

M MIDLOTHIAN BUSINESS PARK

For Lease
3090-3200 Challenger Dr., Midlothian, TX

Available
Now & BTS



Location. Access. Advantage.



A development of:



PROVIDENT
REALTY ADVISORS



MIDLOTHIAN BUSINESS PARK

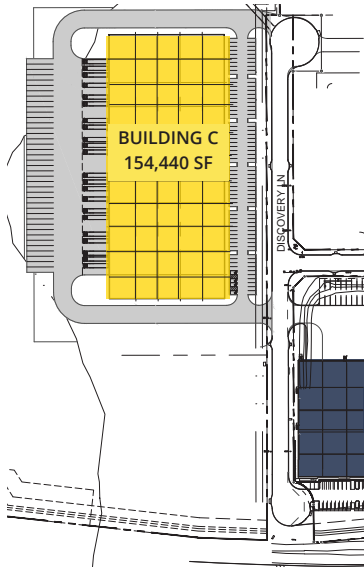


PHASE II | BUILDING C

AVAILABLE FOR BUILD TO SUIT
-As early as Q3 2024

Building C

- Size: 154,440 SF
- Office: BTS
- Clear Ht: 32'
- Bldg. Depth: 260'
- Truck Court: 180'
- Bay Spacing: 52' x 52'
- Dock Doors: 40
- Trailer Parks: 36
- Auto Parks: 106
- Sprinkler: ESFR
- Lighting: LED



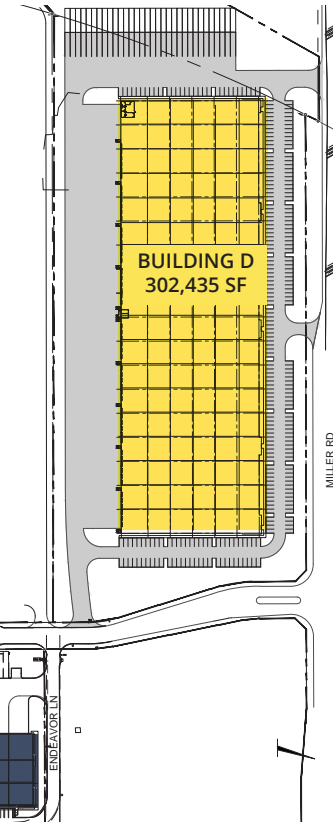
PHASE I - DELIVERED

PHASE II | BUILDING D

AVAILABLE FOR BUILD TO SUIT
-As early as Q3 2024

Building D

- Size: 302,435 SF
- Office: BTS
- Clear Ht: 36'
- Bldg. Depth: 260'
- Truck Court: 125'
- Bay Spacing: 52' x 52'
- Dock Doors: 54
- Trailer Parks: 64
- Auto Parks: 286
- Sprinkler: ESFR
- Lighting: LED

