILDING AREA	± 8,500 SF Shop	±11,000 SF Shop	±11,000 SF Shop
CLEAR HEIGHT	24'	16'-20'	24'
GRADE LEVEL	8 (14h' x 12'w)	6 (14h' x 12'w)	14 (14h' x 12'w)
LIGHTING	LED Lights	LED Lights	LED Lights
SPRINKLERED	ESFR	ESFR	ESFR
SECURITY	100% Fenced & Gated	100% Fenced & Gated	100% Fenced & Gated
YARD	100% Stabilized	100% Stabilized	100% Stabilized
OCCUPANCY	9-12 Months	2-3 Months	9-12 Months
NOTES	Ownership will stabilize remainder of yard and construct a new ±8,500 SF shop	Ownership will stabilize remainder of yard and complete make ready to existing building	Ownership will stabilize remainder of yard and construct a new ±11,000 SF shop



Lot 1 Rendering



Lot 1 Northwest view

Lot 1 Specifications

LAND AREA	2.85 Acres
BUILDING AREA	± 8,500 SF Shop
CLEAR HEIGHT	24'
GRADE LEVEL	8 (14h' x 12'w)
LIGHTING	LED Lights
SPRINKLERED	ESFR
SECURITY	100% Fenced & Gated
YARD	100% Stabilized
OCCUPANCY	9-12 Months
NOTES	Ownership will stabilize remainder of yard and construct a new ±8,500 SF shop



Lot 1 Northeast view



Lot 2 Shop & Trailer Parking



Lot 2 Trailer Parking

Lot 2 Specifications

LAND AREA	5.53 Acres
BUILDING AREA	±11,000 SF Shop
CLEAR HEIGHT	16'-20'
GRADE LEVEL	6 (14h' x 12'w)
LIGHTING	LED Lights
SPRINKLERED	ESFR
SECURITY	100% Fenced & Gated
YARD	100% Stabilized
OCCUPANCY	2-3 Months
NOTES	Ownership will stabilize remainder of yard and complete make ready to existing building



