

**FOR LEASE**  
825 N BELT LINE ROAD IRVING, TX



## PROPERTY HIGHLIGHTS

- 6,000 to 8,363 SF available
- Large showroom with 3 private offices and a warehouse
- Pylon signage on major thoroughfare
- New roof
- Traffic Counts
  - N Belt Line Rd.: +/- 37,500 CPD
  - 161 Hwy: +/- 137,752 CPD
  - 183 Expressway: +/- 204,770 CPD

## CONTACT DETAILS-

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**MARISSA ROSALES**

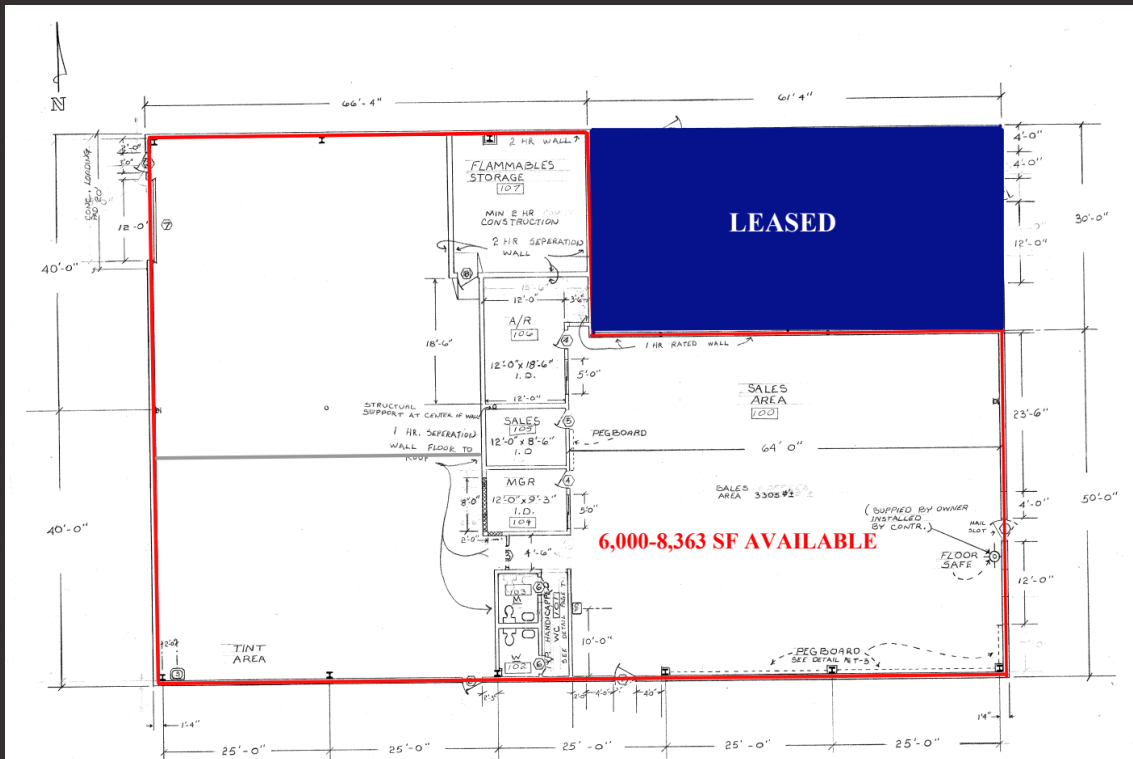
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# FOR LEASE

## 825 N Belt Line Road Irving, TX



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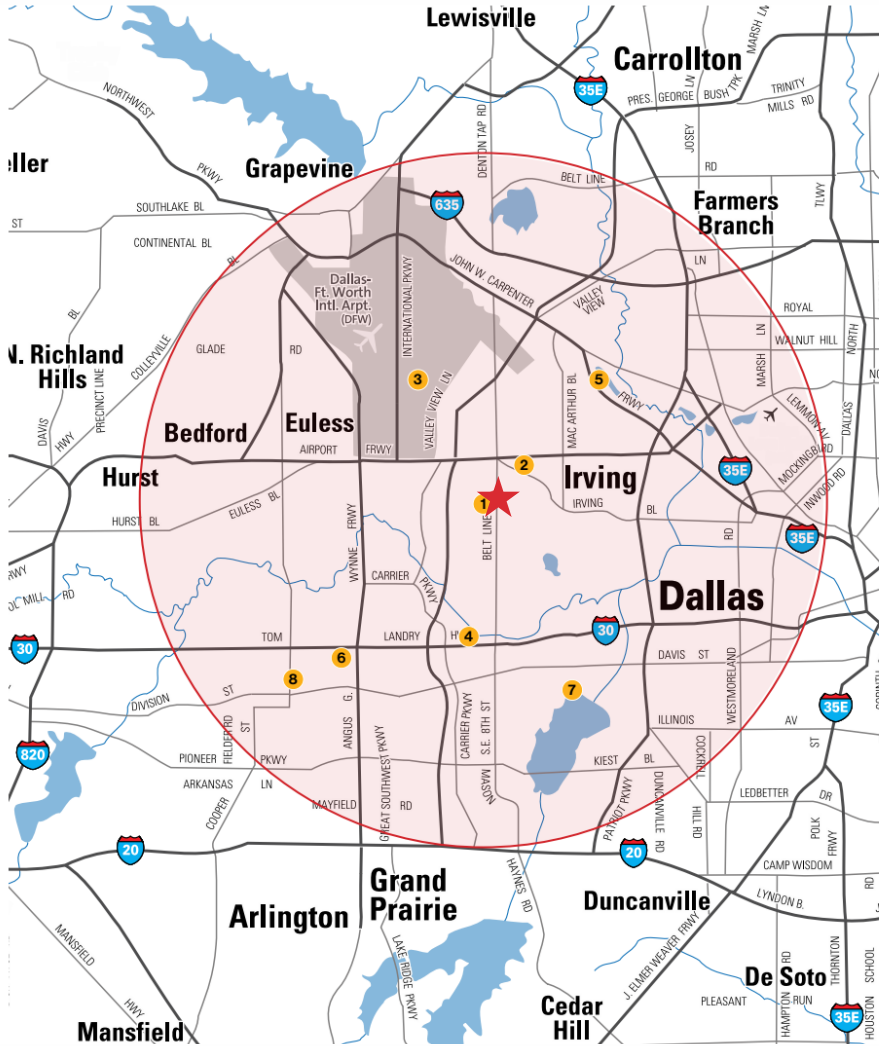
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## 825 N Belt Line Road Irving, TX



## NEAR BY:

1. West Irving Aquatic Center  
a. 0.01 miles
2. Baylor Scott & White Medical Center  
a. 2.30 miles
3. DFW International Airport  
a. 4.30 miles
4. Ripley's Believe it or Not  
a. 4.33 miles
5. Toyota Music Factory  
a. 4.44 miles
6. Six Flags Over Texas  
a. 6.28 miles
7. Mountain Creek Lake  
a. 6.55 miles
8. AT&T Stadium  
a. 7.97 miles

**Daytime population: 268,864**

**Average Age: 32.7**

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