



MIDLOTHIAN BUSINESS PARK

FOR SALE / LEASE

Hwy. 67 & Miller Rd., Midlothian, TX

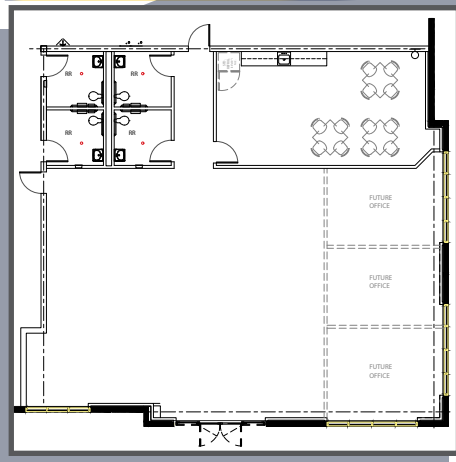
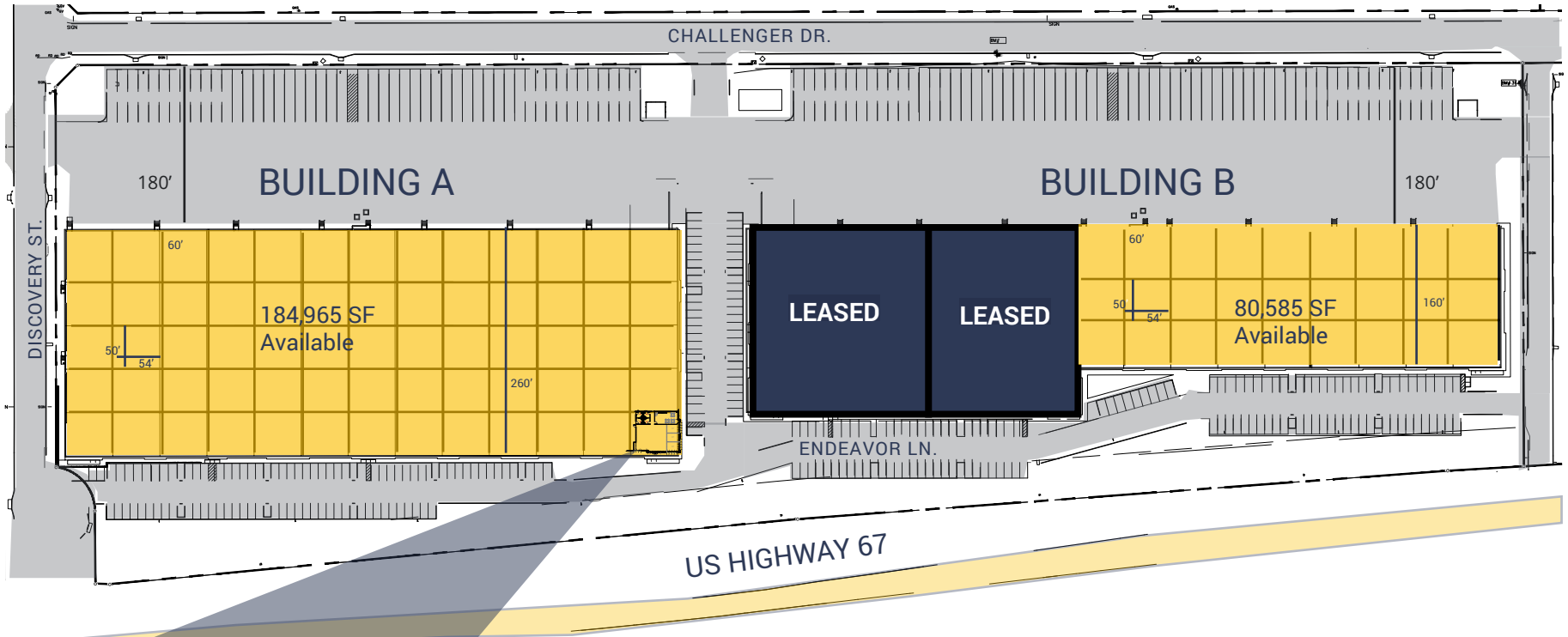
265,550 SF & 38.071 AC

Available Now



A development of:





Building A

- Size: 61,655–184,965 SF
- Office: 3,019 SF
- 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 & 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



Tract C | ± 21.914 Acres

Legal Description:

Lot 3B BLK A Midlothian Business Park-REV 21.914 AC

- Property ID: 283117
- Lot Sq. Ft.: 954,573 SF
- Net Acreage: 10.915 AC
- Submarket: SW Dallas/US 67
- Zoning: [PD 69 - Heavy Industrial](#)

