



HARDROCK

COMMERCE CENTER

3545 HARDROCK RD | GRAND PRAIRIE, TX | 75050

**A 2-BUILDING INDUSTRIAL DEVELOPMENT IN THE HEART OF DFW
UP TO 248,000 SF AVAILABLE**

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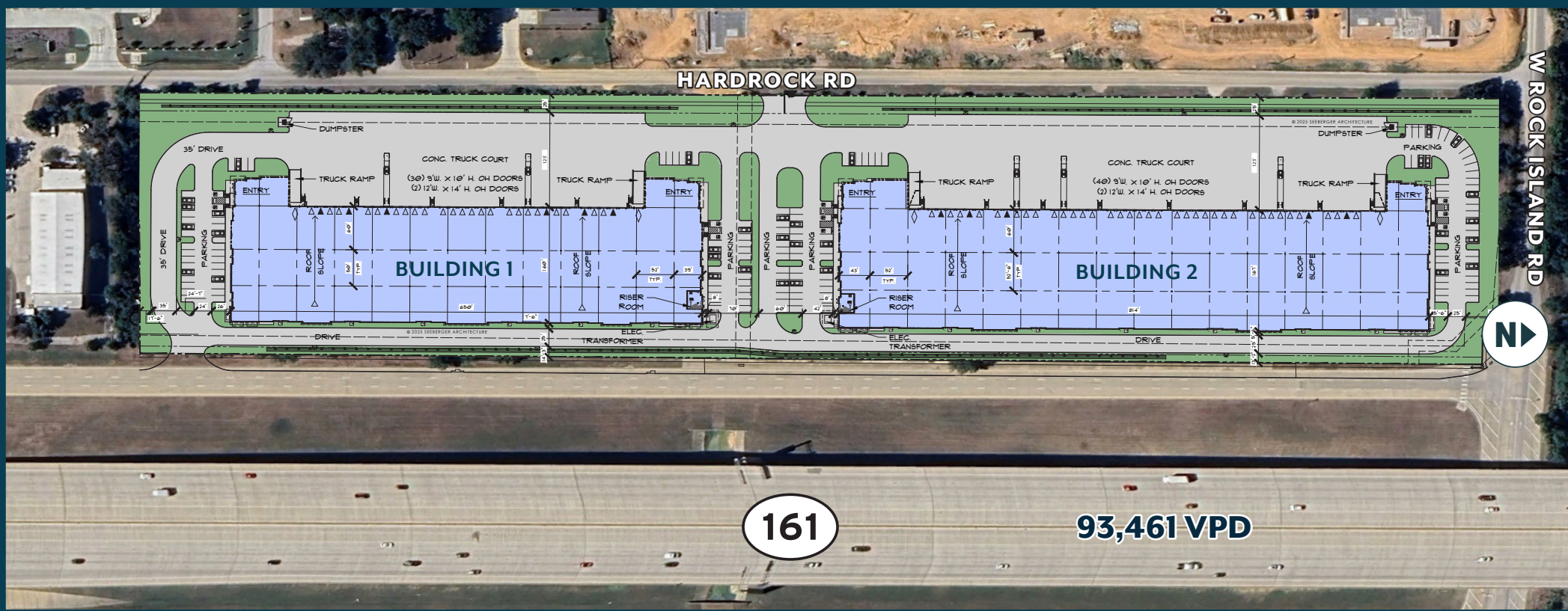
Developed By:



ALLIANCE
INDUSTRIAL COMPANY

Leased by:

STREAM[®]



BUILDING 1

FOR LEASE OR SALE

Available SF	109,392 SF	Dock Doors	30 (9' x 10')
Divisible To	40,000 SF	Ramps	2 (12' x 14')
Office	BTS	Car Parks	62
Clear Height	32'	Sprinkler System	ESFR
Building Depth	160'	Load Configuration	Front
Truck Court	125'	Power	1,500 KVA Capacity

BUILDING 2

FOR LEASE OR SALE

Available SF	139,466 SF	Dock Doors	40 (9' x 10')
Divisible To	60,000 SF	Ramps	2 (12' x 14')
Office	BTS	Car Parks	94
Clear Height	32'	Sprinkler System	ESFR
Building Depth	167'	Load Configuration	Front
Truck Court	125'	Power	1,500 KVA Capacity

