

Warehouse/Distribution ★ LEASE

LanCarteCRE.com

BELTLINE PORTFOLIO



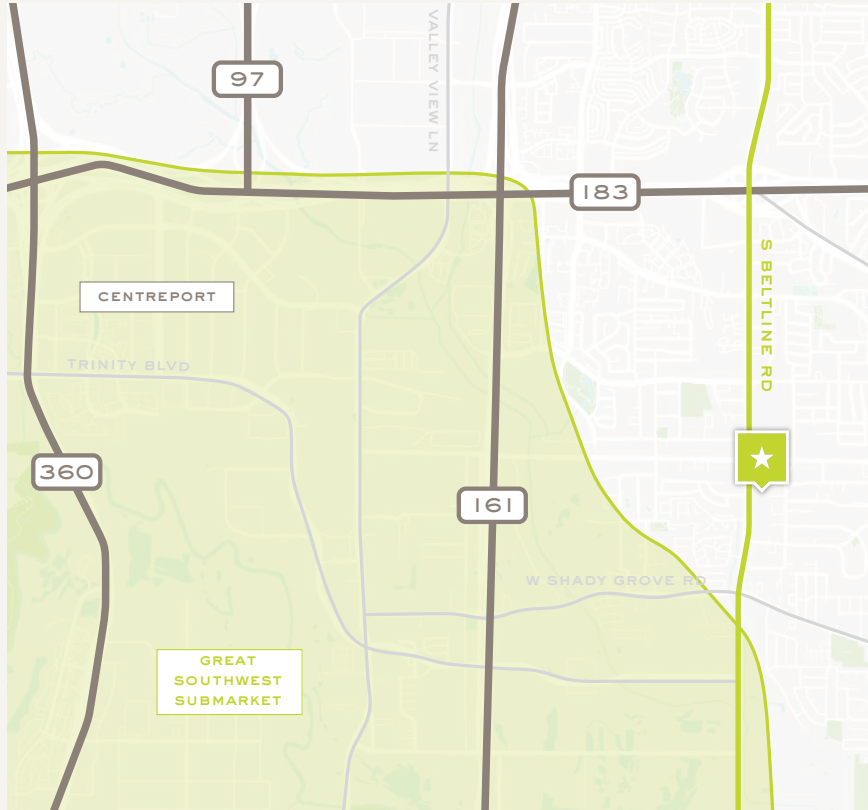
Paker Lancarte
817-692-0610
parker@lancartecre.com

Matt Murff
817-893-0626
mmurff@lancartecre.com

Warehouse/Distribution ★ LEASE

BELT LINE PORTFOLIO

LanCarteCRE.com



PROPERTY FEATURES

- +/- 1,250 - 17,500 SF Available
- +/- 2.38 Acres
- Built in 1984
- Dock + Grade Level Loading
- Beltline Frontage
- 20'-16.5' Clear Height
- 3 Phase Power

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 the DFW Airport.

LEASING STRUCTURE

\$10.50 - 12.50 SF
NNN

Warehouse/Distribution ★ LEASE

BELT LINE PORTFOLIO

LanCarteCRE.com



309 N Belt Line Rd ★ LEASE

LanCarteCRE.com



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 - 5,250 SF Available
- Clear Height: 19' - 15'6"
- Dock and Grade Level Loading
- White Boxed Office
- LED Lights in Warehouse
- 55' Truck Court
- Outside Storage Potential
- Typical Column Spacing: 25' W x 33' D