Tract D | ± 17.345 Acres

Legal Description:

Lot 1BLK A Midlothian Business Park-REV 16.157 AC and 1.512 AC of 593 L Kelsey; 192 J Chamblee; 1206 Cuadrirr CO 10.656 AC

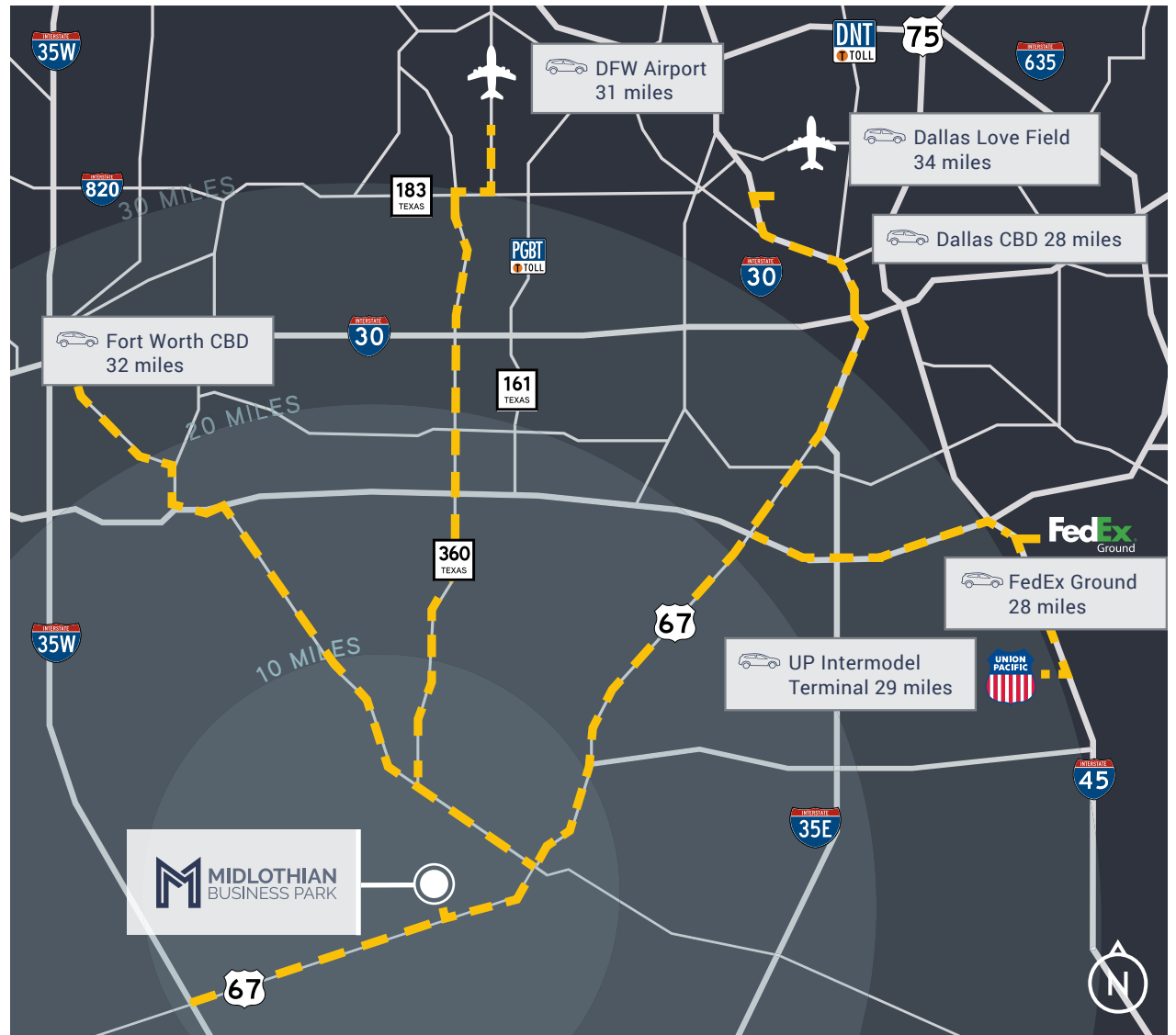
- Property IDs: 263152 & 261543 (partial)
- Property Acreage: 17.345 AC
- Lot Sq. Ft.: 755,548.2 SF
- Submarket: SW Dallas/US 67
- Zoning: [PD 69 - Heavy Industrial](#)

Available Now! Call for Pricing.

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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