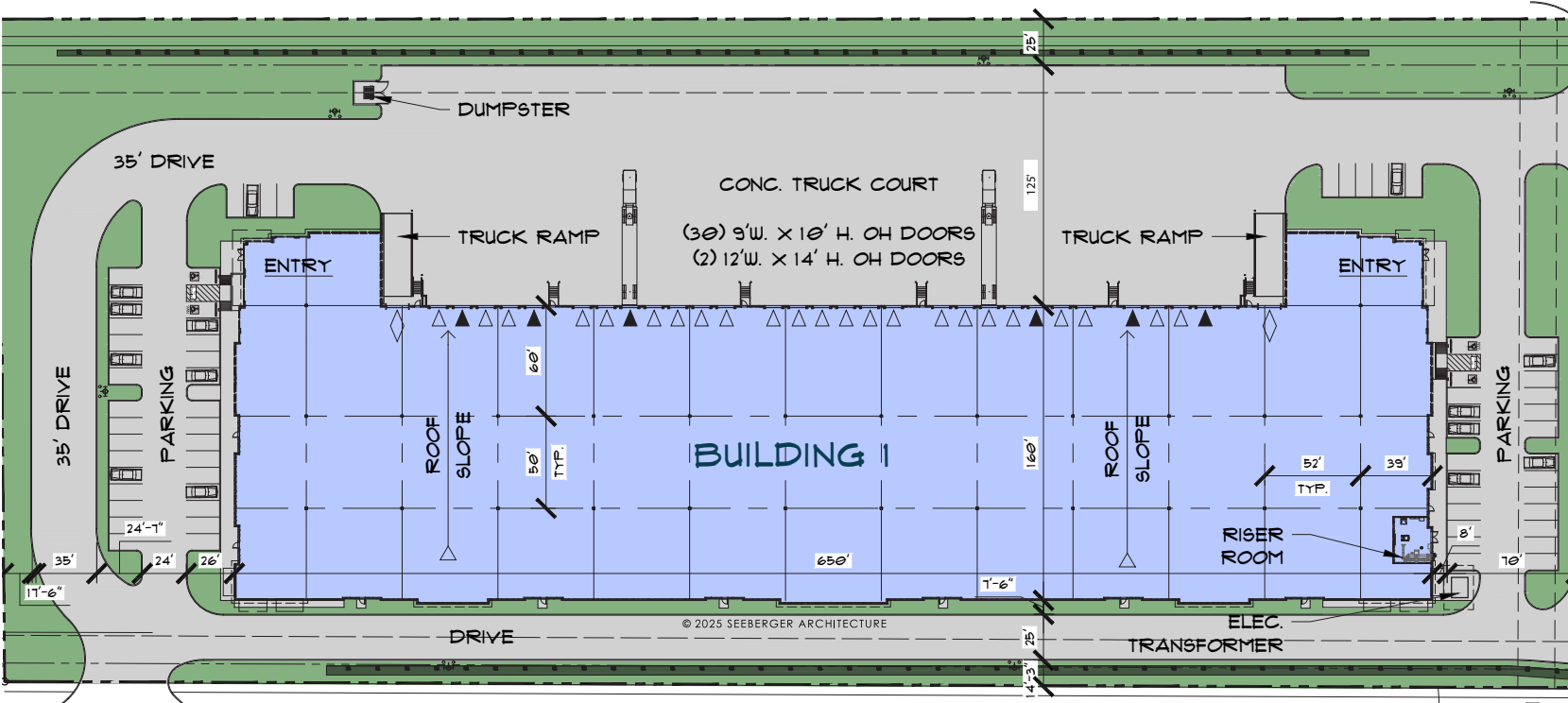
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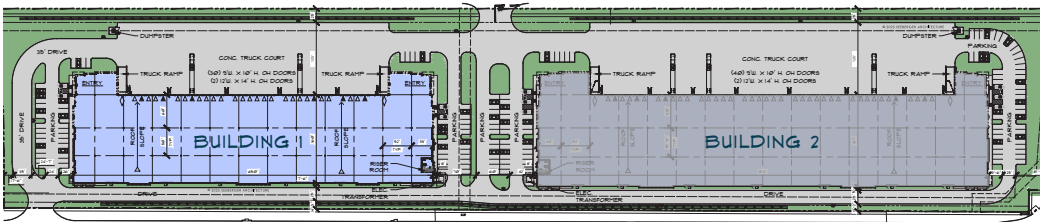
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DETAILS

