

INBOUND NORTH

4404 S Beltwood Pky, Farmers Branch, TX

SHOWROOMS

LOGISTICS & DISTRIBUTION OPERATIONS

CREATIVE INDUSTRIES

FOOD & BEVERAGE PRODUCTION

Inbound North presents a prime infill location, ideal for both local and national businesses looking to operate within the center of the city. The asset boasts heavy power and heavy car parks, that can accommodate a variety of tenants uses, including showrooms, food and beverage production, creative industries, assembly, and manufacturing.

M2GVENTURES



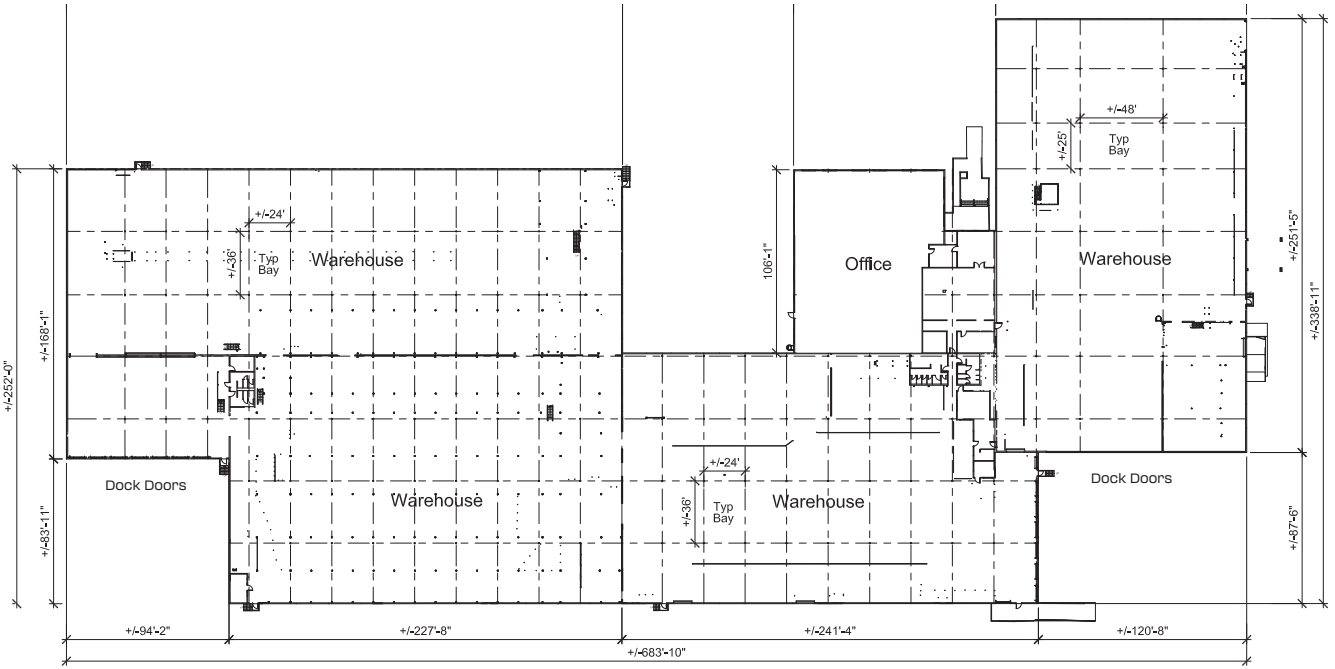


PROJECT HIGHLIGHTS

- ASSET GREAT FOR MANUFACTURING OR ASSEMBLY
- INFILL LOCATION WITH DIRECT ACCESS ONTO DALLAS NORTH TOLL RD. AND I635
- ABILITY TO MAKE 100% CLIMATE CONTROLLED SPACE
- TWO LOADING AREAS
- CAN SECURE TRUCK COURT
- HEAVY CAR PARKS IN FRONT WITH ABILITY TO ADD MORE
- HEAVY POWER
- SURROUNDING INFRASTRUCTURE (RESTAURANTS, RETAIL, OFFICE, MULTIFAMILY/SINGLE FAMILY HOMES)
- ADDITIONAL ±6,300 SF GRADE LEVEL BUILDING WITH SITE