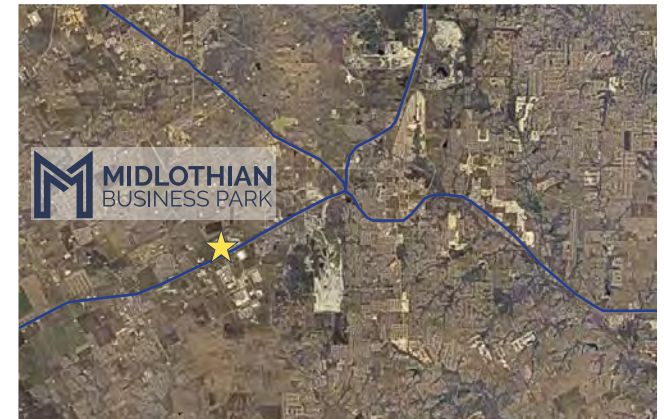


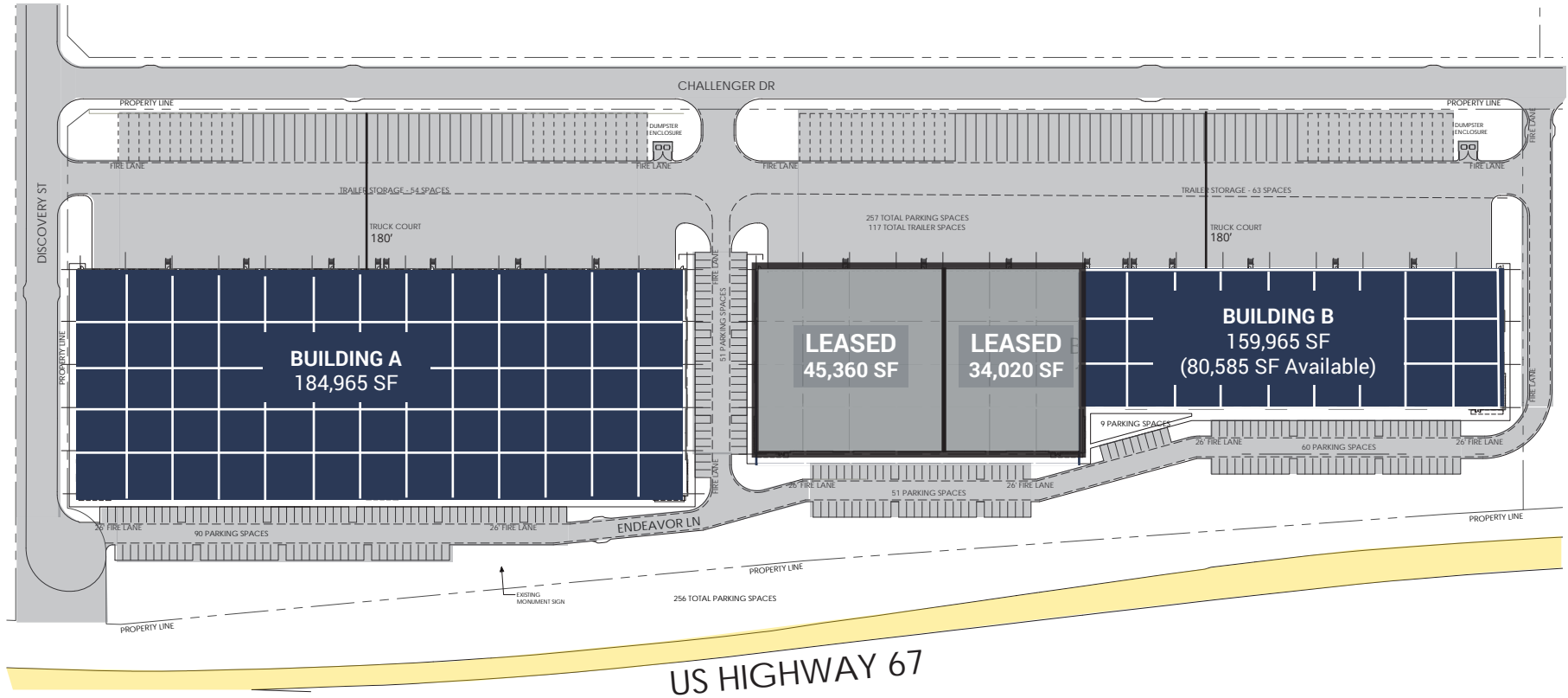
Building A

- Size: 61,655–184,965 SF
- Office: BTS
- Clear Ht: 32'
- Bldg. Depth: 260'
- Truck Court: 180'
- Bay Spacing: 54' x 50'
- Dock Doors: 42
- Car Parks: 89 on S side; 27 on E side
- Trailer Parks: 54
- Sprinkler: ESFR
- Floor Slab: 6"
- Lighting: LED

Building B

- Size: 22,500–80,585 SF
- Office: BTS
- Clear Ht: 32'
- Bldg. Depth: 210' on W side and 160' on E side
- Truck Court: 180'
- Bay Spacing: 54' x 50'
- Dock Doors: 52
- Car Parks: 120 on S side; and 24 on W side
- Trailer Parks: 63
- Sprinkler: ESFR
- Floor Slab: 6"
- Lighting: LED





