

# Warehouse/Distribution ★ LEASE

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DFW BELTLINE COMMERCE CENTER



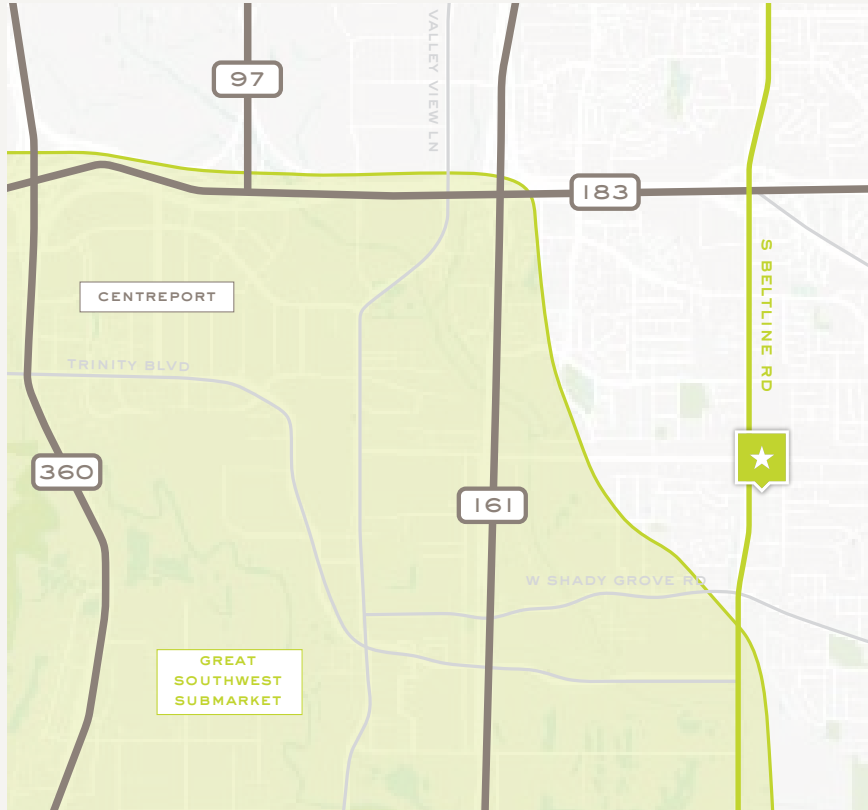
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# Warehouse/Distribution ★ LEASE

BELT LINE PORTFOLIO

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## PROPERTY FEATURES

- +/- 2,000 - 8,500 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 101-103 : 4,250 SF
- 2 Suite 105: 1,984 SF
- 3 Suite 107 : 2,125 SF
- 4 Suite 119 : 2,125 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
- Storefront space with Showroom Available

# 260 S Belt Line Rd ★ LEASE

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## SUITES AVAILABLE

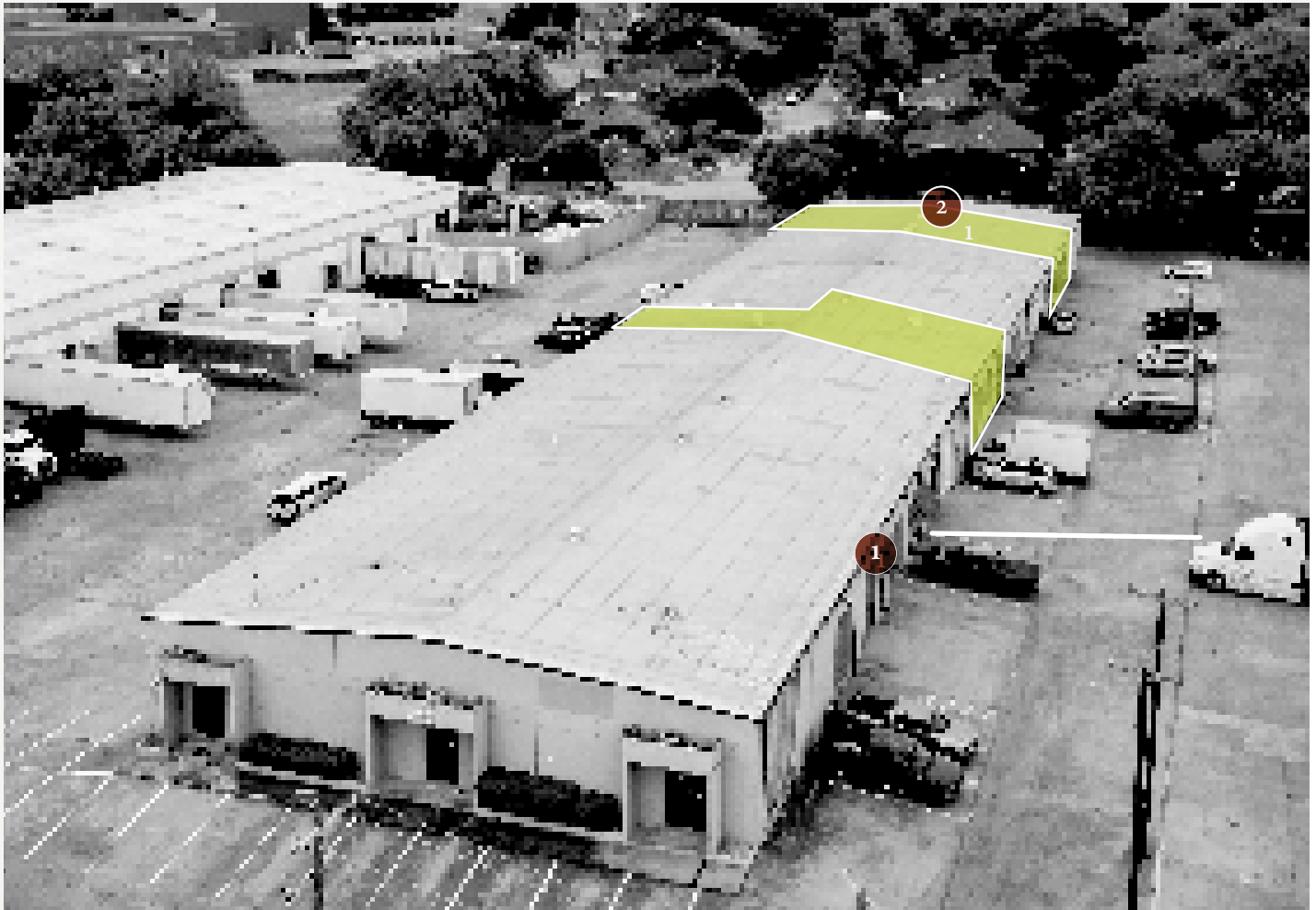
- 1 Suite 268-280: 3,187 SF
- 2 Suite 272: 4,250 SF

## 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 111: 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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