



Warehouse/ Distribution ★ LEASE

BELT LINE PORTFOLIO

- 309 N BELTLINE RD
- 260 S BELT LINE RD
- 320 S BELT LINE RD
- 350 S BELT LINE RD
- 460 S BELT LINE RD



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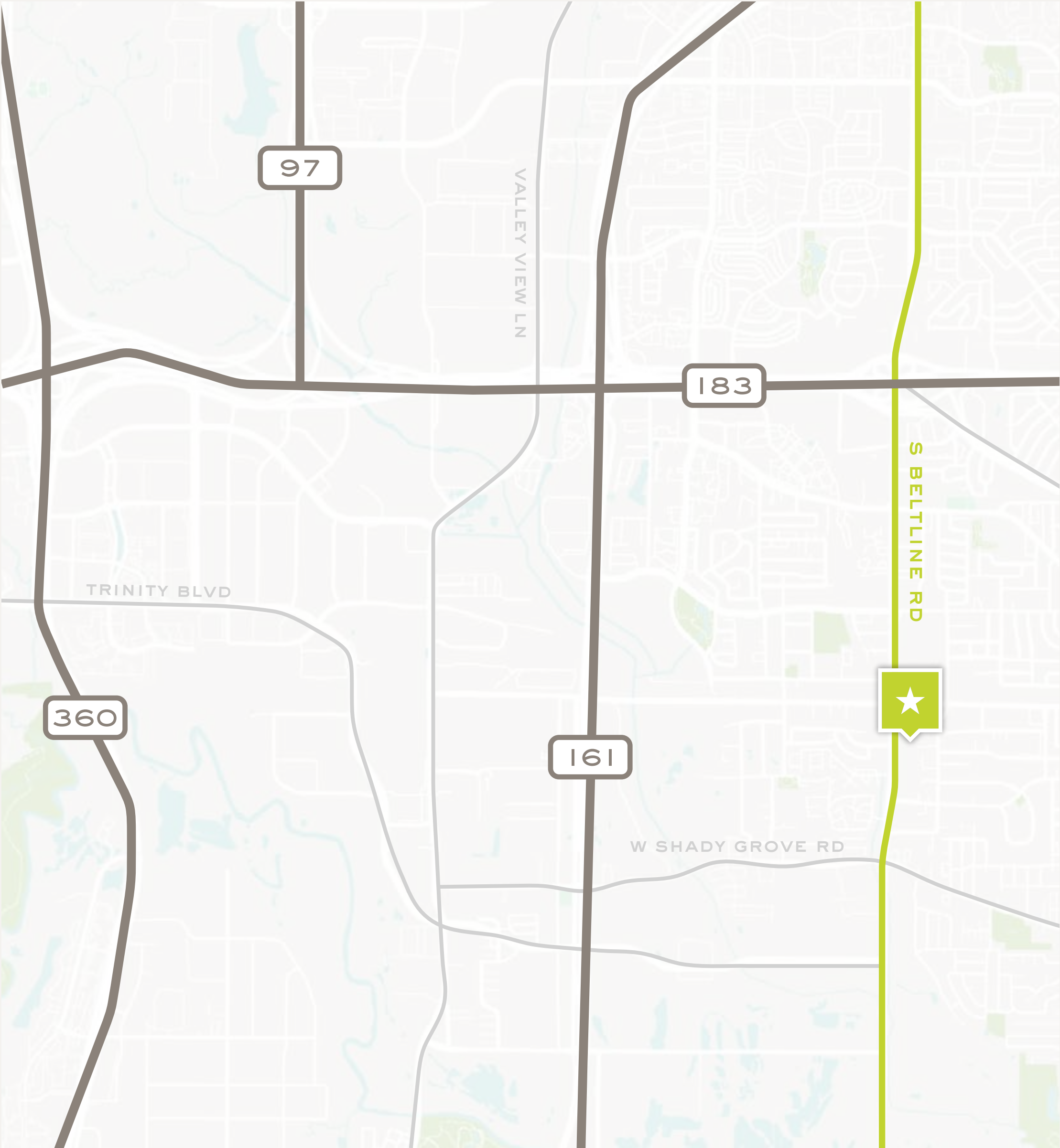
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Warehouse/Distribution ★ LEASE

BELT LINE PORTFOLIO

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PORTFOLIO FEATURES

- +/- 1,250 - 10,000 SF Available
- +/- 2.38 Acres
- Built in 1984
- Dock + Grade Level Loading
- Beltline Frontage
- 20'-16.5' Clear Height

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.

