

Warehouse/Distribution ★ LEASE

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BELTLINE PORTFOLIO



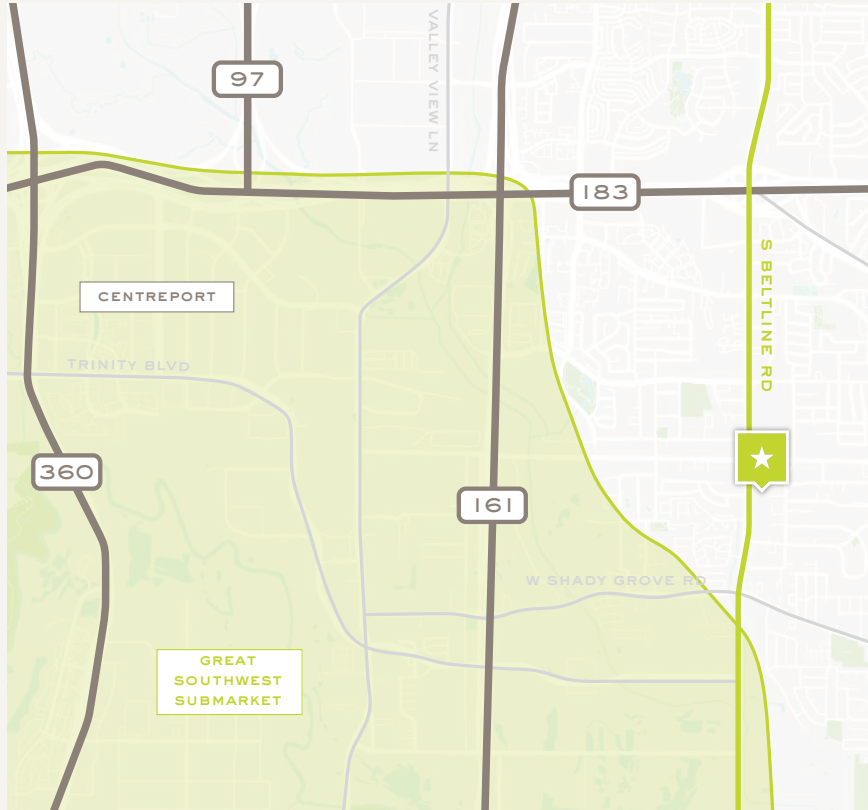
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Warehouse/Distribution ★ LEASE

BELT LINE PORTFOLIO

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PROPERTY FEATURES

- +/- 1,250 - 17,500 SF Available
- Dock + Grade Level Loading
- Beltline Frontage
- 20'-16.5' Clear Height
- 3 Phase Power
- Built in 1984

LOCATION OVERVIEW

Located in Irving, TX off of North and South Belt Line Rd. This location is central to the DFW Metroplex providing easy access to Hwy 183 (1.8 miles), Hwy 161, I-30 (3.6 miles), & Hwy Loop 12. The building is also in close proximity to DFW Airport.

LEASING STRUCTURE

\$10.50 - 12.50 SF
NNN

Warehouse/Distribution ★ LEASE

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309 N Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 109 : 4,250 SF
- 2 Suite 115 : 2,125 SF
- 3 Suite 129 : 3,500 SF

PROPERTY FEATURES

- 27,734 Total SF
- +/- 2,125 - 6,375 SF Available
- Clear Height: 19' - 15'6"
- Dock and Grade Level Loading (Suite Dependent)
- White Boxed Office
- LED Lights in Warehouse
- 55' Truck Court
- Outside Storage Potential
- Typical Column Spacing: 25' W x 33' D

