

286,700 SF

Available for Lease



# Constellation Rock Island Logistics Center

3550 Hardrock Rd, Grand Prairie, TX 75050



Delivering Q1 2026



green ready

USGBC  
MEMBER

**Building Total**..... **286,700 SF**

- Premier infill location in the GSW submarket of Dallas/Fort Worth.
- Hwy 161 frontage, located 3.5 miles from Hwy 183, and 4.7 miles from the South entrance of the DFW airport.
- State-of-the-art building featuring 36' clear height and 80 trailer parking spaces.
- "Green Ready" design encompasses conduit for EV charging stations to accommodate ESG needs.
- Triple Freeport Exemption and no MUD Tax

Divisible to  
**70K SF**

**36'**  
Clear Height

Highway 161  
Frontage

±4.7 miles from  
DFW Airport



A Development of  
**constellation**  
real estate partners

This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

# 286,700 SF

Available for Lease

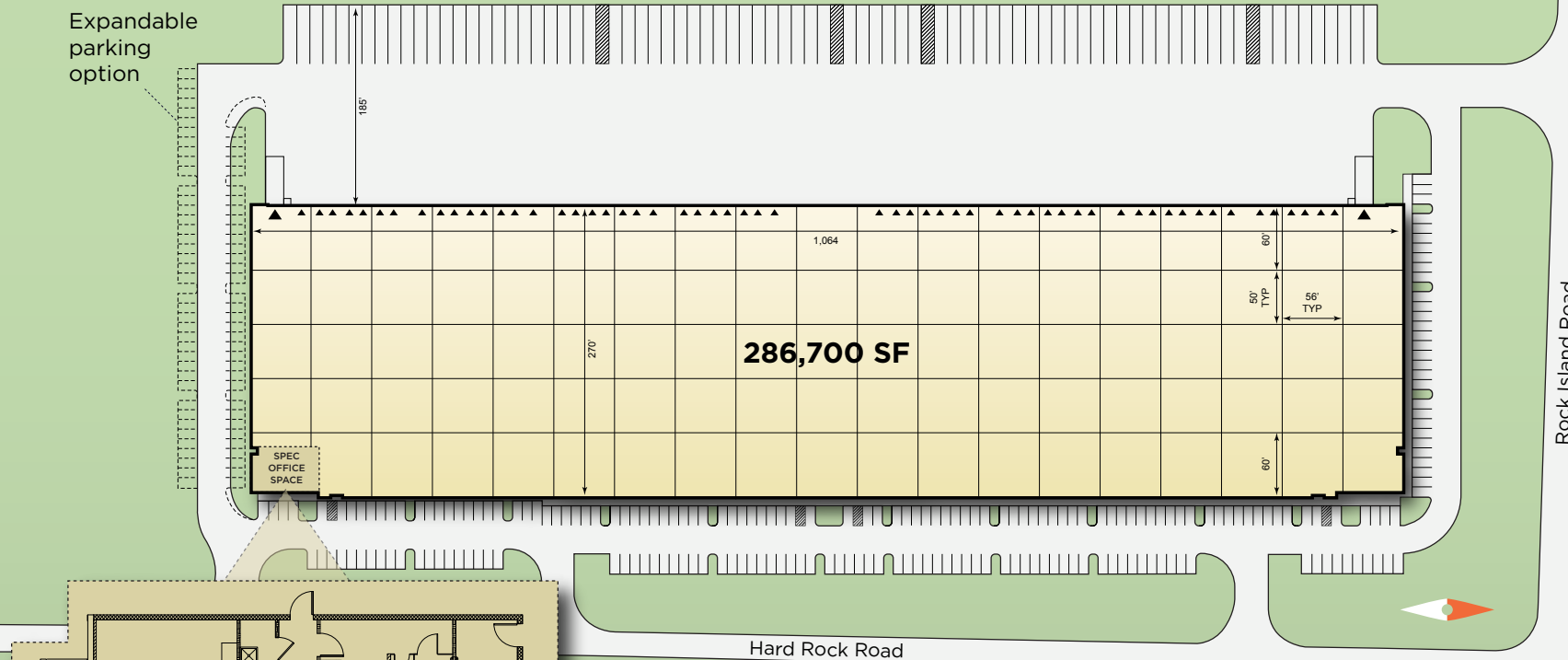


## Constellation Rock Island Logistics Center

3550 Hardrock Rd, Grand Prairie, TX 75050

Delivering Q1 2026

Expandable parking option



286,700 SF

SPEC OFFICE SPACE  
2,567 SF

### ■ BUILDING DETAILS

- 286,700 SF
- Divisible to 70,000 SF
- Spec Office Buildout: 2,567 SF
- 51 9' x 10' OH Doors
- 2 Drive-In Doors
- 36' Clear Height
- ESFR
- 211 parking spaces (expandable option to include 74 additional spaces)
- 7-Inch Slab
- 80 Trailer Parking Spaces
- Separate Car/Truck Access
- 4,000A available for tenant service with an expedited path to upsize to 16,000A