Warehouse/ Distribution ★ LEASE

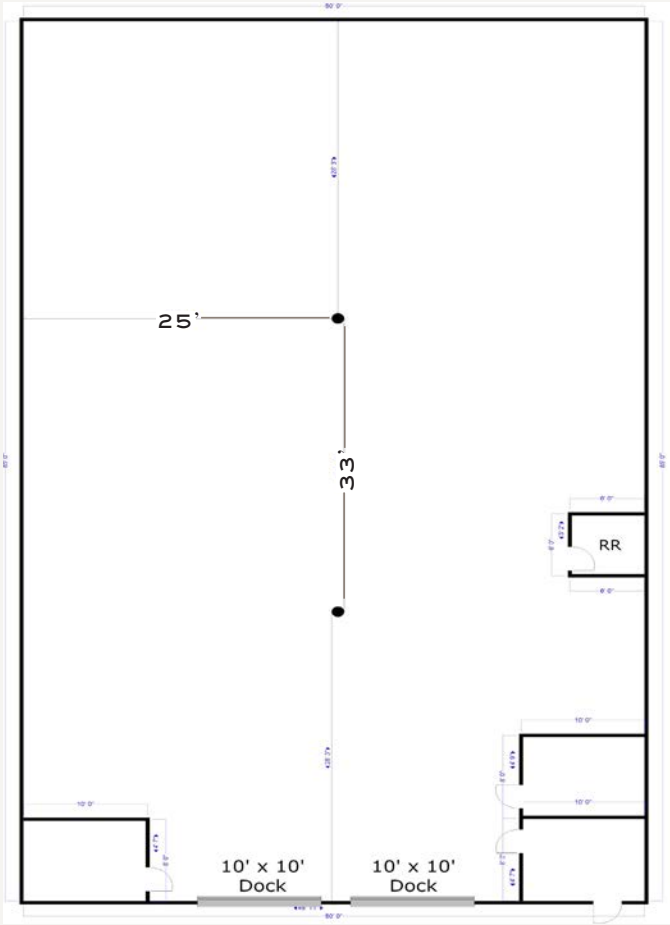
309 N BELT LINE RD

LanCarteCRE.com

SUITE 109

4,250 SF

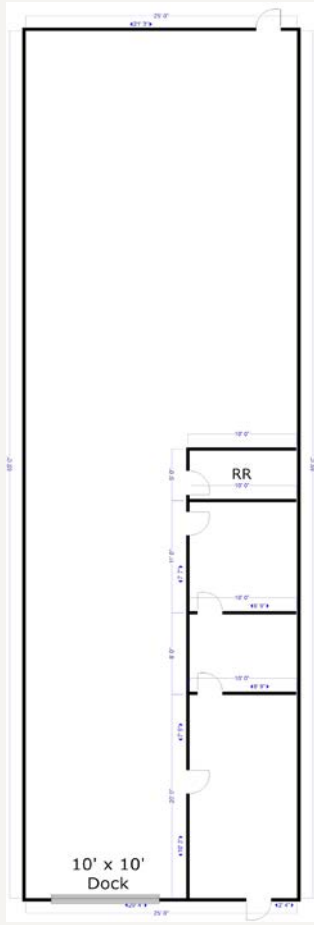
- 2 Dock Doors (10x10)
- 19' - 15'16" Clear
- 347 SF Office
- 3 Phase/ 220A/ 240V
- +/- 5 Car Parks
- 55' Truck Ct



