

ROCKWALL COMMERCE

CENTER

FOR LEASE

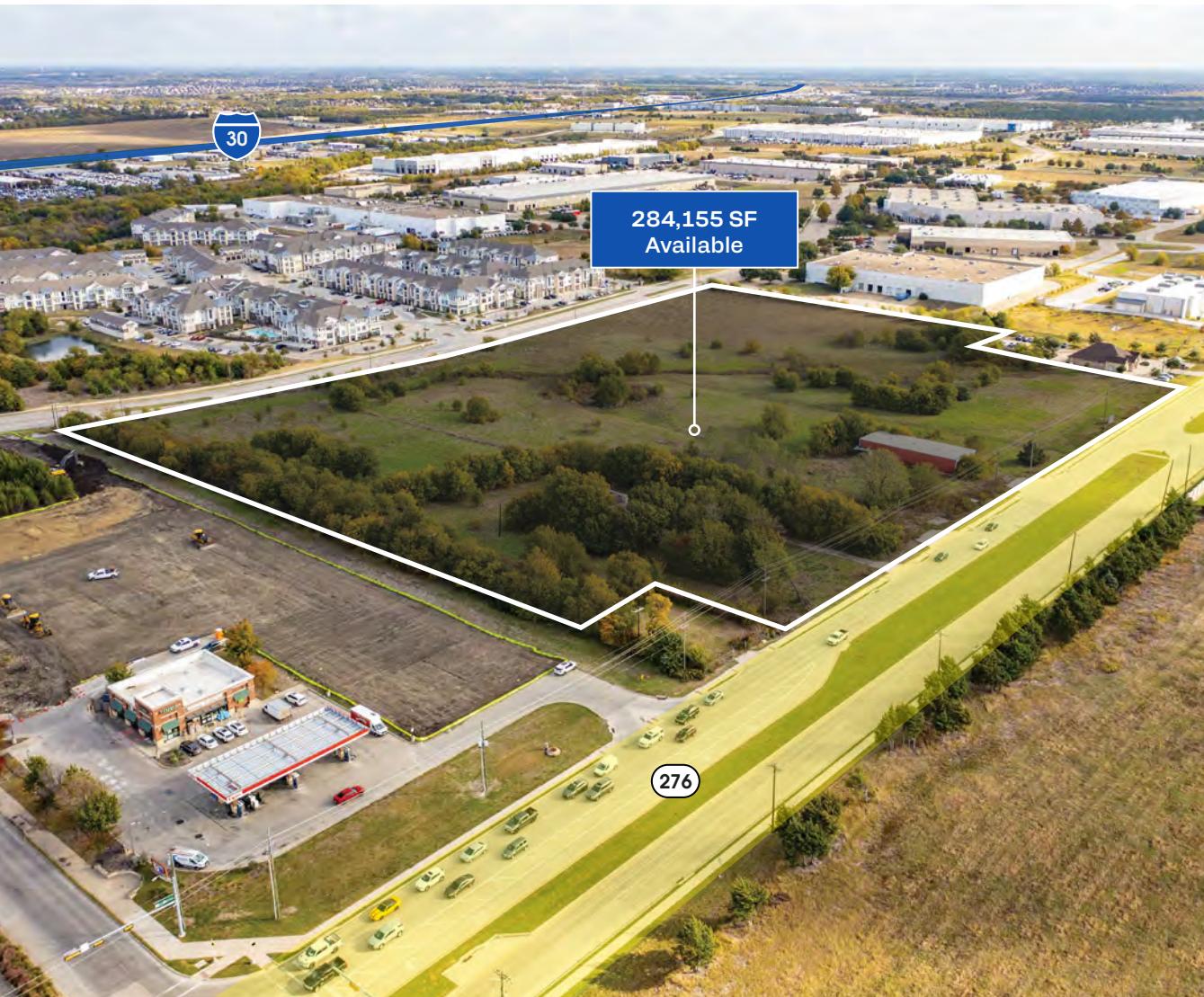
284,155 SF | 18.48 AC



