

Warehouse/Distribution ★ LEASE

LanCarteCRE.com

BELTLINE PORTFOLIO



LANCARTE
COMMERCIAL

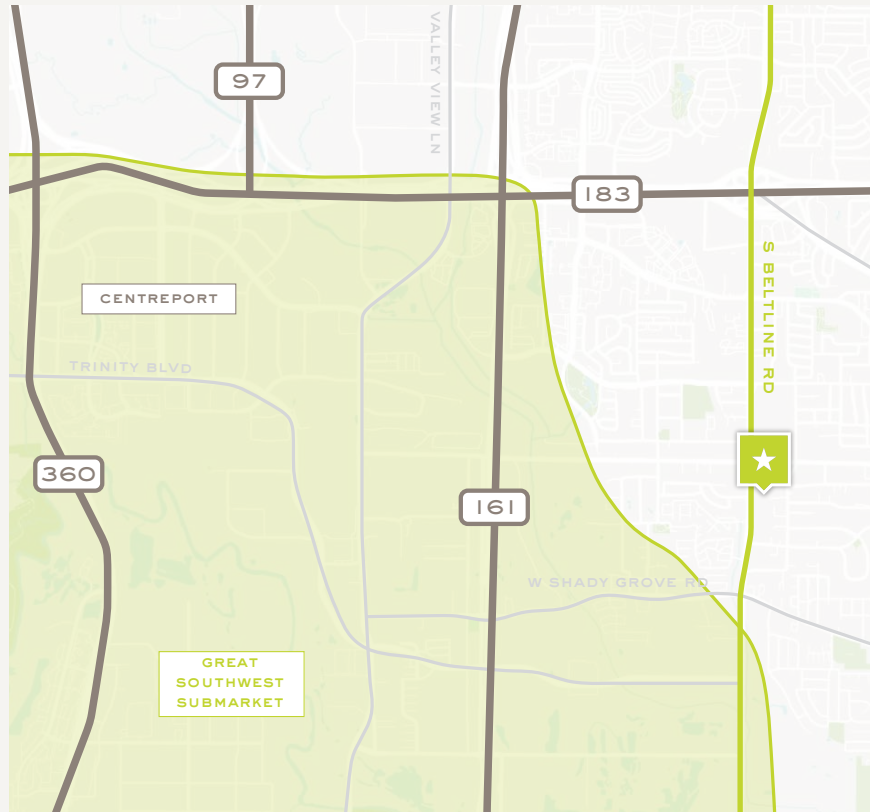
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Warehouse/Distribution ★ LEASE

BELT LINE PORTFOLIO

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PROPERTY FEATURES

- +/- 2,125 - 17,500 SF Available
- Dock + Grade Level Loading
- Beltline Frontage
- 20'-16.5' Clear Height
- 3 Phase Power
- Built in 1984

LOCATION OVERVIEW

Located in Irving, TX off of North and South Belt Line Rd. This location is central to the DFW Metroplex providing easy access to Hwy 183 (1.8 miles), Hwy 161, I-30 (3.6 miles), & Hwy Loop 12. The building is also in close proximity to DFW Airport.

LEASING STRUCTURE

Contact Broker

Warehouse/Distribution ★ LEASE

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309 N Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 105 : 1,984 SF
- 2 Suite 107: 2,125 SF
- 3 Suite 119 : 2,125 SF
- 4 Suite 129 : 3,500 SF

PROPERTY FEATURES

- 27,734 Total SF
- Clear Height: 19' - 15'6"
- Dock and Grade Level Loading (Suite Dependent)
- White Boxed Office
- LED Lights in Warehouse
- 55' Truck Court
- Outside Storage Potential
- Typical Column Spacing: 25' W x 33' D