**David Eseke, SIOR**

Vice Chairman

972.663.9852 | Direct

805.637.9966 | Mobile

[david.eseke@cushwake.com](mailto:david.eseke@cushwake.com)

**Clay Balch**

Managing Director

972.663.9853 | Direct

972.742.9234 | Mobile

[clay.balch@cushwake.com](mailto:clay.balch@cushwake.com)



**Scott Ellerman**

Partner

214.814.4310 | Direct

214.208.1007 | Mobile

[scotte@constellationrep.com](mailto:scotte@constellationrep.com)

**Natalie Yammine**

Development Associate

214.984.3797 | Direct

817.455.2569 | Mobile

[nataliey@constellationrep.com](mailto:nataliey@constellationrep.com)

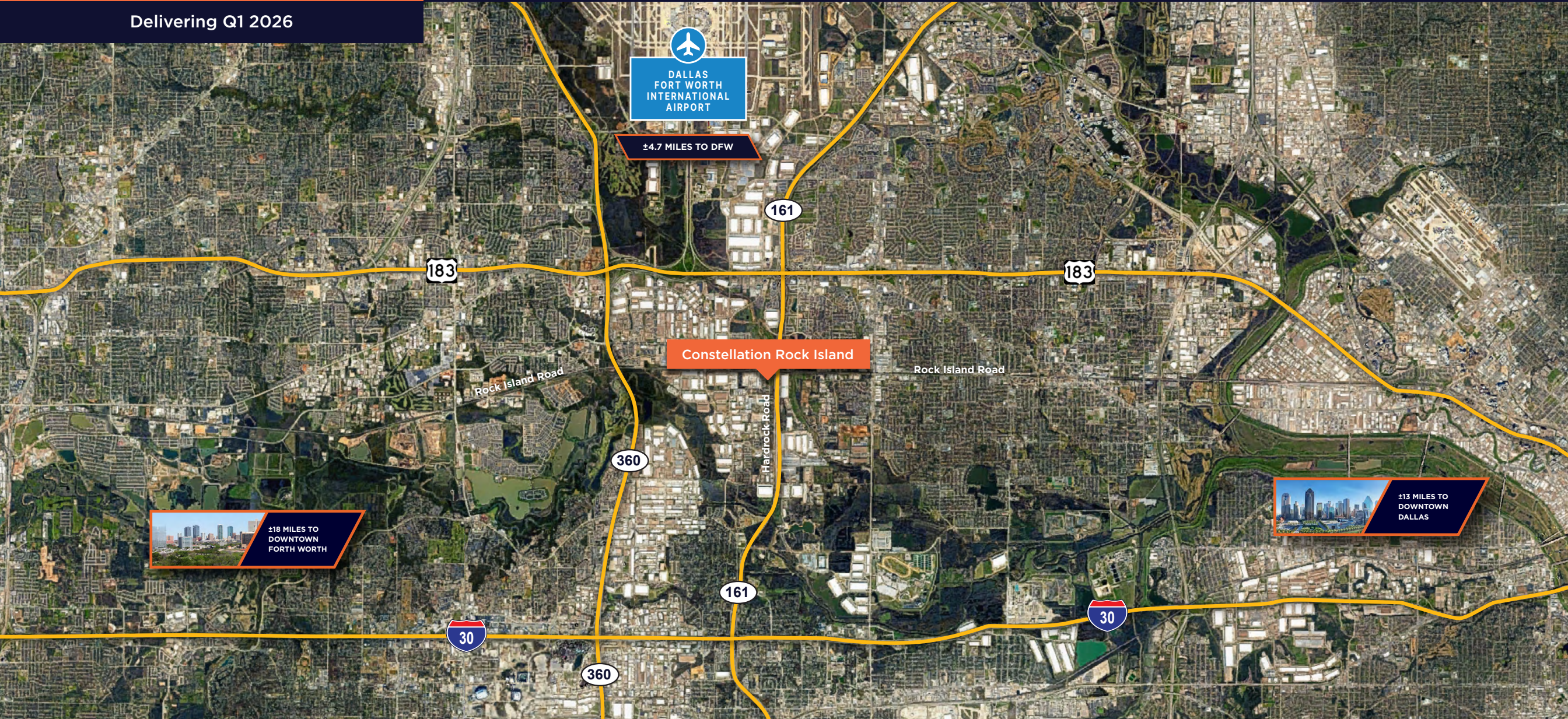
286,700 SF  
Available for Lease



# Constellation Rock Island Logistics Center

3550 Hardrock Rd, Grand Prairie, TX 75050

Delivering Q1 2026



  
DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT

±4.7 MILES TO DFW

Constellation Rock Island

  
±18 MILES TO  
DOWNTOWN  
FORTH WORTH

  
±113 MILES TO  
DOWNTOWN  
DALLAS