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

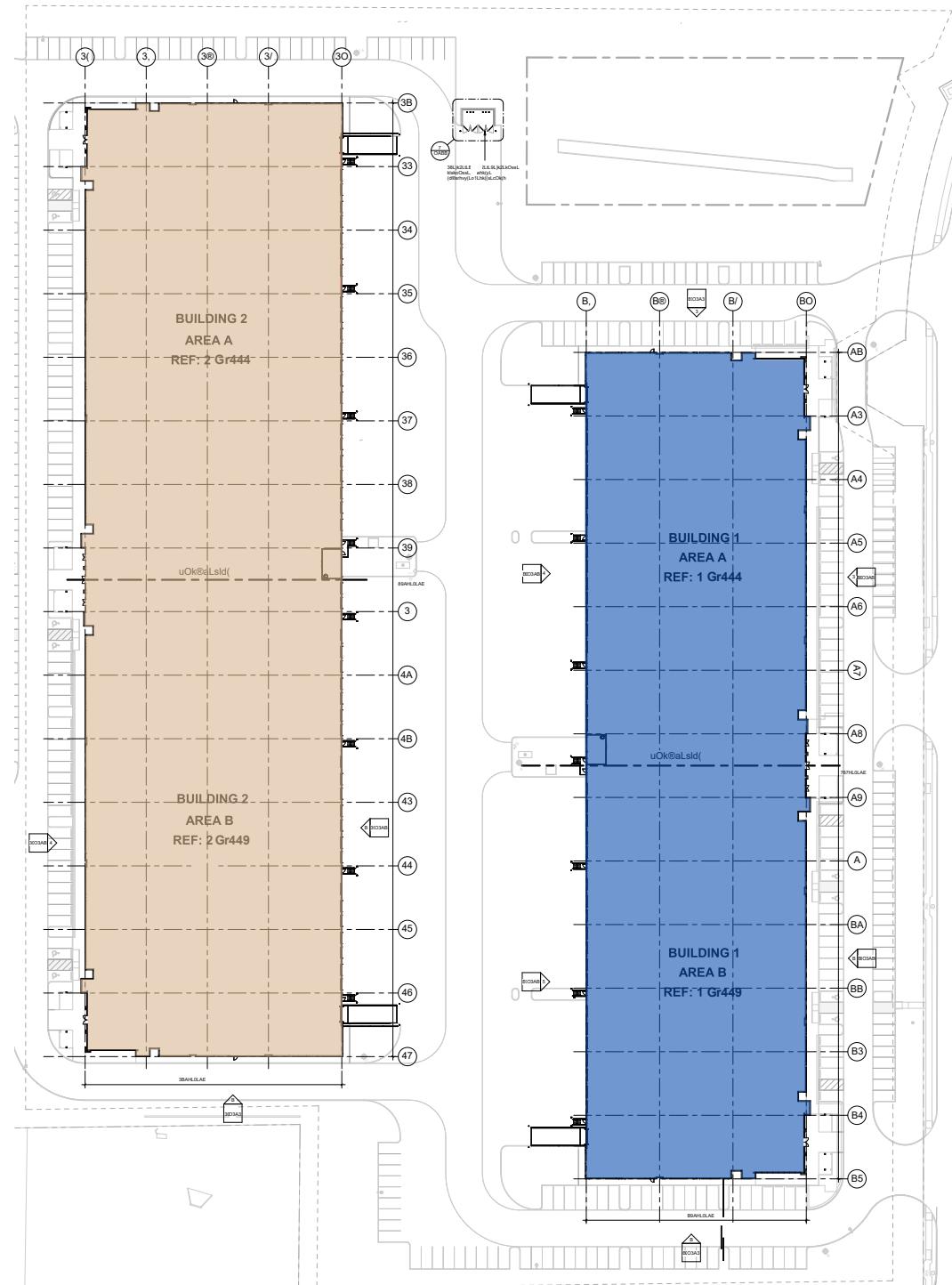
Divisible To

3 Minutes to I-30