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309 N BELT LINE RD

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SUITE 105

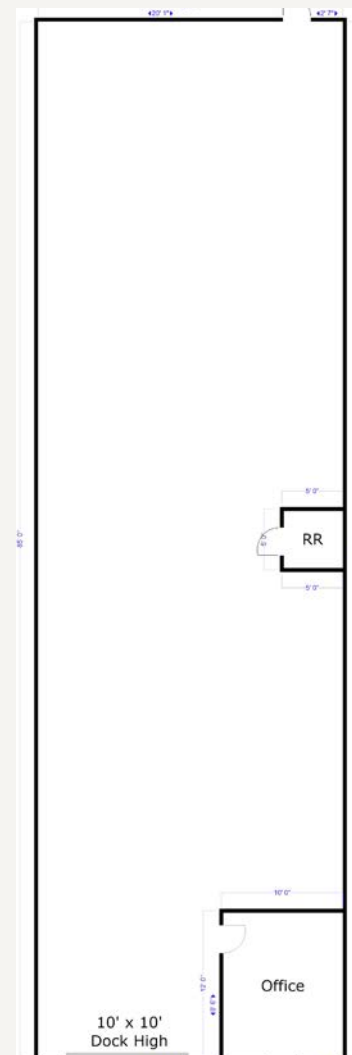
1,984 SF

- 1 Ramp door
- 19' - 15'16" Clear
- 3 Phase/ 120A/ 240V
- +/- 5 Car Parks
- 55' Truck Ct

SUITE 119

2,125 SF

- 1 Dock Door (10 x 10)
- 120 SF Office
- 19' - 16'2" Clear
- 3 Phase/ 120A/ 240V
- +/- 5 Car Parks
- 55' Truck Ct



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SUITE 129

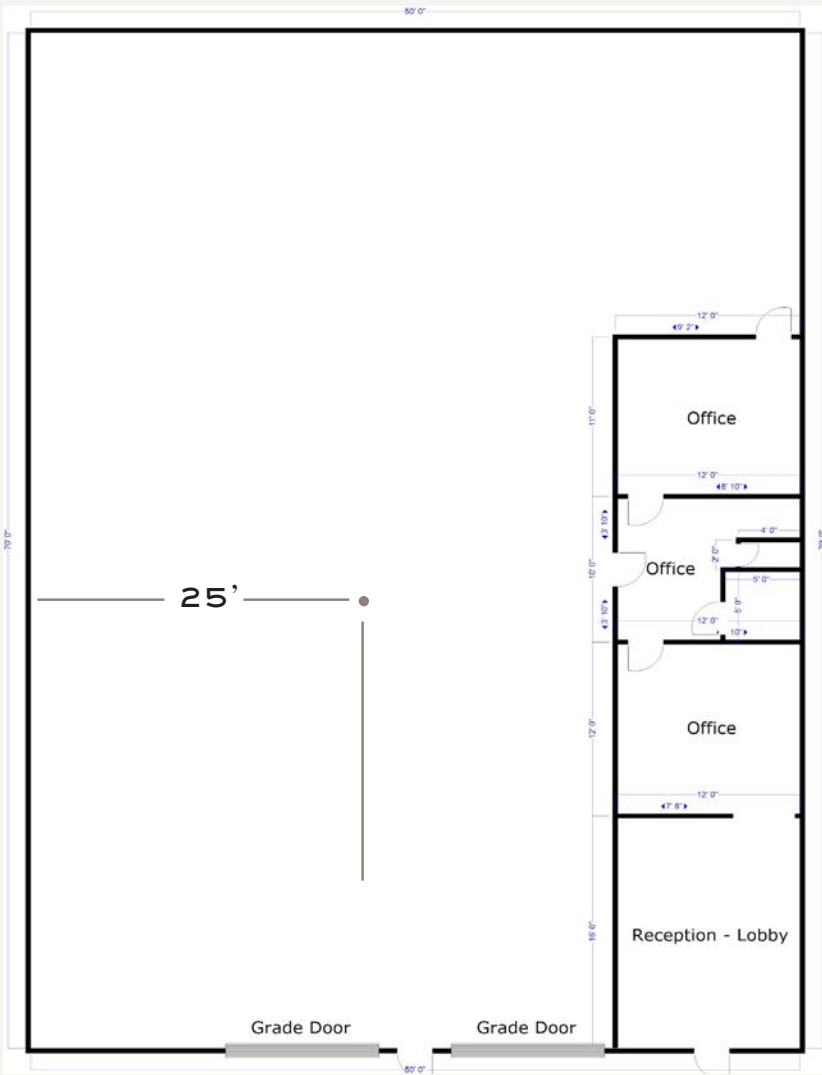
3,500 SF

- 2 Grade Level (10 x 10)
- +/- 625 SF Office
- 19' - 16'2" Clear
- +/- 15 Parking Spots
- 3 Phase/ 120A/ 240V