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



Warehouse/ Distribution ★ LEASE

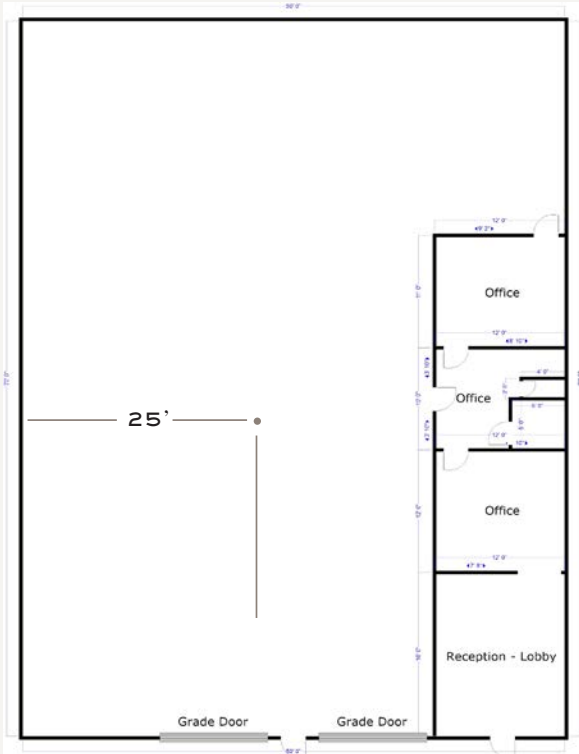
309 N BELT LINE RD

LanCarteCRE.com

SUITE 129

3,500 SF

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



260 S Belt Line Rd ★ LEASE

LanCarteCRE.com



PROPERTY FEATURES

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

Warehouse/ Distribution ★ LEASE

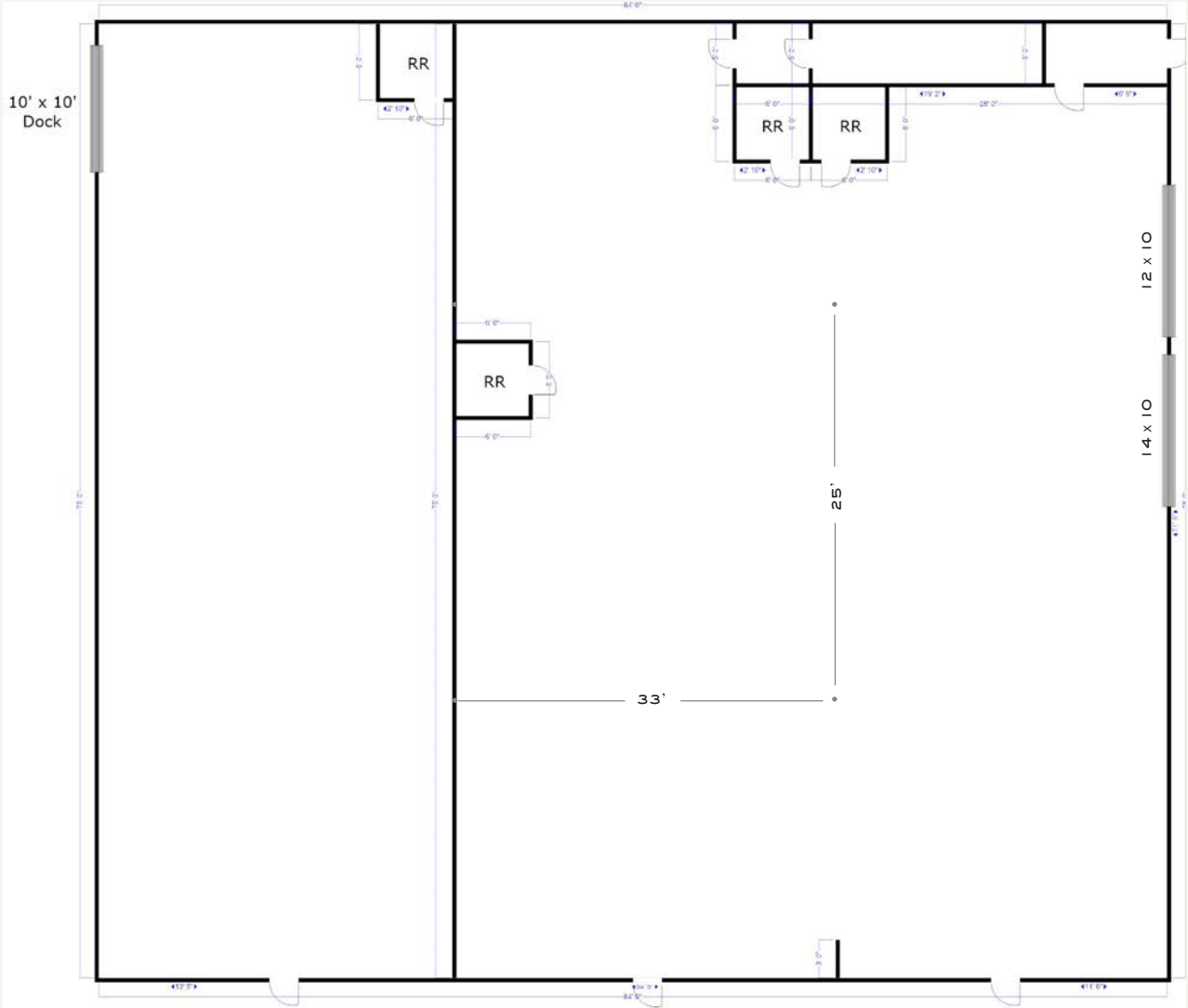
260 S BELT LINE RD

LanCarteCRE.com

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



320 S Belt Line Rd ★ LEASE

LanCarteCRE.com



SUITES AVAILABLE

- 1 Suite 106: 5,000 SF
- 2 Suite 116: 2,500 SF

PROPERTY FEATURES

- 40,000 Total SF
- +/- 2,500 - 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