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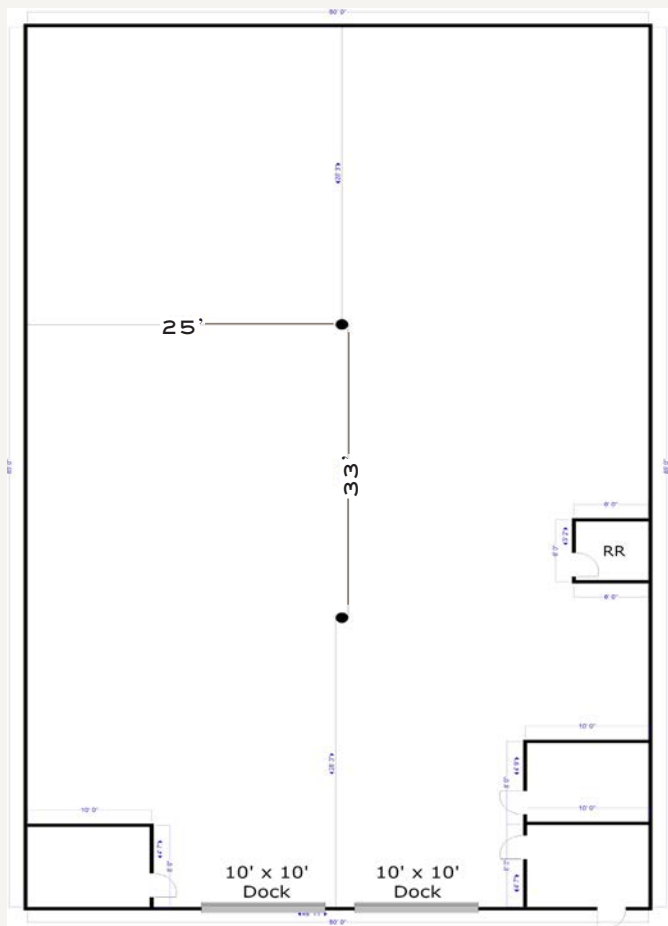
309 N BELT LINE RD

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SUITE 109

4,250 SF

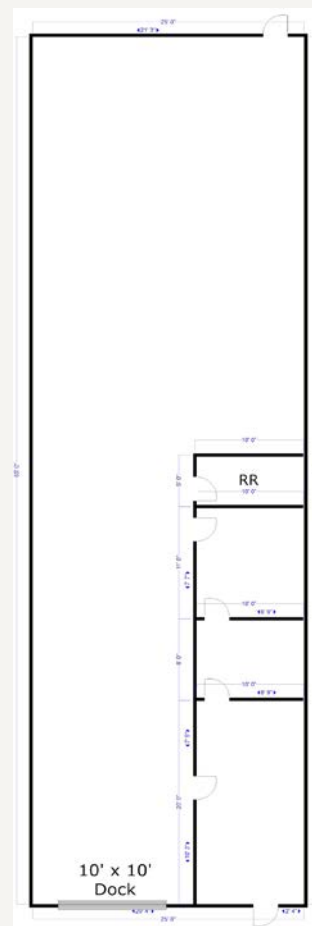
- 2 Dock Doors (10x10)
- 19' - 15'16" Clear
- 347 SF Office
- 3 Phase/ 220A/ 240V
- +/- 5 Car Parks
- 55' Truck Ct



SUITE 115

2,125 SF

- 1 Dock Doors (10 x 10)
- 19' - 15'16" Clear
- +/- 472 SF Office
- 3 Phase/ 120A/ 240V
- +/- 5 Car Parks
- 55' Truck Ct



