

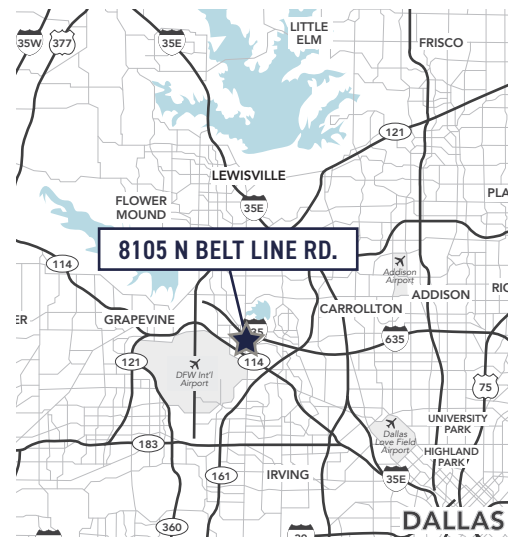


**8105 N BELT LINE RD. | SUITE 140-160, IRVING, TX 75063**

## AERIAL LOCATION



## DFW LOCATION



### SUITE 140 / 15,750 SF

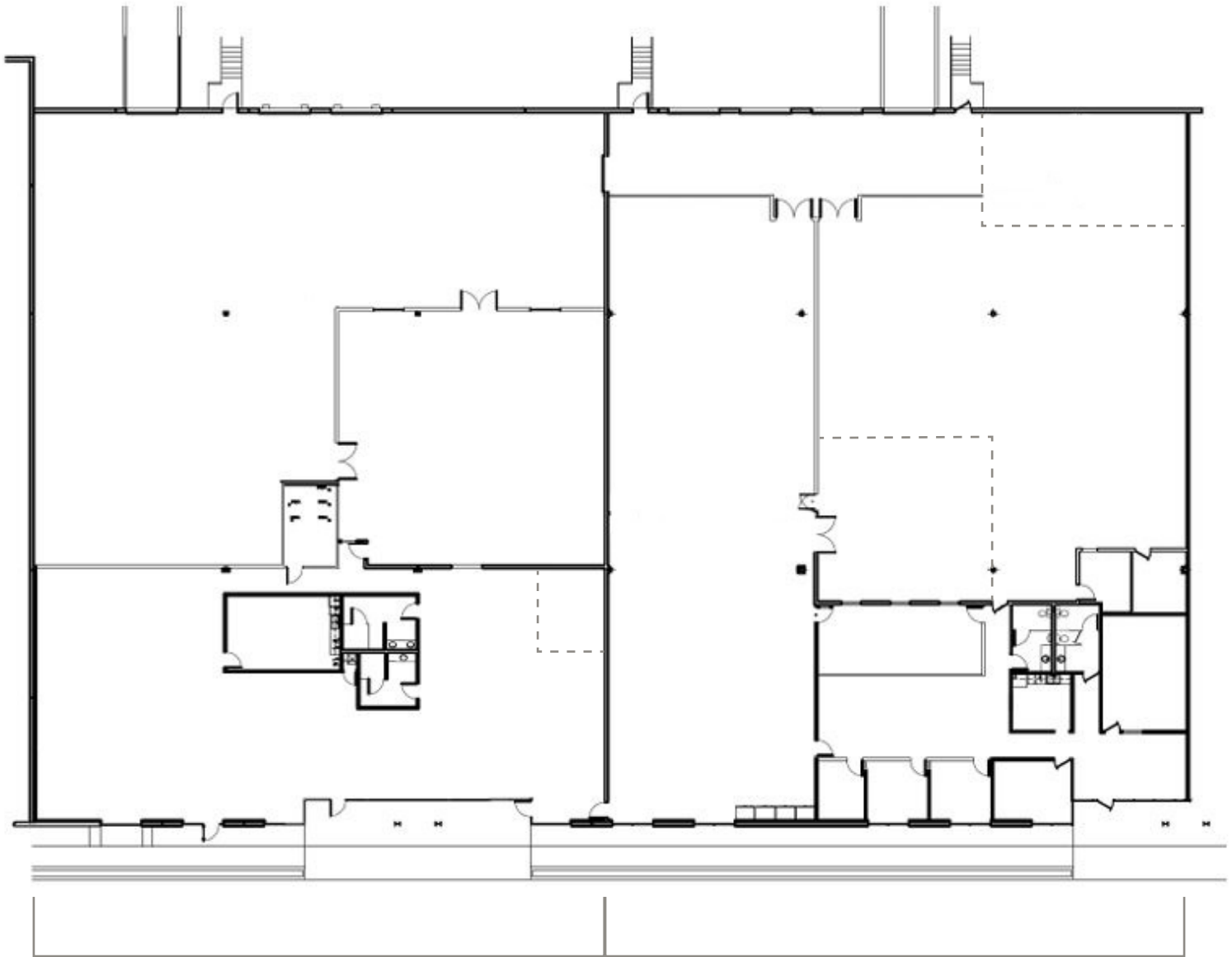
- APPROXIMATELY 4,500 SF OFFICE
- APPROXIMATELY 2,000 SF OF HVAC DROP CEILING PRODUCTION AREA
- APPROXIMATELY 9,250 SF OF PIN WELD, 100% HVAC WAREHOUSE
- 2 DOCK HIGH DOORS & 1 RAMP

### SUITE 160 / 15,750 SF

- 15,750 SF AVAILABLE
- APPROXIMATELY 10,000 SF OFFICE
- APPROXIMATELY 5,750 SF OF PIN WELD, 100% HVAC WAREHOUSE
- 3 DOCK HIGH DOORS & 2 RAMPS

### SUITE 140-160 / 31,500 SF

- 31,500 SF AVAILABLE
- APPROXIMATELY 14,500 SF OFFICE
- APPROXIMATELY 2,000 SF OF HVAC DROP CEILING PRODUCTION AREA
- APPROXIMATELY 15,000 SF OF PIN WELD, 100% HVAC WAREHOUSE
- 5 DOCK HIGH DOORS & 3 RAMPS
- HEAVY POWER
- 24' CLEAR HEIGHT
- REAR LOAD FACILITY WITH FRONTAGE ON BELT LINE RD



SUITE 140

SUITE 160