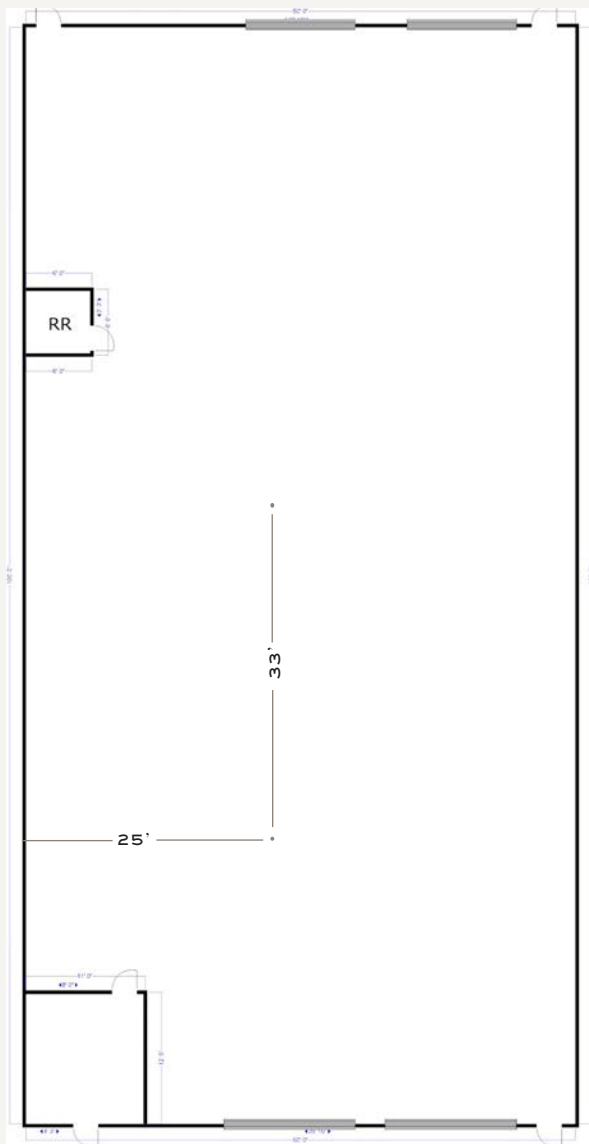
320 S BELT LINE RD

LanCarteCRE.com

SUITE 106

5,000 SF

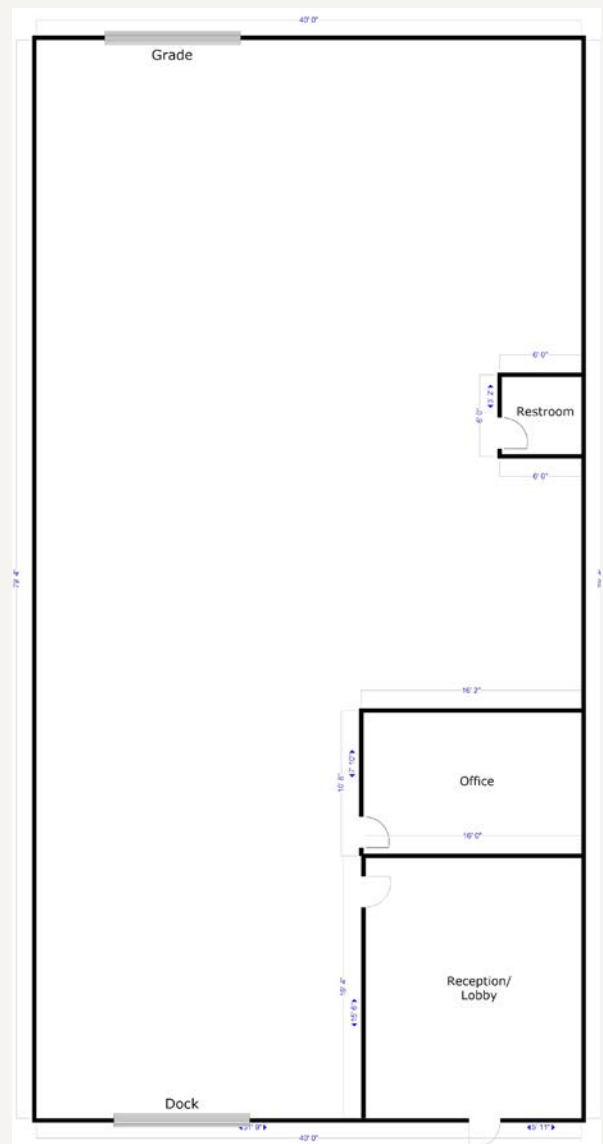
- Small office SF
- 2 Grade Level Doors (12 x 10)
- 2 Dock Doors (10 x 10)
- 65' Truck Ct
- 3 Phase/ 120A/ 240V
- 6 Car Parks