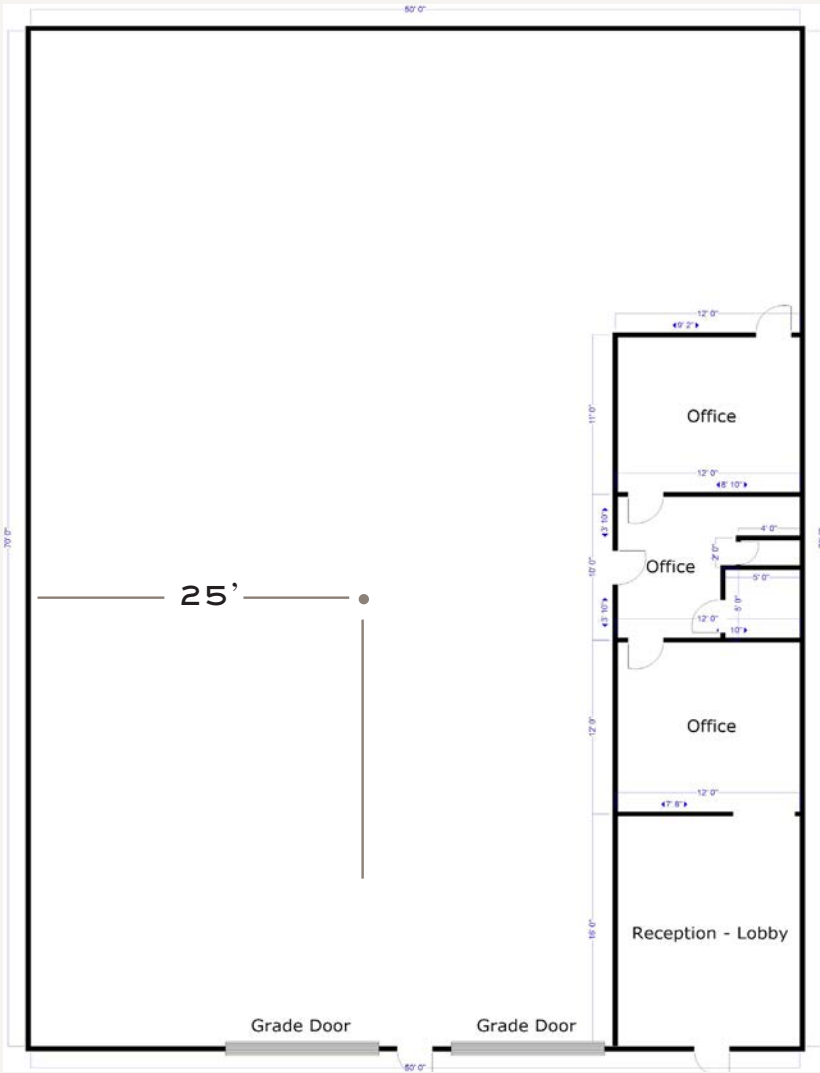
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SUITE 129

