

BELTLINE BUSINESS CENTER

Suites 107, 109 & 112

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

AVAILABLE

SEPTEMBER 1, 2026

Flex / Office / Warehouse

TOTAL SIZE
6,109 SF

WAREHOUSE
1,628 SF

CLEAR HEIGHT
15'-0"

LOADING
Dock + Roll-Up

Contiguous Flex Space with Belt Line Road Frontage

A rare contiguous flex opportunity combining an extensive office build-out with functional warehouse space and dock access. Suites 107, 109 and 112 previously operated as a single combined suite and are offered together as ±6,109 SF — ideally suited for showroom, light assembly, service, distribution, or office-intensive users seeking a professional storefront presence on a major Dallas-area corridor.

Floor plan reconfiguration is negotiable, allowing the right tenant to tailor the space to their exact operational requirements.

SPACE SPECIFICATIONS

Total Rentable Area ±6,109 SF contiguous	Warehouse Area 1,628 RSF	Warehouse Clear Height 15'-0" (17'-2" at peak)	Office Ceiling Height 8'-11"
Dock Door One (1) overhead dock door	10' × 10' roll-up door	Open Areas 31' × 59' and 24' × 32'	Private Offices Approx. 14 offices / rooms
Restroom 5' × 11' plus mop sink	Entry Breezeway entry	HVAC Conditioned office areas	Availability September 1, 2026

PROPERTY HIGHLIGHTS

■ Belt Line Road Frontage

High-visibility "End Cap" on a major DFW corridor

■ Dock Loading

Overhead dock door plus 10'×10' roll-up into the warehouse

■ Brand New Roof

Recent capital improvement across the Center

■ Abundant Parking

226 spaces — 3.89 per 1,000 SF ratio

■ True Flex Configuration

Storefront, office and warehouse under one roof

■ Extensive Office Build-Out

Approximately 14 private offices plus two large open areas

■ On-Site Management

Responsive, hands-on ownership and management

■ Superior Access

Minutes to I-35E, I-635 and Sam Rayburn Tollway

RATES NEGOTIABLE — CALL FOR DETAILS

Ron Smitheart | Manager – Leasing Broker

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*All room sizes and dimensions are approximate. Floor plan revised 7/27/26.