

Warehouse/Distribution ★ LEASE

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DFW BELTLINE COMMERCE CENTER



DFW
DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT



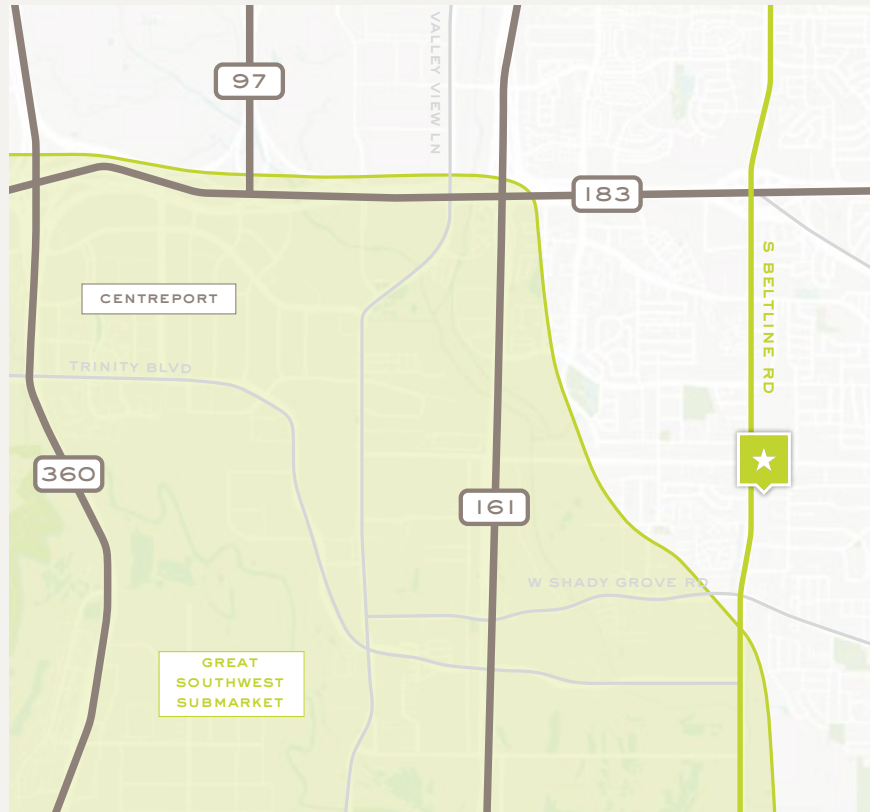
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Warehouse/Distribution ★ LEASE

BELT LINE PORTFOLIO

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PROPERTY FEATURES

- +/- 2,000 - 7,500 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 (NNN)

Contact Broker for Details

309 N Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 105 : 1,984 SF
- 2 Suite 107: 2,125 SF
- 3 Suite 119 : 2,125 SF
- 4 Suite 129 : 3,500 SF

PROPERTY FEATURES

- 27,734 Total SF
- Clear Height: 19' - 15'6"
- Dock and Grade Level Loading (Suite Dependent)
- White Boxed Office
- LED Lights in Warehouse
- 55' Truck Court