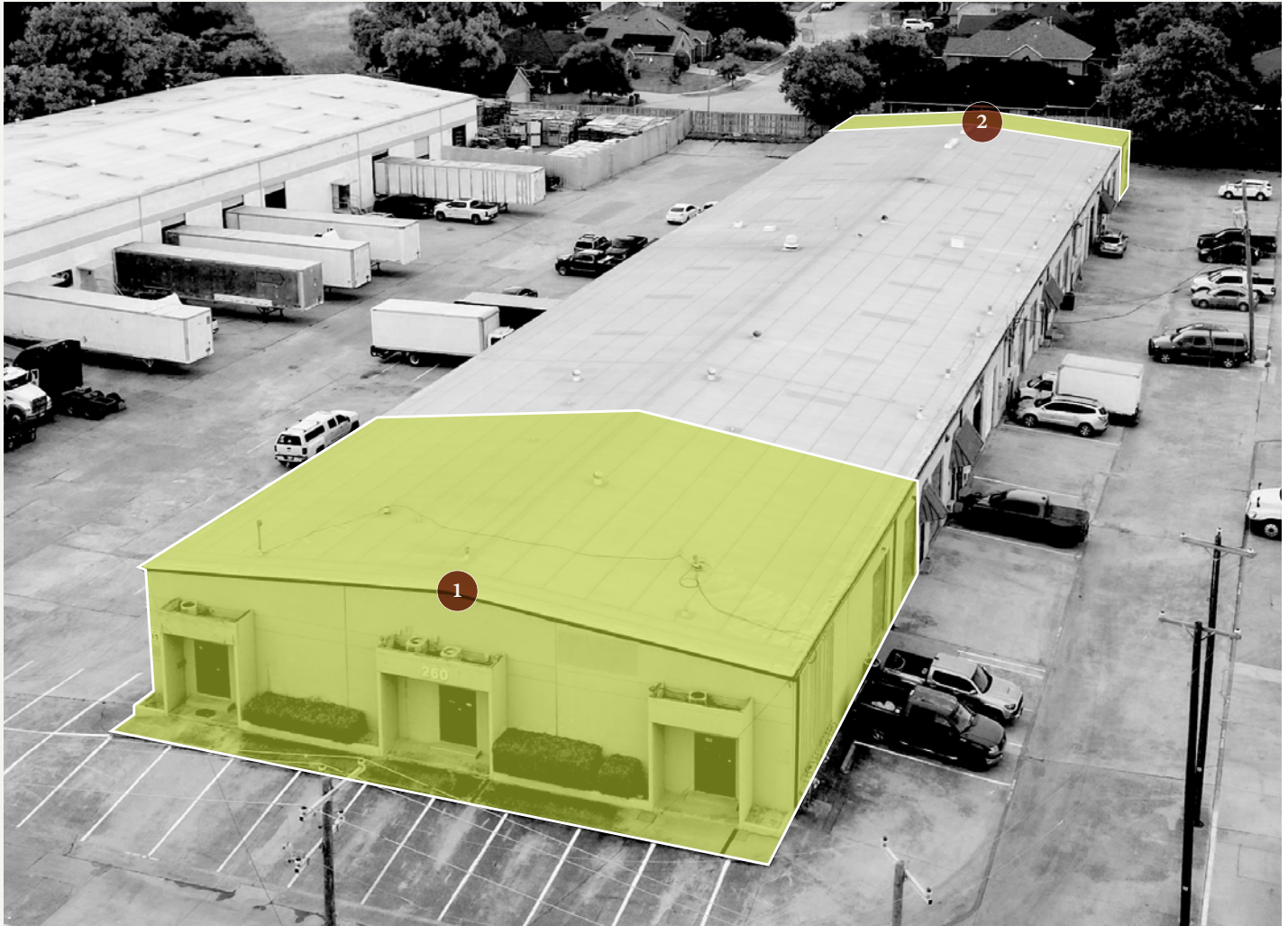
3,500 SF

- 2 Grade Level (10 x 10)
- +/- 625 SF Office
- 19' - 16'2" Clear
- Small Outside Storage Component Possible or +/- 15 Parking Spots
- 3 Phase/ 120A/ 240V



260 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 260: 6,735 SF
- 2 Suite 276: 2,125 SF

PROPERTY FEATURES

- +/- 2,125 - 6,375 SF Available
- Clear Height: 19' - 15'6" Clear
- Turn Key Showroom/ Office Available (Suite 260)
- Dock + Grade Level Loading
- +/- 50' Truck Ct

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SUITE 260

6,375 SF

- 2 Grade Level Doors: 1 12' x 10' and 1 14' x 10'
- 1 Dock Door (10' x 10')
- Turn Key Show Room/ Office Available
- 33' W x 25' D column spacing
- +/- 21 Car Parks
- 3 Phase/ 120A/ 240V



CONCEPT FLOOR PLAN



Warehouse/ Distribution ★ LEASE

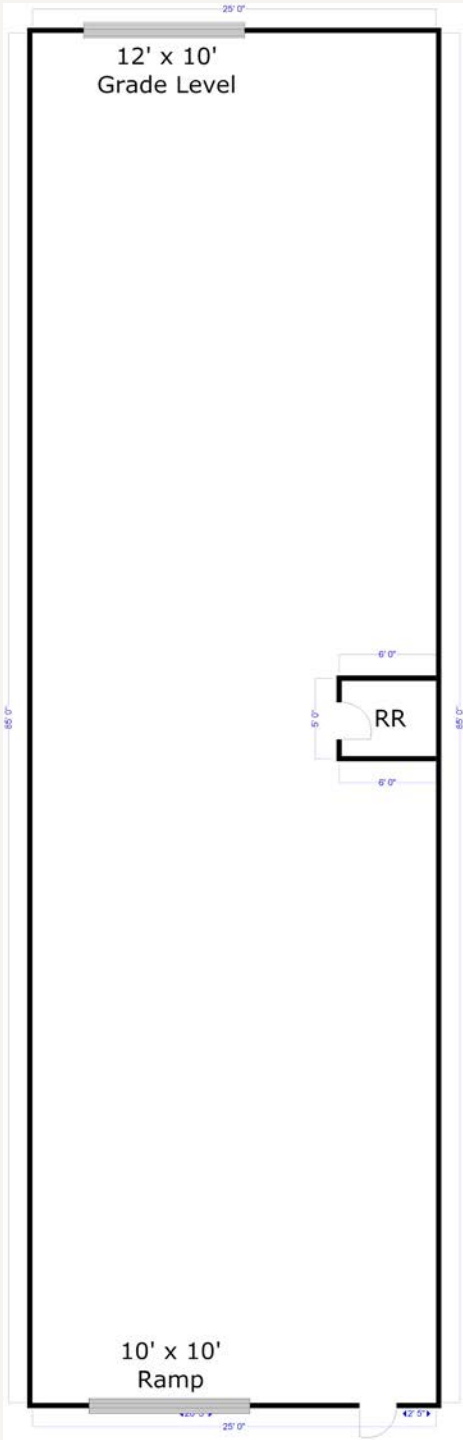
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SUITE 276