Building A

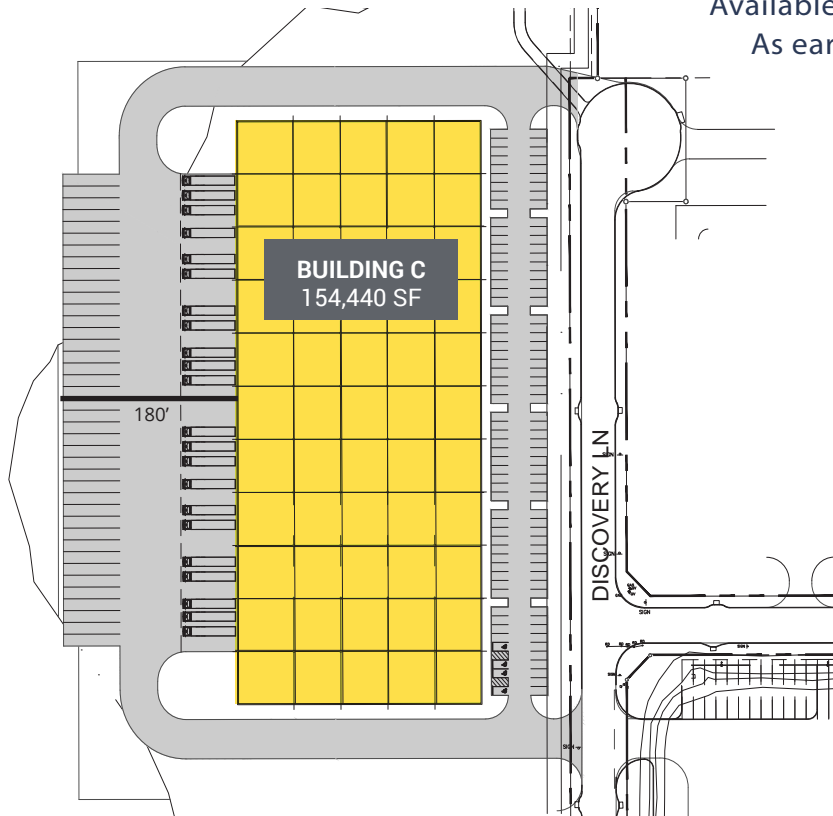
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- Lighting: LED

