

ROCKWALL COMMERCE

CENTER

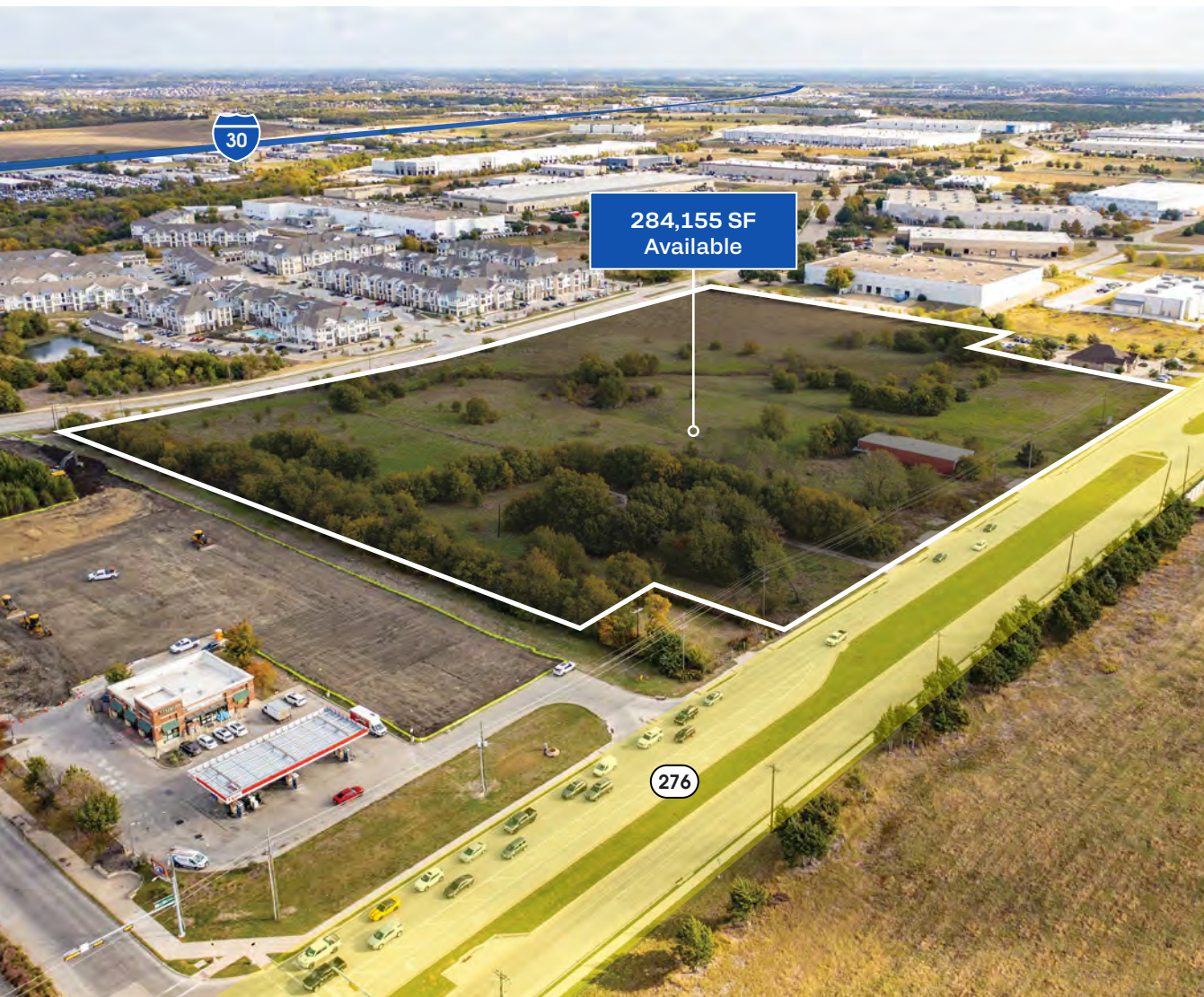
FOR LEASE
284,155 SF | 18.48 AC



1725 TX-276 | Rockwall, TX

Prime Industrial Opportunity in Expanding DFW Submarket

Rockwall Commerce Center represents a premier opportunity within one of North Texas' fastest-growing areas. Spanning 18.48 acres, this development will feature Class A facilities totaling 284,155 square feet of modern industrial and manufacturing space. Strategically located less than five minutes from the newly expanded Interstate 30 and less than a mile from Rockwall Technology Park, Rockwall Commerce Center offers exceptional regional connectivity and access to a dense manufacturing base.