2,125 SF

- 1 Grade Level 12' x 10'
- 1 Ramp 10' x 10'
- Minimal Office
- Sizeable Parking Available



320 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 106: 5,000 SF

PROPERTY FEATURES

- 40,000 Total SF
- 5,000 SF Available
- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 65' Truck Ct
- 25' W x 33' D Column Spacing

Warehouse/Distribution ★ LEASE

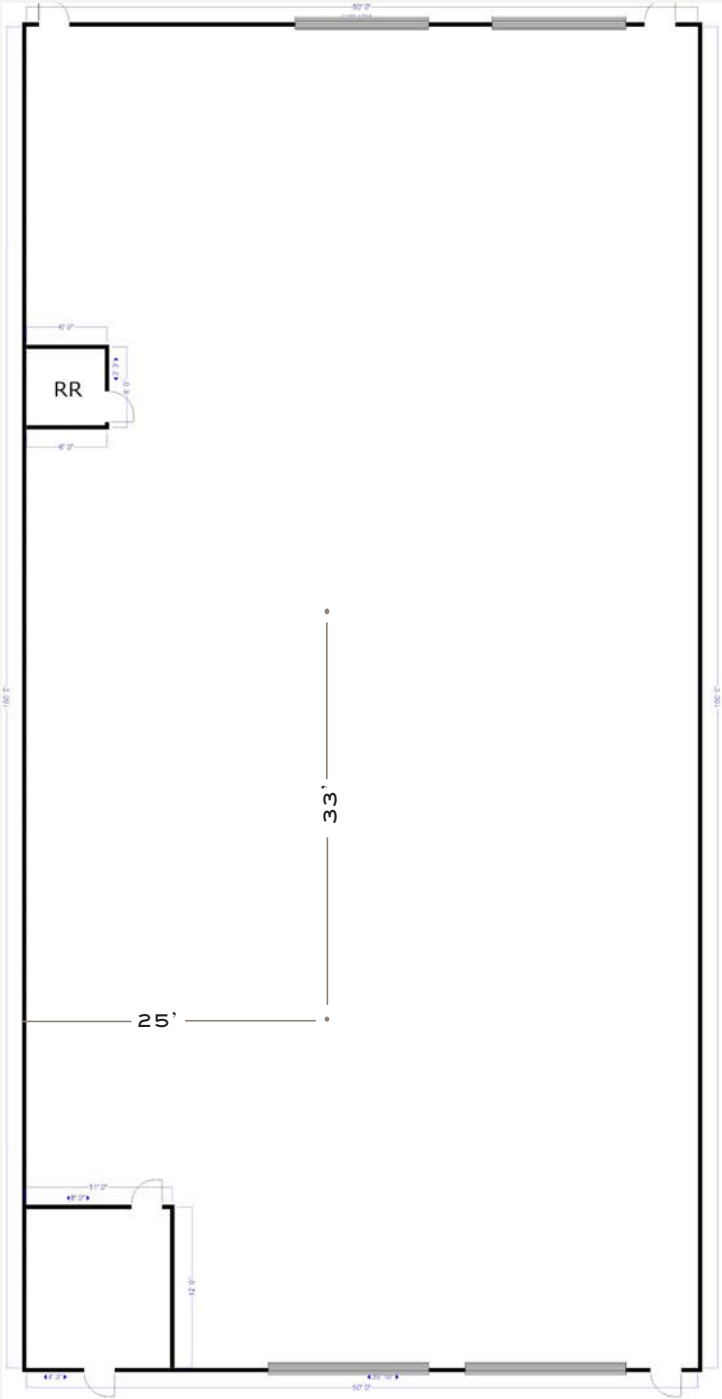
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SUITE 106