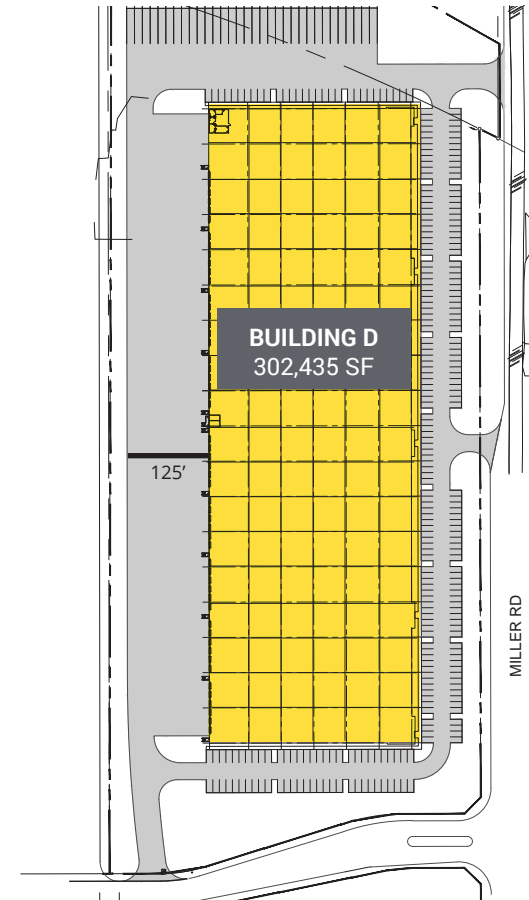
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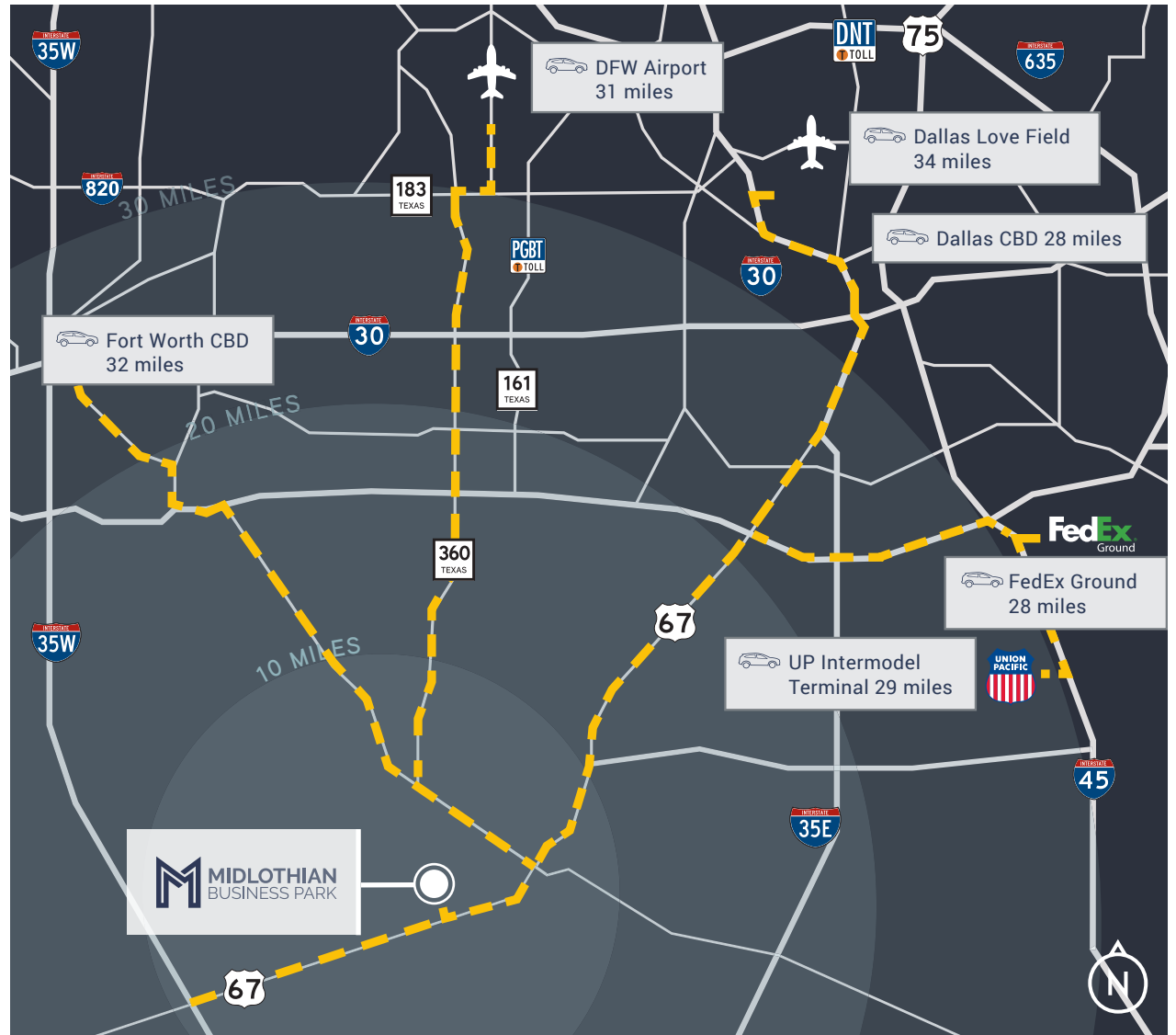
Quality. Superior. Functionality.



MIDLOTHIAN BUSINESS PARK

Strategically Located

- Proximity to 1.35 million people within a 30-minute drive time
- Quick access to major cities in the DFW Metroplex
- Outstanding location at Highway 67 and Miller Road just 31 miles from DFW International Airport and 34 miles from Dallas Love Field
- Located 28 miles from Downtown Dallas and 32 miles from Downtown Fort Worth
- Located in the heart of an educated and skilled workforce in a growing community



Midlothian, Texas



**Excellent Health
Care System**



**Top-Rated
School System**



**Diverse and Skilled
Workforce**



**Master-planned Parks
and Recreational
Facilities**

Quality of life:

- New Methodist Health System \$175M, 67-acre Campus
- 102-room Marriott Courtyard
- 39,000 square foot conference center
- Diverse and professional work force with access to 1.5 million people within a 30-minute drive
- Pro-business community
- Midway between Dallas and Fort Worth
- 14 parks including a new 105-acre multipurpose recreational complex
- Excellent public school system with more than 9,800 students across 12 campuses





MIDLOTHIAN BUSINESS PARK

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