SUITE 107

2,125 SF

- 1 Dock door (10 x 10)
- 19' - 16'2" Clear
- +/- 5 Parking Spots
- 3 Phase/ 120A/ 240V



260 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 272: 4,250 SF
- 2 Suite 268-280: 3,187 SF

PROPERTY FEATURES

- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 45' Truck Ct
- 25' W x 33' D Column Spacing

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260 S BELT LINE RD

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SUITE 272

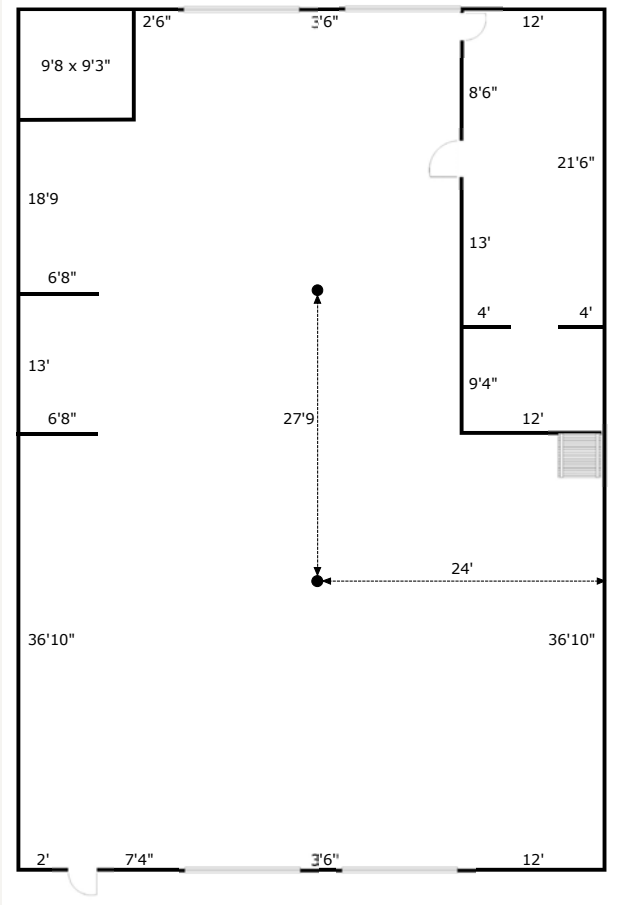