SUITE 116

2,500 SF

- Lobby & Reception
- 1 Grade Level Door (12 x 10)
- 1 Dock Door (10 x 10)
- 65' Truck Ct
- 3 Phase/ 120A/ 240V



350 S Belt Line Rd ★ LEASE

LanCarteCRE.com



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

Warehouse/Distribution ★ LEASE

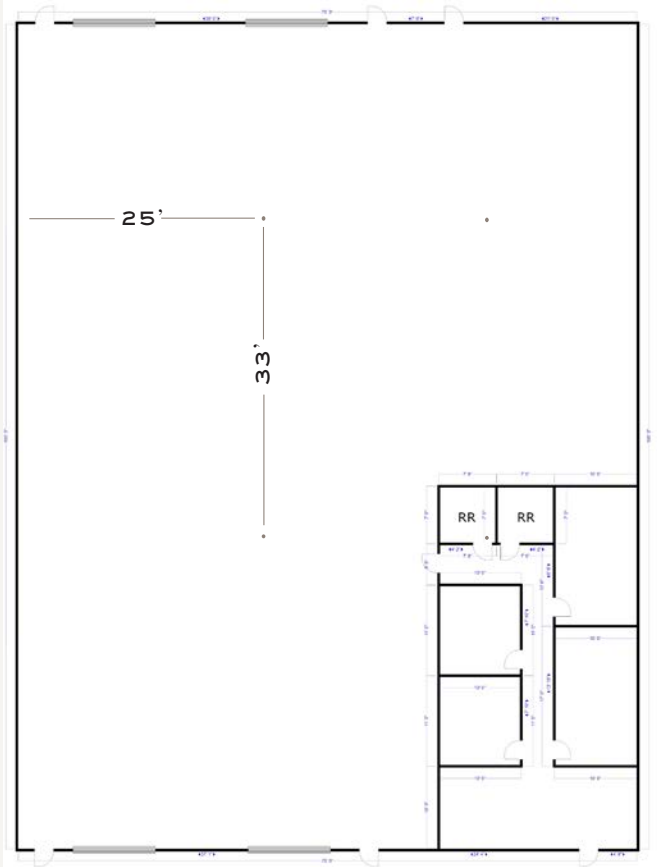
350 S BELT LINE RD

LanCarteCRE.com

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
- +/- 12 Car Parks
- 75' Truck Ct
- 3 Phase/ 220A/ 240V