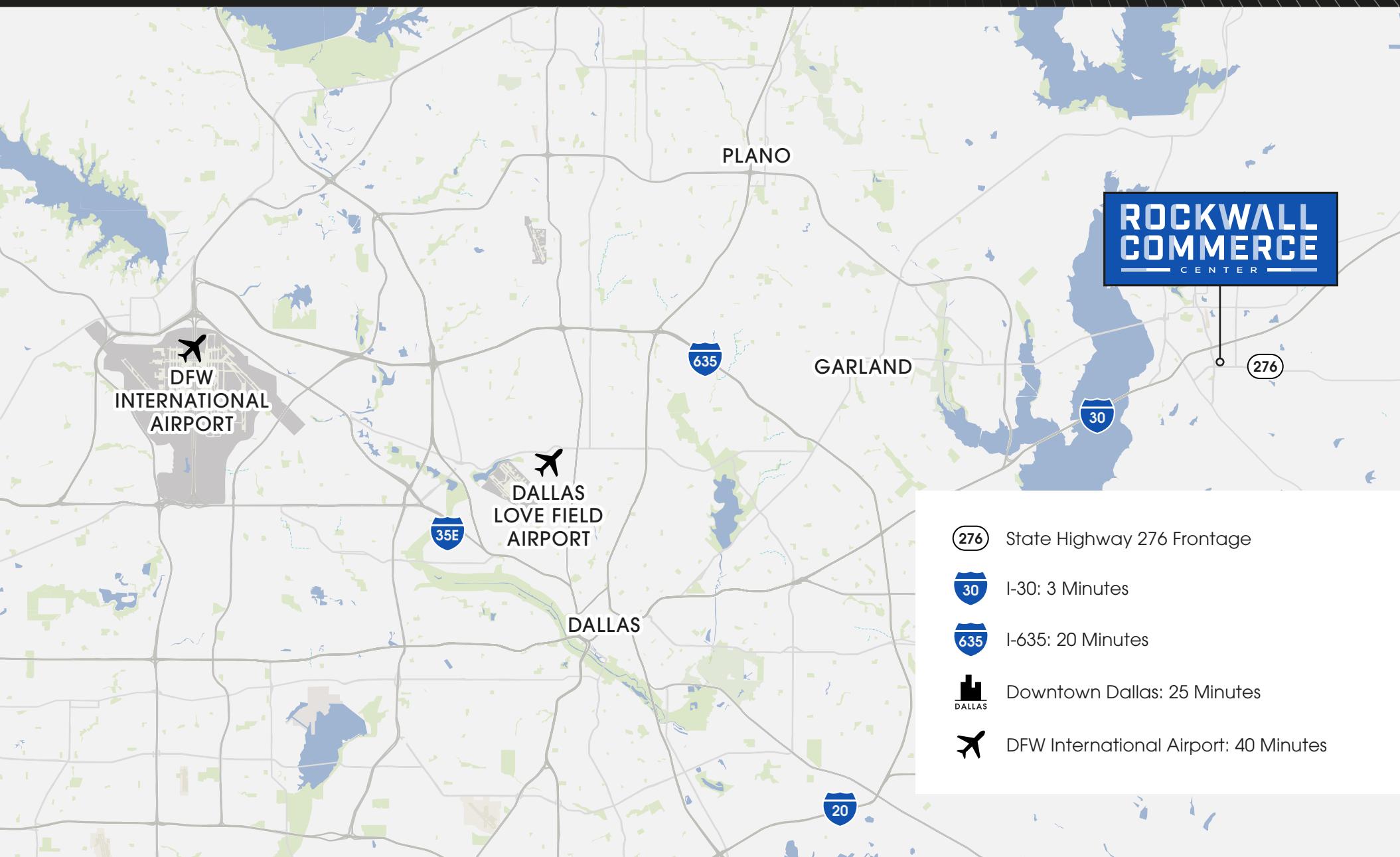
Highway Access

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.