4,250 SF

- 2 Grade Level Doors (12' x 10')
- 2 Semi-Dock Doors
- 3 Phase/ 120A/ 240V

SUITE 268-280

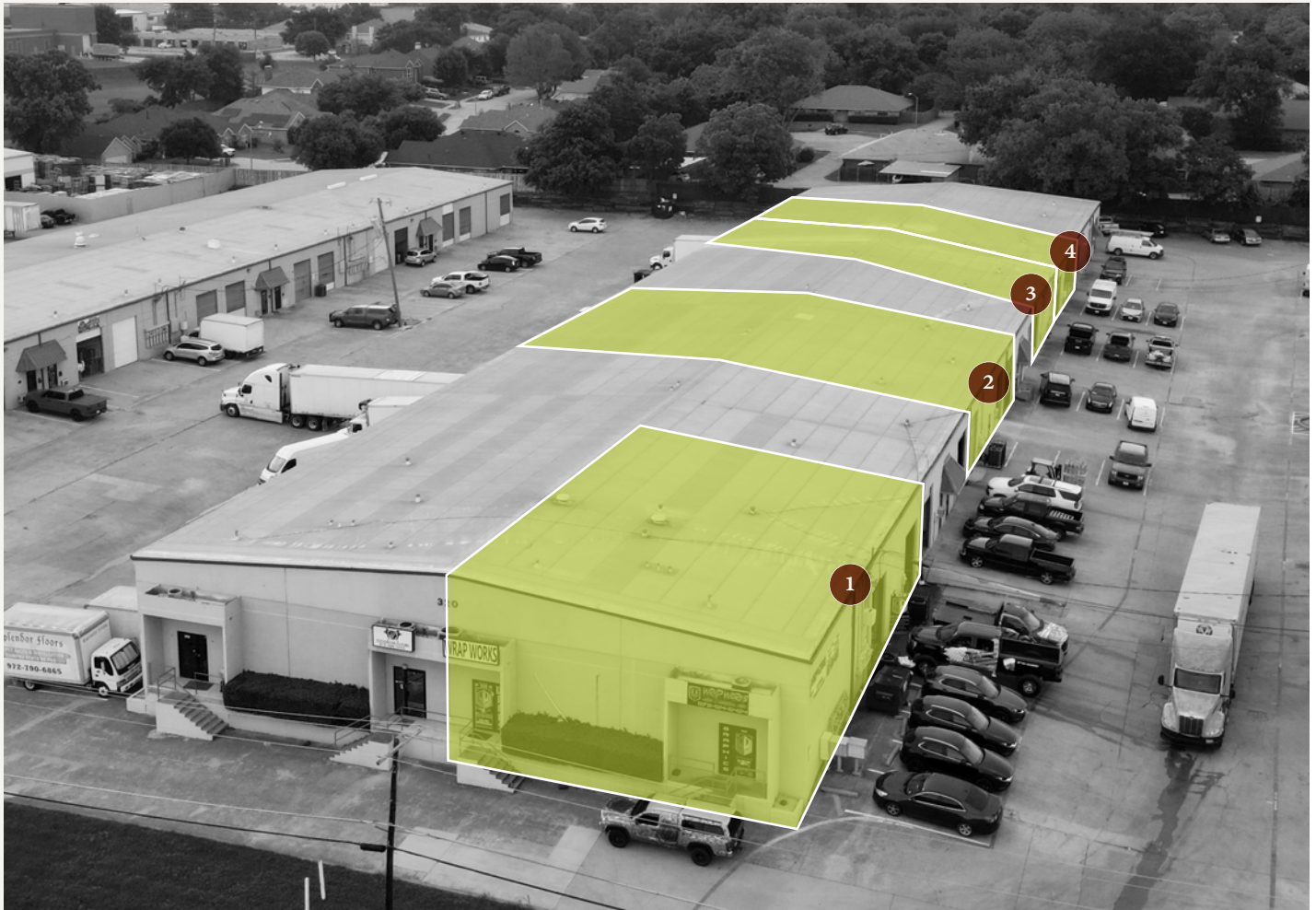
3,178 SF

- 2 Grade Levels (12' x 10')
- 1 Dock Door
- 3 Phase/ 120A/ 240V



320 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 103: 3,750 SF
- 2 Suite 108: 5,000 SF
- 3 Suite 112: 2,500 SF
- 4 Suite 113: 2,500 SF

PROPERTY FEATURES

- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 65' Truck Ct
- 25' W x 33' D Column Spacing