Warehouse/Distribution ★ LEASE

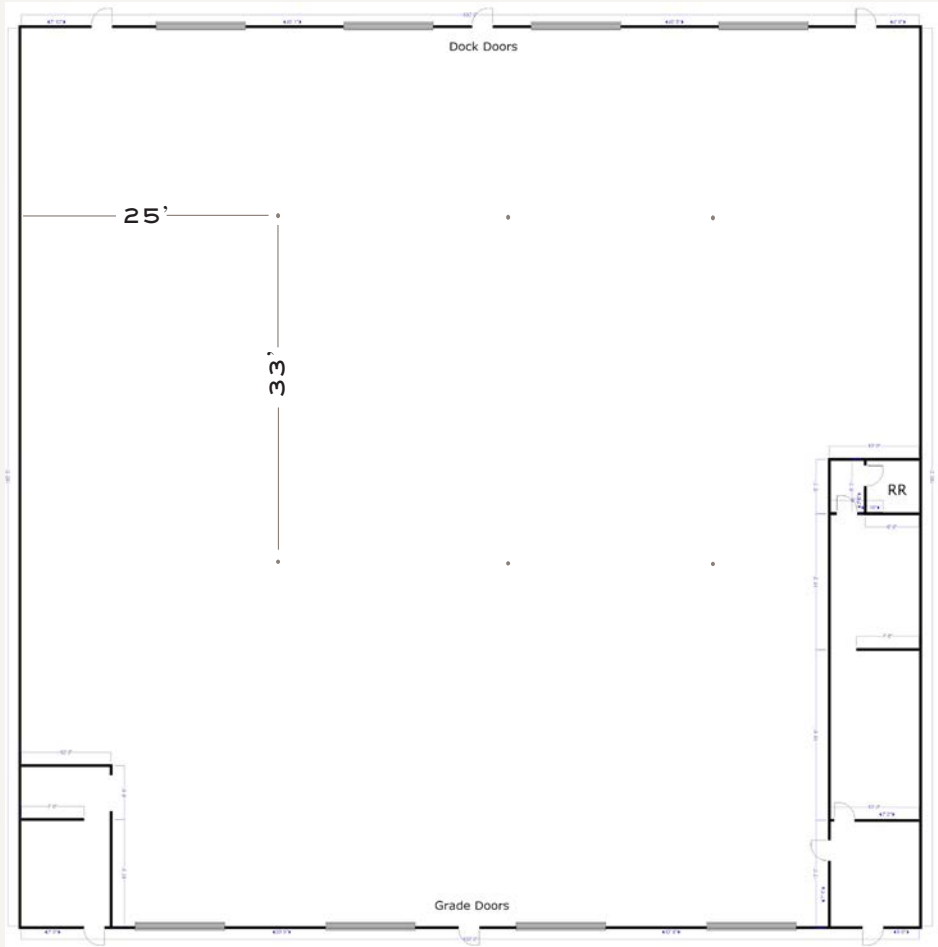
350 S BELT LINE RD

LanCarteCRE.com

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/ 400A/ 240V



460 S Belt Line Rd ★ LEASE

LanCarteCRE.com



SUITES AVAILABLE

- Suite 426 : 2,500 SF
- Suite 430 : 5,000 SF
- Suite 450 : 1,250 SF
- Suite 452 : 1,250 SF

PROPERTY FEATURES

- 42,000 Total SF
- +/- 1,250 - 5,000 SF Available
- 20' Clear Height
- Built in 1981
- Dock + Grade Level Loading
- 60' Truck court
- LED lights
- Sky Lights

Warehouse/Distribution ★ LEASE

460 S BELT LINE RD

LanCarteCRE.com



1 SUITE 426

2,500 SF

- Available with 30-day notice
- 1 Grade Level Door (12 x 10)
- 1 Dock Door (10 x 10)
- Office Space
- Reception, Breakroom & Closet

2 SUITE 430

5,000 SF

- 1 Grade Level Door (12 x 10)
- 1 Dock Door (10 x 10)
- +/- 1,250 SF Office
- 18' - 13'5" clear