LEASE RATE & STRUCTURE

\$10.50 - 12.50 SF NNN

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DFW
DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT





309 N Belt Line Rd ★ LEASE

SUITES AVAILABLE

- 1 Suite 109 : 4,250 SF
- 2 Suite 115 : 2,125 SF
- 3 Suite 125 : 5,250 SF
- 4 Suite 129 : 3,500 SF

PROPERTY FEATURES

- 27,734 Total SF
- +/- 2,125 - 5,250 SF Available
- Clear Height: 20' - 16.5'
- Dock and Ramp Loading
- White Boxed Ffice
- LED Lights in Warehouse
- 55' Truck Court
- Outside Storage Potential



Warehouse/Distribution ★ LEASE

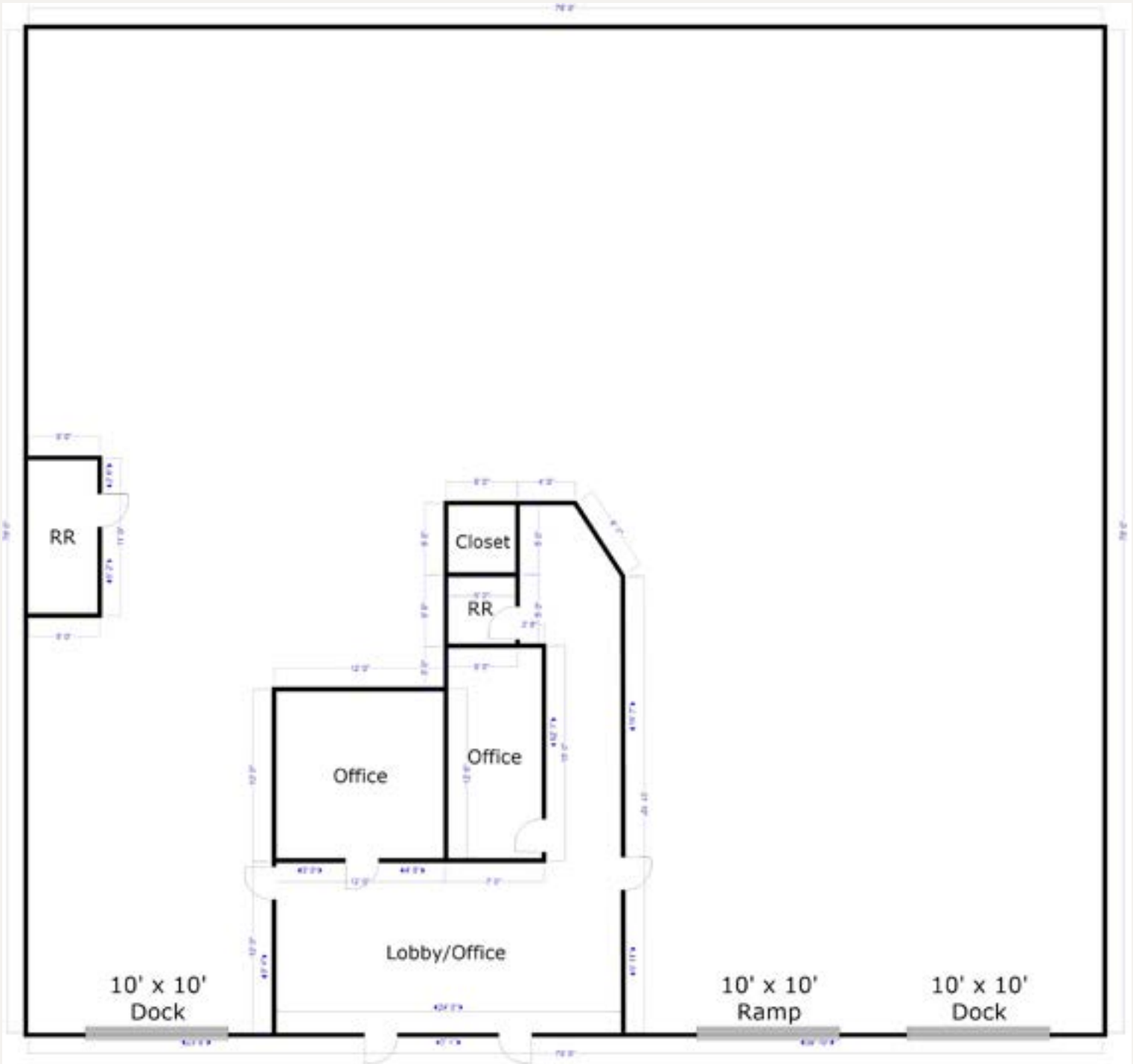
309 N BELT LINE RD

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SUITE 125

5,250 SF

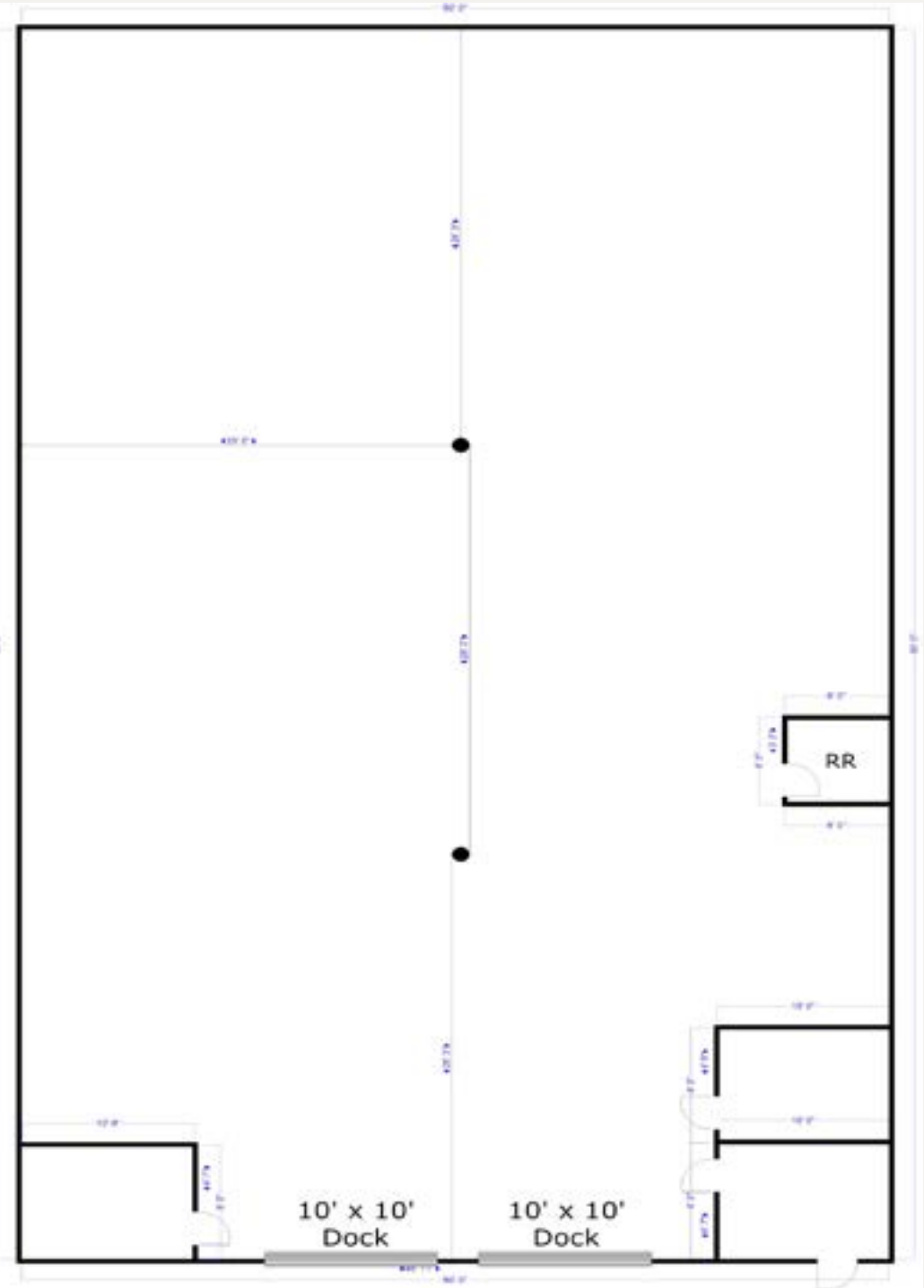
- 2 Dock Doors
- 1 Ramp
- +/- 19' Clear
- Small Outside Storage Component Possible