Warehouse/Distribution ★ LEASE

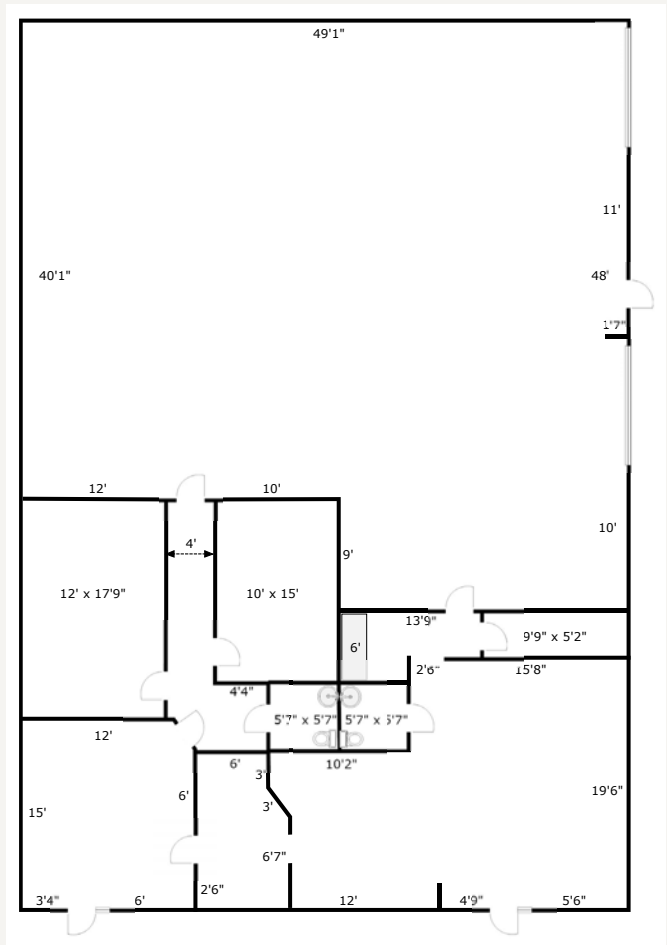
320 S BELT LINE RD

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SUITE 103

3,750 SF

- 1 Grade Level Door (10x10)
- 1 Dock Door (12x10)



SUITE 112

2,500 SF

- 1 Grade Level Door (12x10)
- 1 Dock Door (12x10)

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SUITE 113

2,500 SF

- 1 Grade Level Door (12x10)
- 1 Dock Door (12x10)

350 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

1 Suite 109 : 7,500 SF

PROPERTY FEATURES

7,500 SF Available

- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 75' Truck Ct
- 15' W x 33' D Column Spacing
- LED Lights