Lot 2 Shop with drive-ins



Lot 3 Rendering



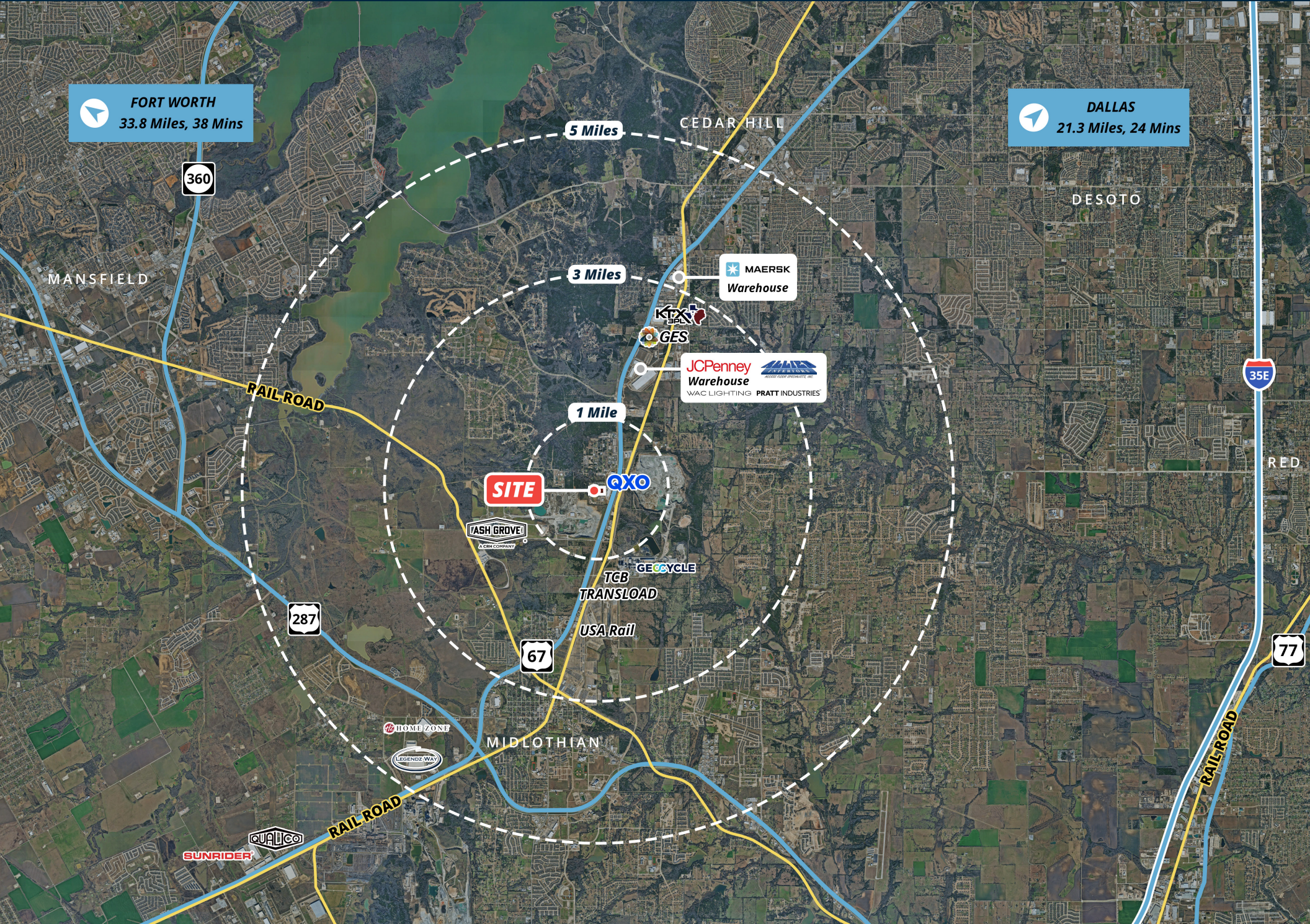
Lot 3 Northeast view

Lot 3 Specifications

LAND AREA	7.65 Acres
BUILDING AREA	±11,000 SF Shop
CLEAR HEIGHT	24'
GRADE LEVEL	14 (14h' x 12'w)
LIGHTING	LED Lights
SPRINKLERED	ESFR
SECURITY	100% Fenced & Gated
YARD	100% Stabilized
OCCUPANCY	9-12 Months
NOTES	Ownership will stabilize remainder of yard and construct a new ±11,000 SF shop



Lot 3 West view



FORT WORTH
33.8 Miles, 38 Mins

DALLAS
21.3 Miles, 24 Mins

SITE

MAERSK
Warehouse

JCPenney
Warehouse
WAC LIGHTING PRATT INDUSTRIES

ASH GROVE
ACME COMPANY

TCB
TRANSLOAD

USA Rail

HOME ZONE

LEGENDZ WAY

QUILCO

SUNRIDER



About Midlothian, TX

Midlothian sits about 25 miles southwest of downtown Dallas in Ellis County, anchored on US-287 with the 67 running just to the west. US-287 connects straight north into the heart of the DFW metroplex and southeast toward Waxahachie and the I-45 corridor, which puts an owner-user within reach of both urban cores and the broader southern logistics network without paying for land closer in. The 67 adds a second route north toward Dallas and Cedar Hill. For a smaller owner-user building fronting the highway, that visibility and dual-route access is the whole pitch: easy in, easy out, central to the southern half of the basin.

Ellis County has a deep base of owner-users who follow construction and industrial activity south out of Dallas, contractors,

equipment suppliers, fabricators, and small distributors who want to own rather than lease and need a building they can grow into. Midlothian's heavy-industrial roots (cement, steel, and the supplier network around them) keep demand steady for flexible industrial land with easy highway access.

WHY MIDLOTHIAN?

For owner-users who want a highway-front building with room to operate, build it in Midlothian.



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer Initials Tenant Initials Seller Initials Landlord Initials Date



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