3 SUITE 450

1,250 SF

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

4 SUITE 452

1,250 SF

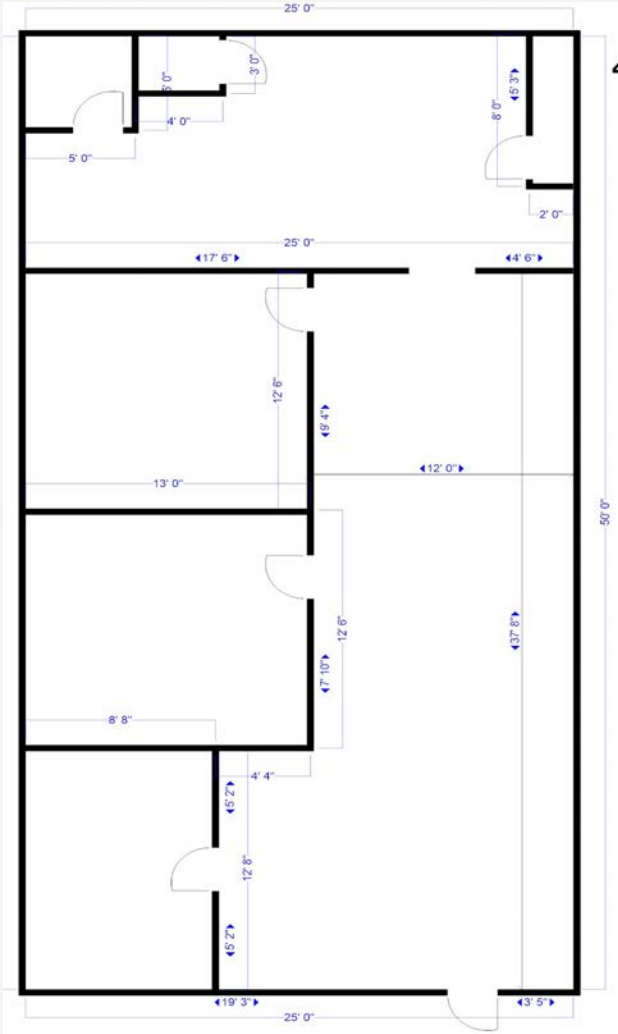
- Office Space
- 100% HVAC
- S. Belt Line Frontage
- 1 private
- Conference
- Bull pen/ reception
- Breakroom

Warehouse/ Distribution ★ LEASE

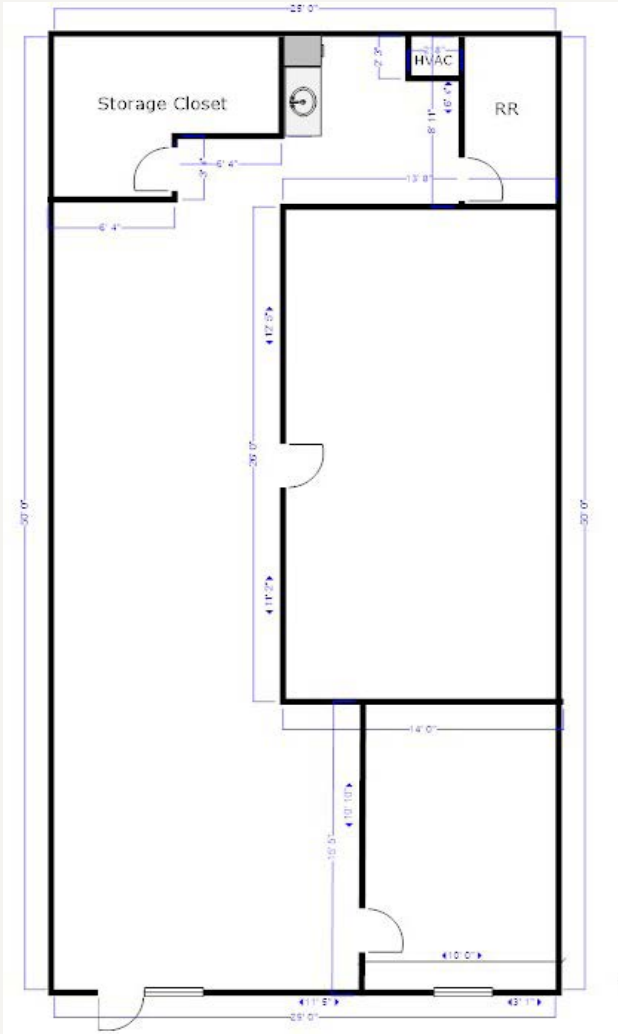
460 S BELT LINE RD

LanCarteCRE.com

SUITE 450



SUITE 452





LANCARTE
COMMERCIAL

Relentlessly Pursuing What Matters

PARKER LANCARTE
817-692-0610 | parker@lancartecre.com

MATT MURFF
817-893-0626 | mmurff@lancartecre.com