5,000 SF

- Minimal Office
- 2 Grade Level Doors (12 x 10)
- 2 Dock Doors (10 x 10)
- 65' Truck Ct
- 3 Phase/ 120A/ 240V
- 100% HVAC



350 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 109 : 7,500 SF
- 2 Suite 112 : 10,000 SF

PROPERTY FEATURES

- 40,000 Total SF
- 2,500 - 17,500 SF Available
- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 75' Truck Ct
- 15' W x 33' D Column Spacing
- LED Lights

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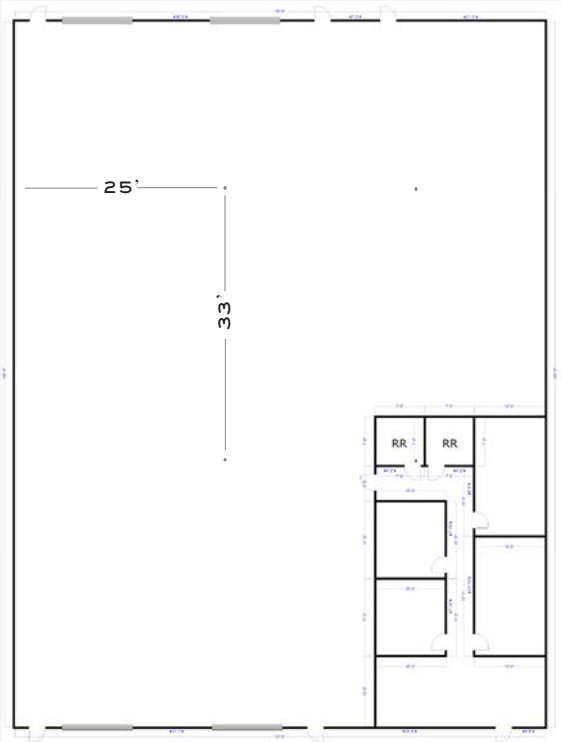
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SUITE 109

7,500 SF

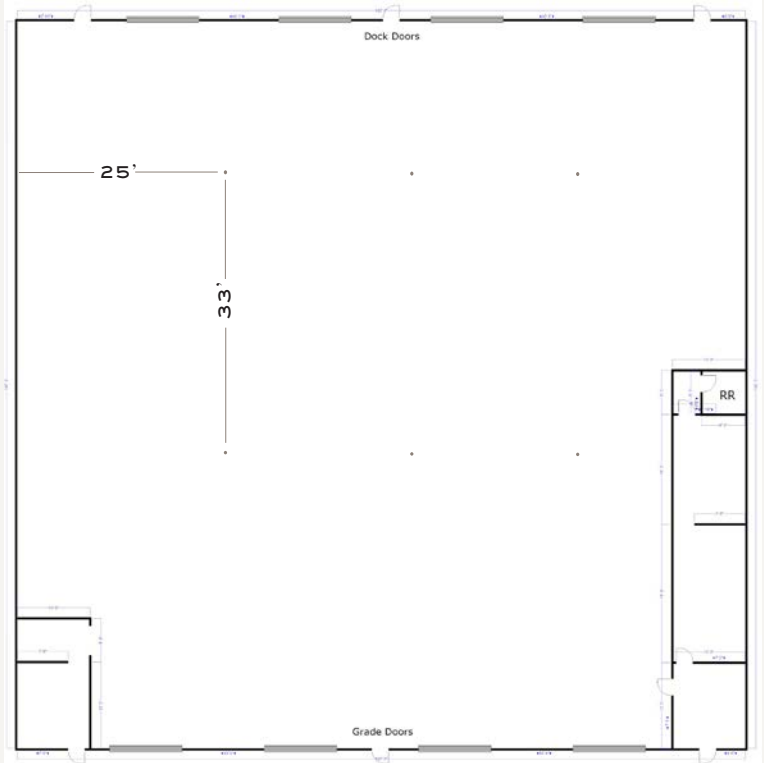
- +/- 1,100 SF office
- Two grade level doors (12 x 10)
- Two dock doors (10 x 10)
- 20' - 16' Clear
- 75' Truck Ct
- 3 Phase/ 220A/ 240V