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

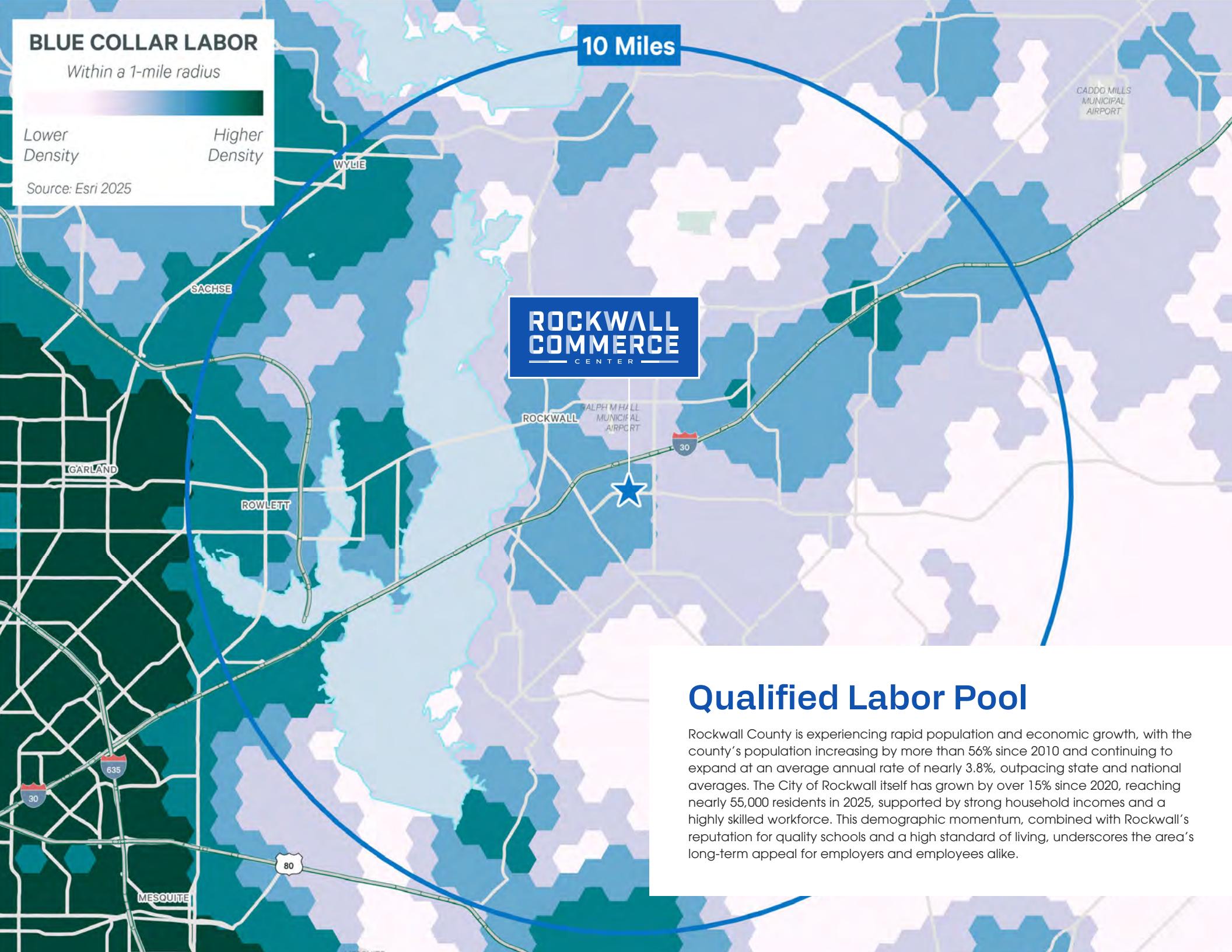
Higher Density

Source: Esri 2025

10 Miles

CADDY MILLS
MUNICIPAL
AIRPORT

ROCKWALL
COMMERCE
CENTER



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.

ROCKWALL COMMERCE C E N T E R

1725 TX-276 | Rockwall, TX



Contacts

Trevor Atkins

Senior Vice President

+1 214 234 6258

trevor.atkins@cbre.com

John Hendricks

Senior Vice President

+1 214 979 6507

john.hendricks@cbre.com

RCP RESERVE
CAPITAL PARTNERS

CBRE