Warehouse/Distribution ★ LEASE

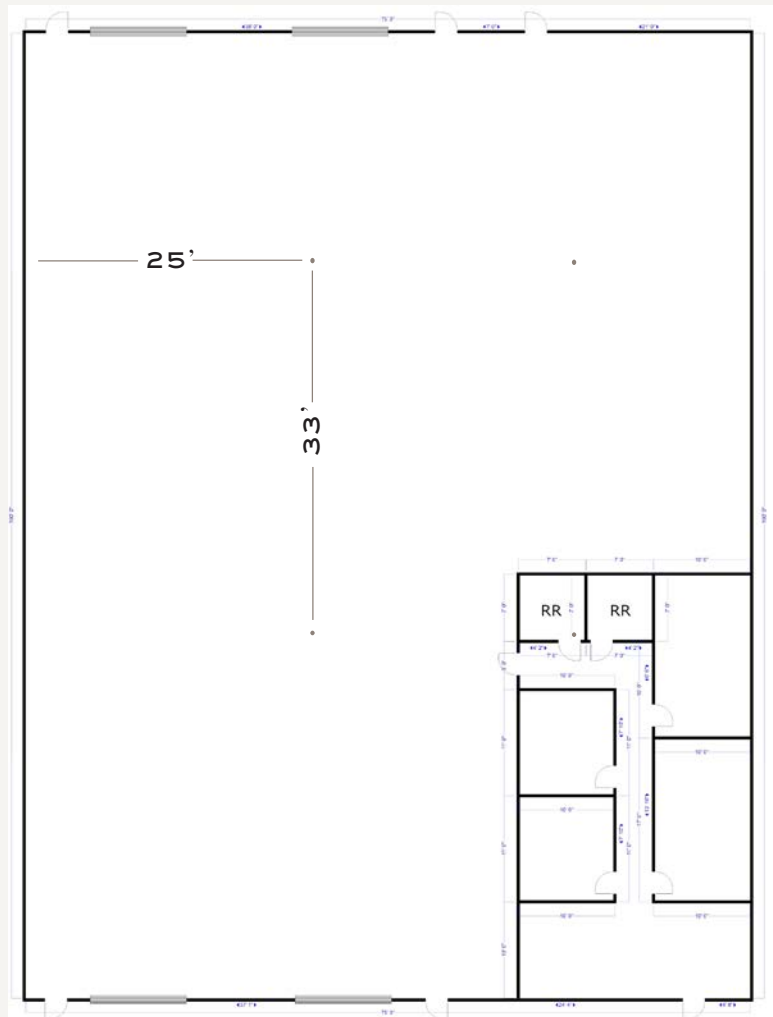
350 S BELT LINE RD

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SUITE 109

7,500 SF

- +/- 1,100 SF office
- Two grade level doors (12 x 10)
- Two dock doors (10 x 10)
- 20' - 16' Clear
- 75' Truck Ct
- 3 Phase/ 220A/ 240V



460 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 450 : 1,250 SF (office)

PROPERTY FEATURES

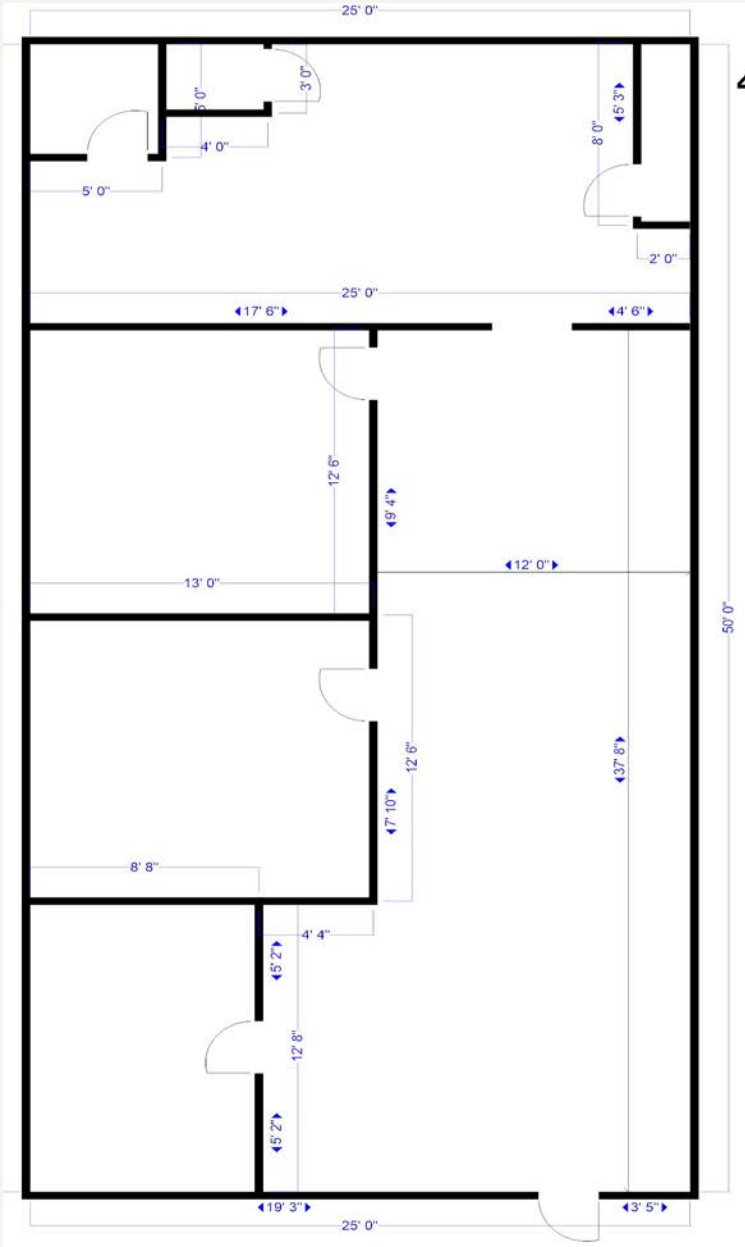
- +/- 1,250 SF Office Available
- Built in 1981
- LED lights
- Beltline frontage

Warehouse/ Distribution ★ LEASE

460 S BELT LINE RD

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SUITE 450 - 1250 SF





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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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