

# Space for Lease at Carrollton, Texas Industrial Warehouse / Flex

## BELTLINE BUSINESS CENTER

2225 E. Belt Line Rd, Suite 200 Carrollton, TX 75006



**Available now!**

- 21,742 SQF (5 docks) – Industrial Warehouse
- New Roof
- New ESFR Sprinkler System
- 2 “Big Ass Fans”

### Property Description:

Beltline Business Center is part of a 750,000 sf group of industrial buildings located in Carrollton TX at the corner of East Belt Line Rd and Kelly Blvd offering flex/industrial warehouse / office & showroom spaces and executive suites.

Beltline Business Center in a highly desirable and area, it offers a great exposure on Belt Line Rd. You'll be just a quick 5-minute drive away from Addison which offers a wide range of restaurants.

It provides easy access to 4 major highways LBJ FWY / I-635 to the south, North Dallas Tollway to the East, Stemmons FWY / I-35 to the West, and George Bush FW/ I90 to the North making it incredibly convenient for business operating in various industries.



### FEATURES

- ON-SITE MANAGEMENT AND LEASING OFFICE
- AGGRESSIVE RATES
- SINGLE OWNER FOR OVER 30 YEARS
- EASY ACCESS TO 4 MAJOR HIGHWAYS
- HIGH OCCUPANCY RATE WITH SEVERAL LONG-TERM TENANTS

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