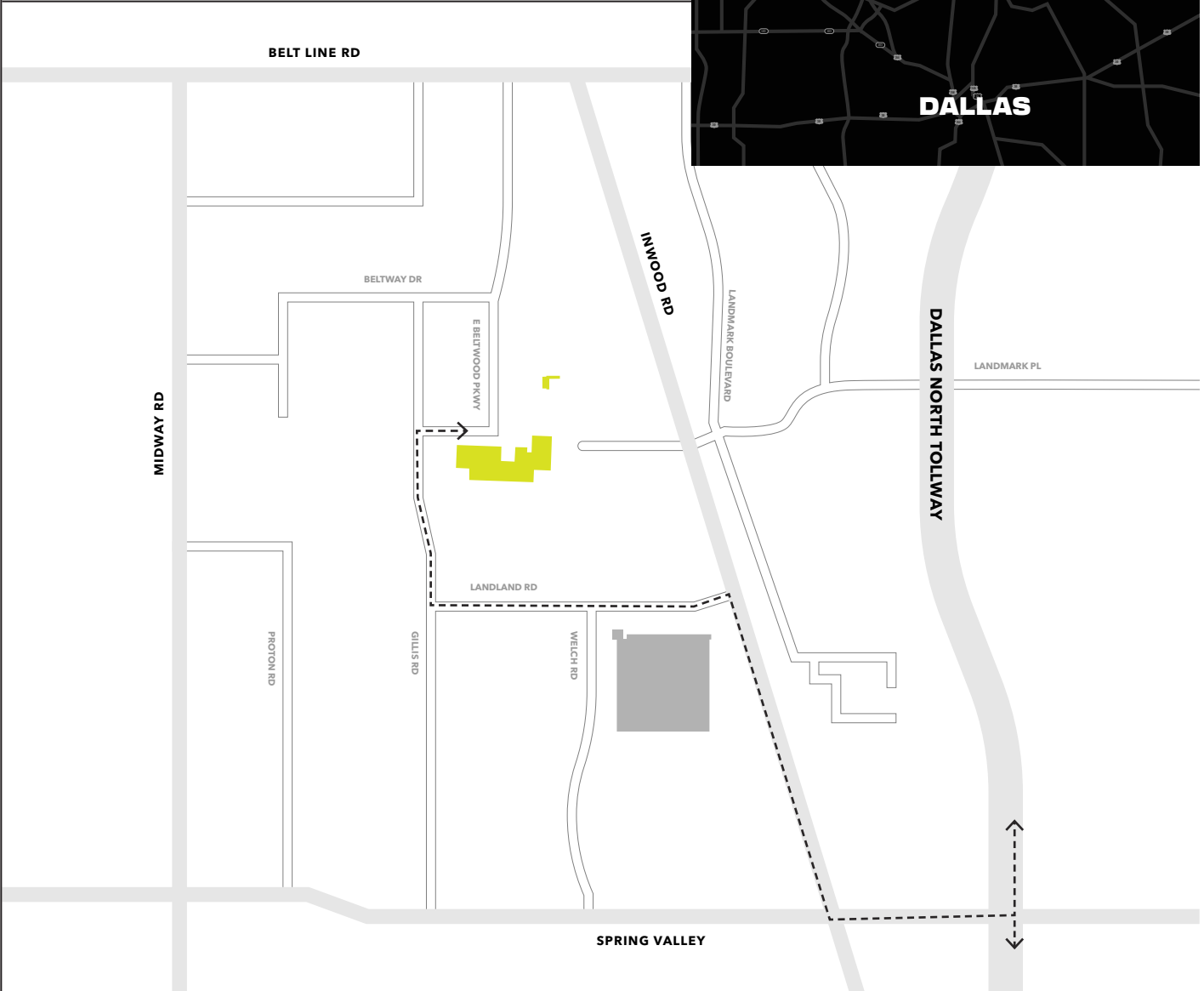
- PROPERTY IMPROVEMENTS
- CLEAN AND WHITE-BOX OFFICE
- NEW OFFICE FLOORING
- NEW WAREHOUSE LED LIGHTS
- REPLACED DOCK DOORS
- GENERAL EXTERIOR/PAVING REPAIRS



154,785 SF

SQUARE FOOTAGE	±154,785 SF
COLUMN SPACING	VARIABLES: 24' X 36' / 25' X 48'
DOCK DOORS	16 (9X10) DOCK HIGH DOORS W/1 RAMPED DOOR
OFFICE	±11,491 SF
ACREAGE	±9.98
SPRINKLERED	YES
CLEAR HEIGHT	24'
POWER	1600A 277/480V 3 PHASE POWER
PARKING	100 CAR PARK LOT WITH ADDITIONAL ROOM TO ADD MORE
NOTES	<p>ABILITY TO INCREASE CAR PARKS</p> <p>ABILITY TO SECURE TRUCK COURT</p> <p>ABILITY TO ADD GRADE LEVEL LOADING FROM PARKING LOT</p> <p>ADDITIONAL ±6,300 SF MAINTENANCE BUILDING WOULD BE PART OF A SALE TRANSACTION</p> <p>SUBSTATION LOCATED NEXT DOOR</p>

INBOUND NORTH



<p>15 MINS TO DFW AIRPORT ✈️</p>	<p>06 MINS TO ADDISON AIRPORT ✈️</p>	<p>03 MINS TO DALLAS NORTH TOLLWAY</p>	<p>11 MINS TO INTERSTATE 35 E</p>
<p>13 MINS TO LOVE FIELD AIRPORT ✈️</p>	<p>20 MINS TO DALLAS CBD</p>	<p>18 MINS TO PLANO / FRISCO</p>	<p>04 MINS TO I-635</p>