Opportunity Overview

284,155 SF
Available

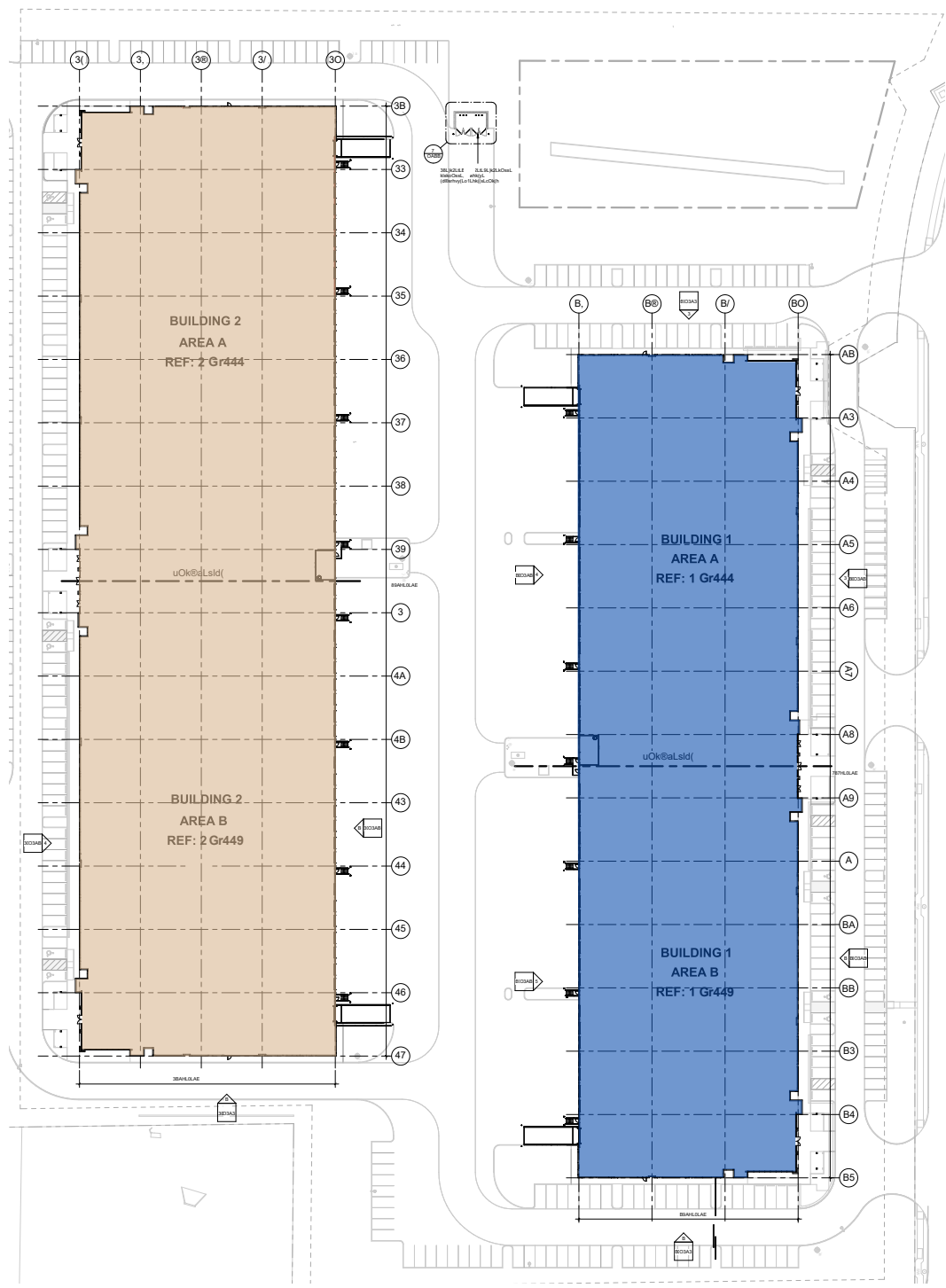
18.48 AC
Land Size

28,000 SF/ 32,000 SF
Divisible To

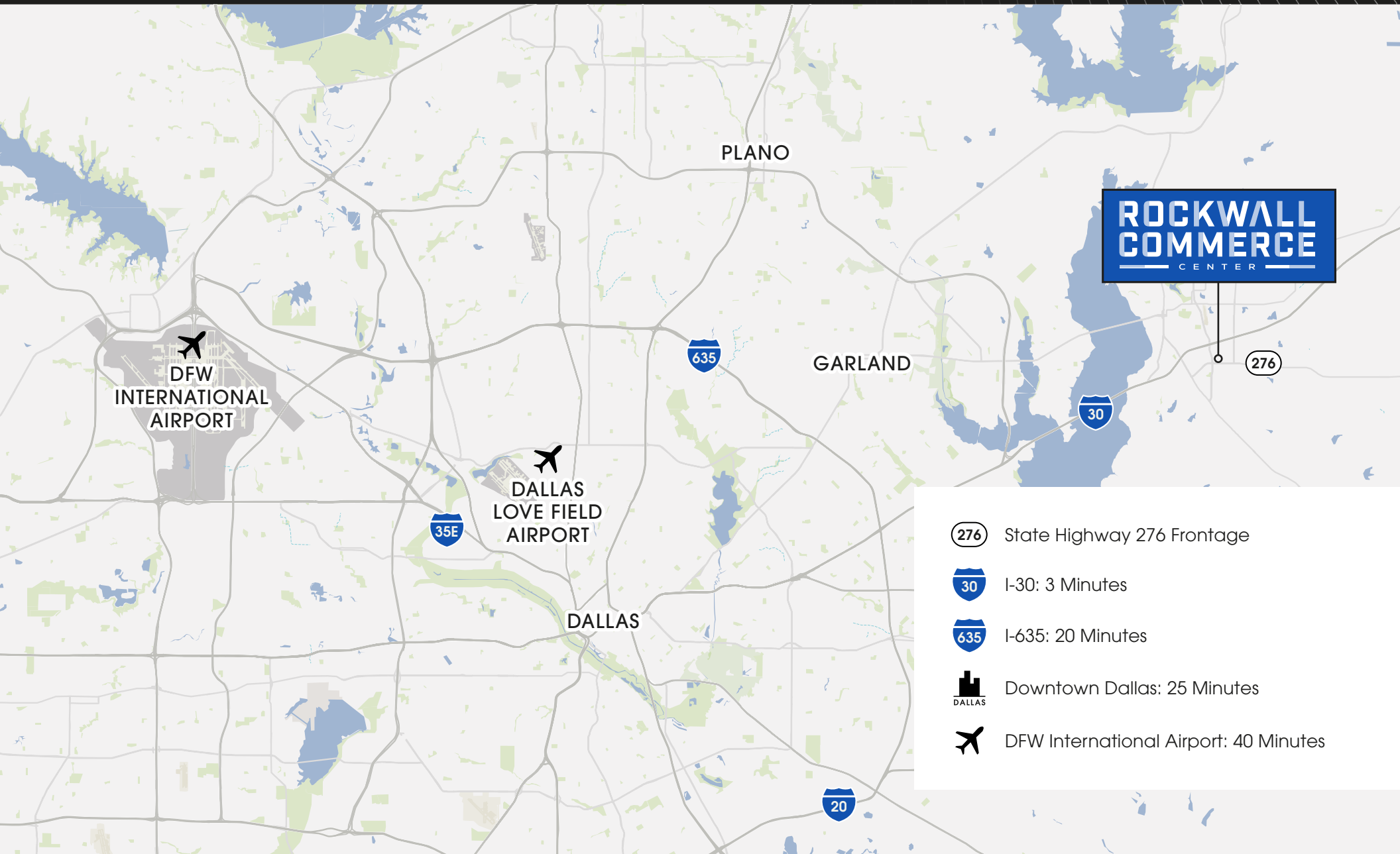
3 Minutes to I-30
Highway Access

Building Details






	Building 1	Building 2
Building Size	120,986 SF	163,169 SF
Divisible	±28,080 SF	±32,760 SF
Office SF	TBD	TBD
Clear Height	32'	32'
Drive-In Doors	2	2
Dock Doors	37	44
Car Parks	196	146
Sprinkler	ESFR	ESFR
Electrical	TBD	TBD



Strategic Location. Seamless Connectivity.



**ROCKWALL
COMMERCE**
CENTER

-  State Highway 276 Frontage
-  I-30: 3 Minutes
-  I-635: 20 Minutes
-  Downtown Dallas: 25 Minutes
-  DFW International Airport: 40 Minutes

Strong Corporate Neighborhood

Rockwall provides an ideal setting for industrial users, combining strategic connectivity with a strong business ecosystem. Located along I-30 with direct access to the Dallas-Fort Worth metroplex, companies benefit from efficient access to regional and national markets. The area's rapid growth, driven by a recent influx of companies in aerospace and defense, frozen foods, and manufacturing, reinforces its position as an emerging industrial hub.



Proximity to Amenities



BLUE COLLAR LABOR

Within a 1-mile radius

Lower
Density

Higher
Density

Source: Esri 2025

10 Miles

ROCKWALL
COMMERCE
CENTER

CADDO MILLS
MUNICIPAL
AIRPORT

WYLIE

SACHSE

GARLAND

ROWLETT

ROCKWALL

RALPH M HALL
MUNICIPAL
AIRPORT

30

635

30

80

MESQUITE

Qualified Labor Pool

Rockwall County is experiencing rapid population and economic growth, with the county's population increasing by more than 56% since 2010 and continuing to expand at an average annual rate of nearly 3.8%, outpacing state and national averages. The City of Rockwall itself has grown by over 15% since 2020, reaching nearly 55,000 residents in 2025, supported by strong household incomes and a highly skilled workforce. This demographic momentum, combined with Rockwall's reputation for quality schools and a high standard of living, underscores the area's long-term appeal for employers and employees alike.

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