260 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

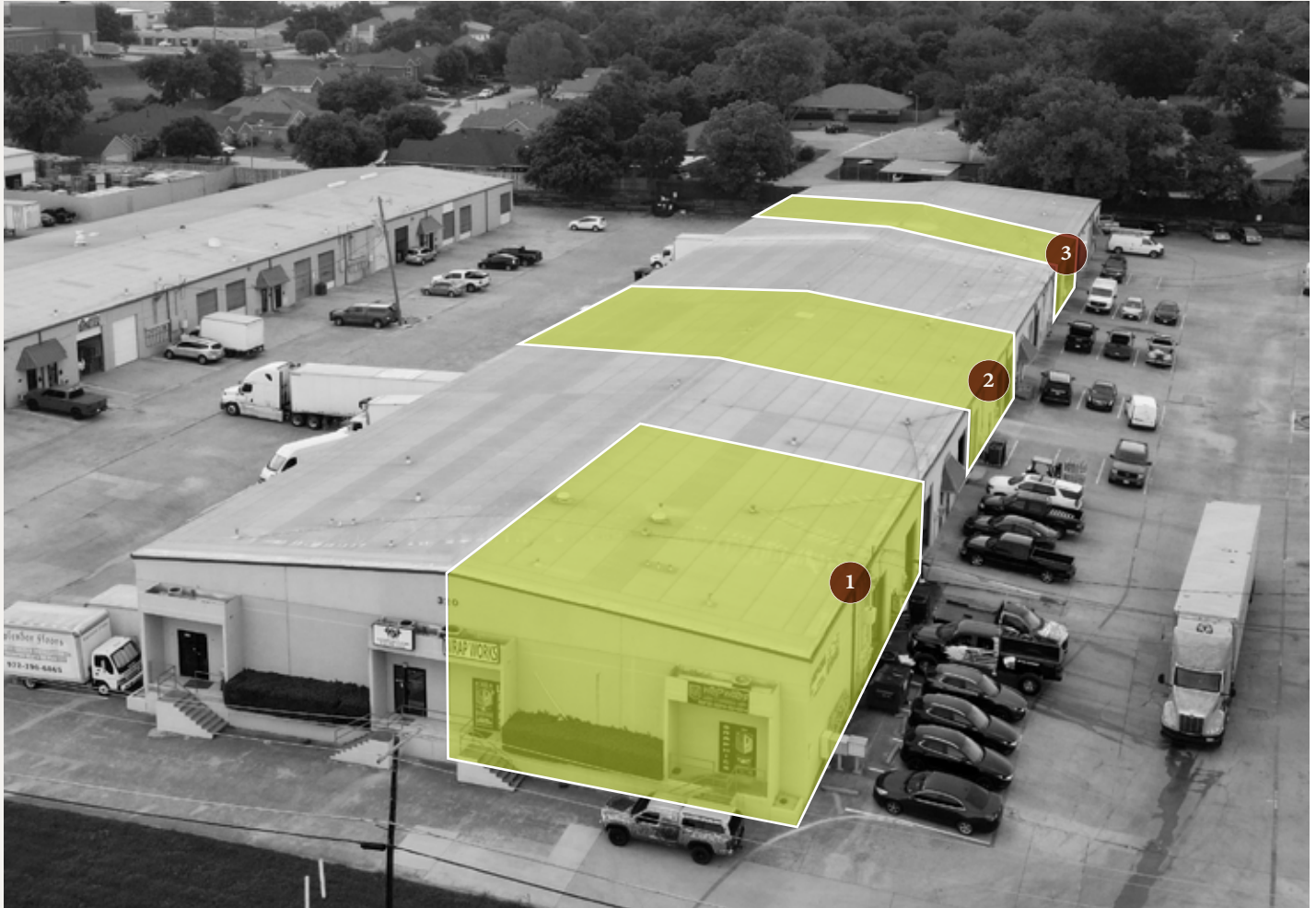
- 1 Suite 272: 4,250 SF
- 2 Suite 268-280: 3,187 SF

PROPERTY FEATURES

- 31,875 Total SF
- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 45' Truck Ct
- 25' W x 33' D Column Spacing
- White Boxed Office
- LED Lights in Warehouse

320 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 103: 3,750 SF
- 2 Suite 108: 5,000 SF
- 3 Suite 113: 2,500 SF

PROPERTY FEATURES

- 40,000 Total SF
- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 65' Truck Ct
- 25' W x 33' D Column Spacing
- White Boxed Office
- LED Lights in Warehouse

350 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 109 : 7,500 SF

PROPERTY FEATURES

- 40,000 SF Available
- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 75' Truck Ct
- White Boxed Office
- LED Lights in Warehouse

460 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 450 : 1,250 SF (office)

PROPERTY FEATURES

- 40,000 SF Office Available
- White Boxed Office
- LED lights
- Beltline frontage



LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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