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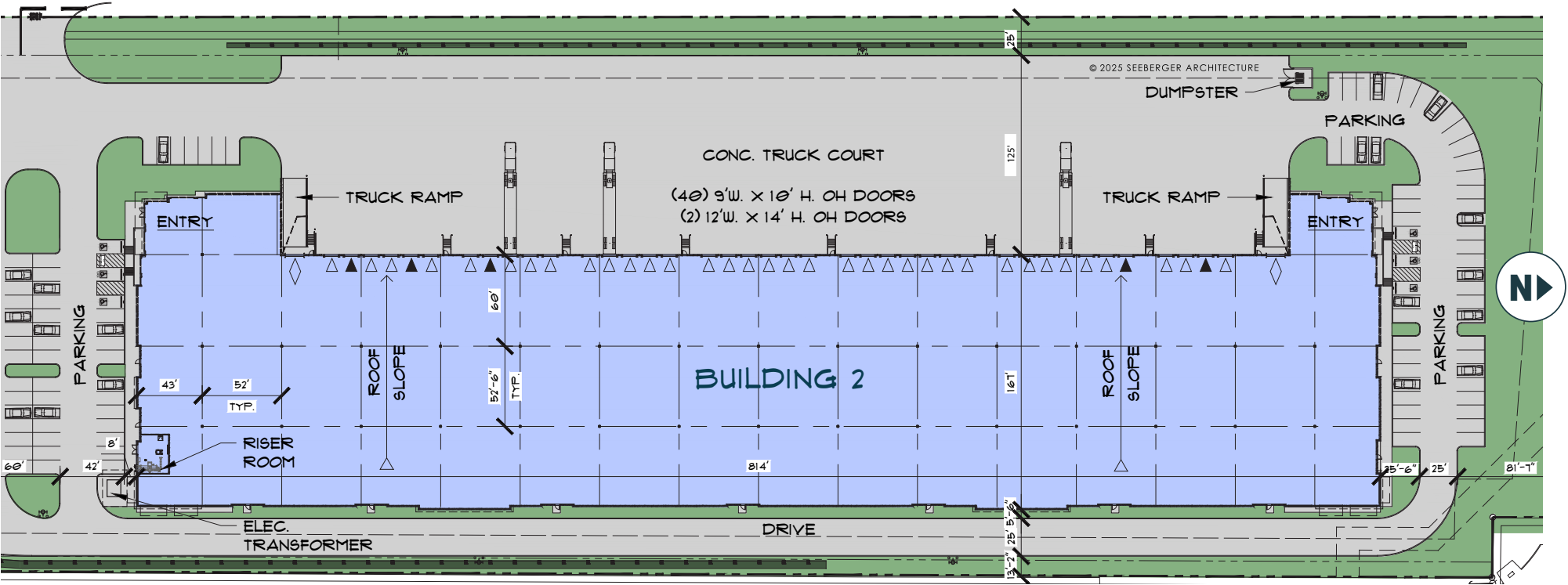
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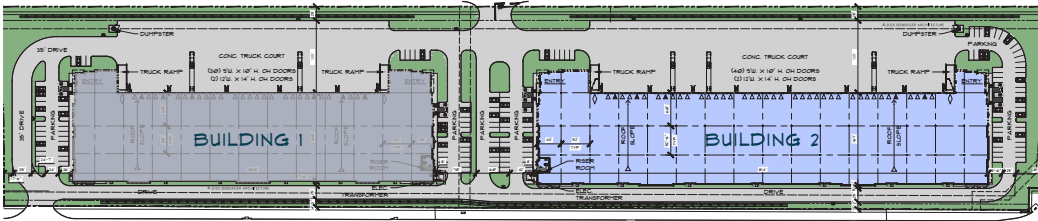
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LOCATION HIGHLIGHTS

161

Immediate access and visibility
to Hwy 161 with 93,461 VPD

4.5 MI.

to Dallas/Fort Worth
International Airport

12.9 MI.

to Dallas Love Field Airport

17.4 MI.

to Dallas CBD

22.1 MI.

to Fort Worth CBD

1.4 MM

Population within 10 miles

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