SUITE 112

10,000 SF

- +/- 530 SF office
- Four grade level doors (12 x 10)
- Four dock doors (10 x 10)
- 20' - 16' Clear
- +/- 15 Car Parks
- 75' Truck Ct
- 3 Phase/ 800A/ 480V



460 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 426 : 2,500 SF
- 2 Suite 450 : 1,250 SF (office)
- 3 Suite 452 : 1,250 SF (office)

PROPERTY FEATURES

- 42,000 Total SF
- +/- 1,250 - 7,500 SF Available
- 20' Clear Height
- Built in 1981
- Dock + Grade Level Loading
- 60' Truck court
- LED lights
- Sky Lights

Warehouse/Distribution ★ LEASE

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1

SUITE 426

2,500 SF

- Available with 30-day notice
- 1 Grade Level Door (12 x 10)
- 1 Dock Door (10 x 10)
- +/- 600 SF Office
- Reception, Breakroom & Closet
- 18' clear

2

SUITE 450

1,250 SF

- Office Space
- 100% HVAC
- S. Belt Line Frontage
- 3 privates
- Breakroom
- Bull pen/ reception

3

SUITE 452

1,250 SF

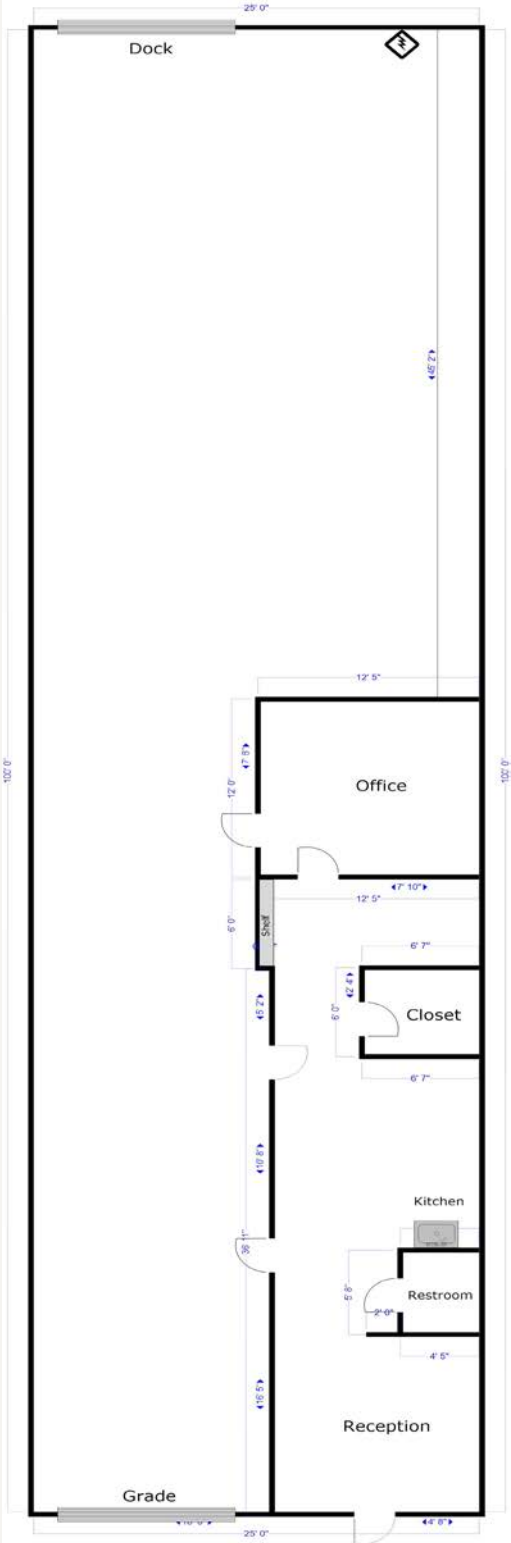
- Office Space
- 100% HVAC
- S. Belt Line Frontage
- 1 private
- Conference
- Bull pen/ reception
- Breakroom

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SUITE 426 - 2500 SF

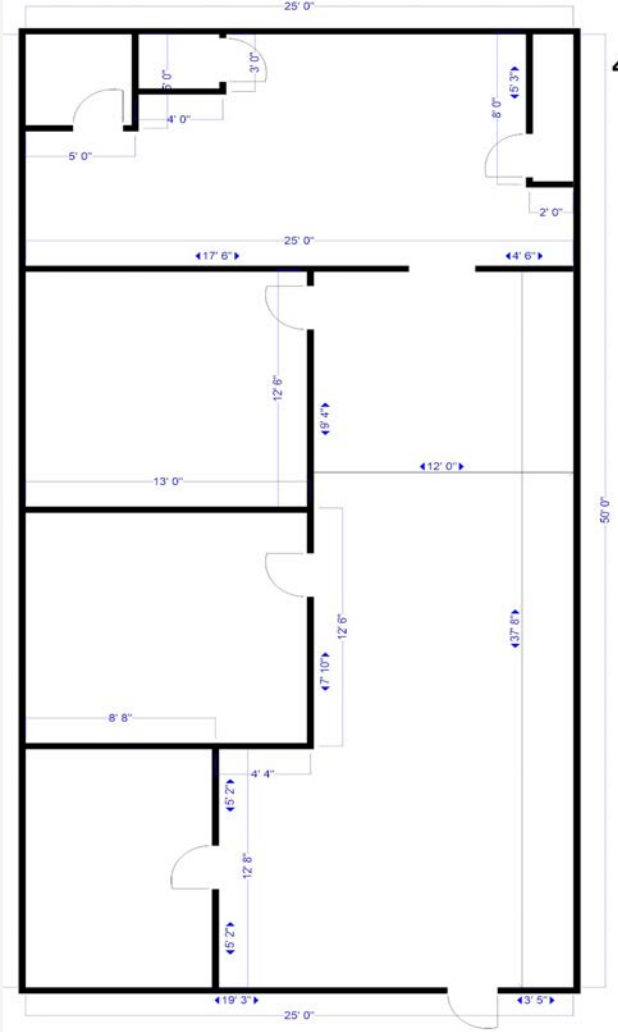


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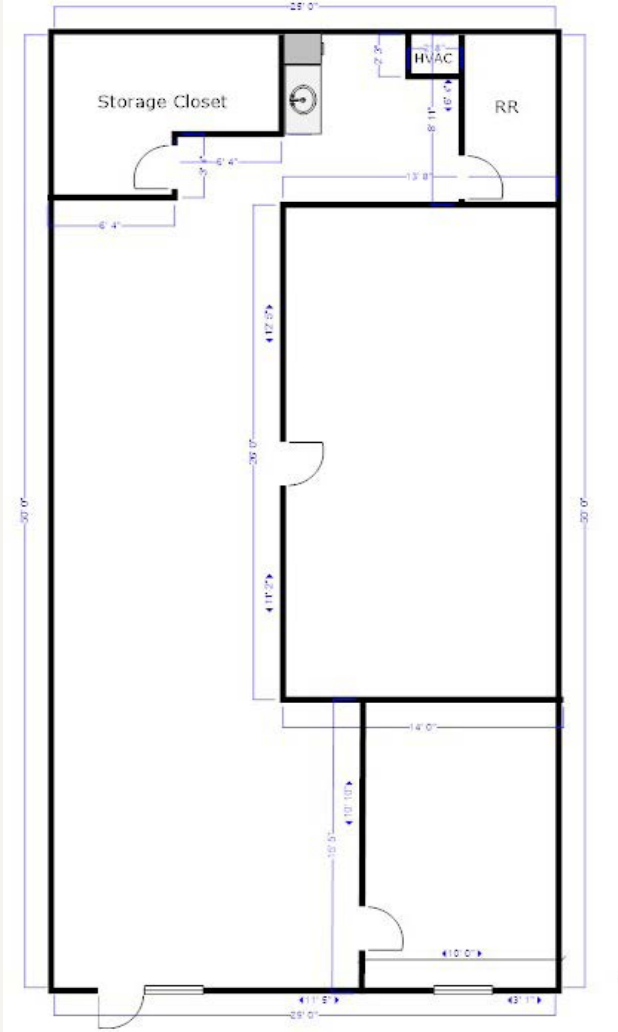
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SUITE 450 - 1250 SF



SUITE 452 - 1250 SF





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Relentlessly Pursuing What Matters

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