SUITE 109

4,250 SF

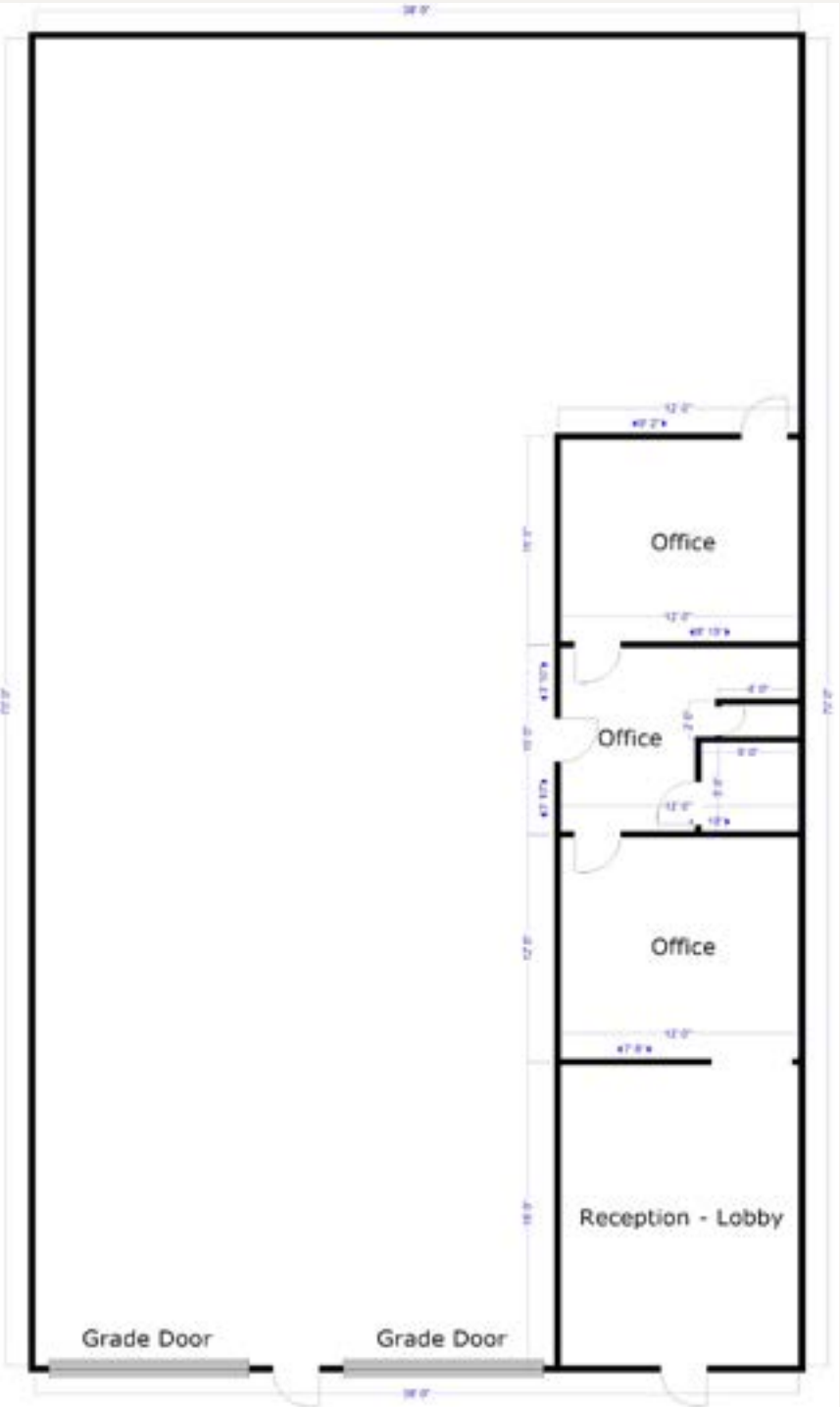
- 2 Dock Doors
- 20' Clear
- Small Office Pod



SUITE 129

5,250 SF

- 2 Grade Level
- Small Office Pod
- +/- 19' Clear
- Small Outside Storage Component Possible



SUITE 115

2,125 SF

- 1 Dock Doors
- 20' Clear
- Small Office





260 S Belt Line Rd ★ LEASE

PROPERTY FEATURES

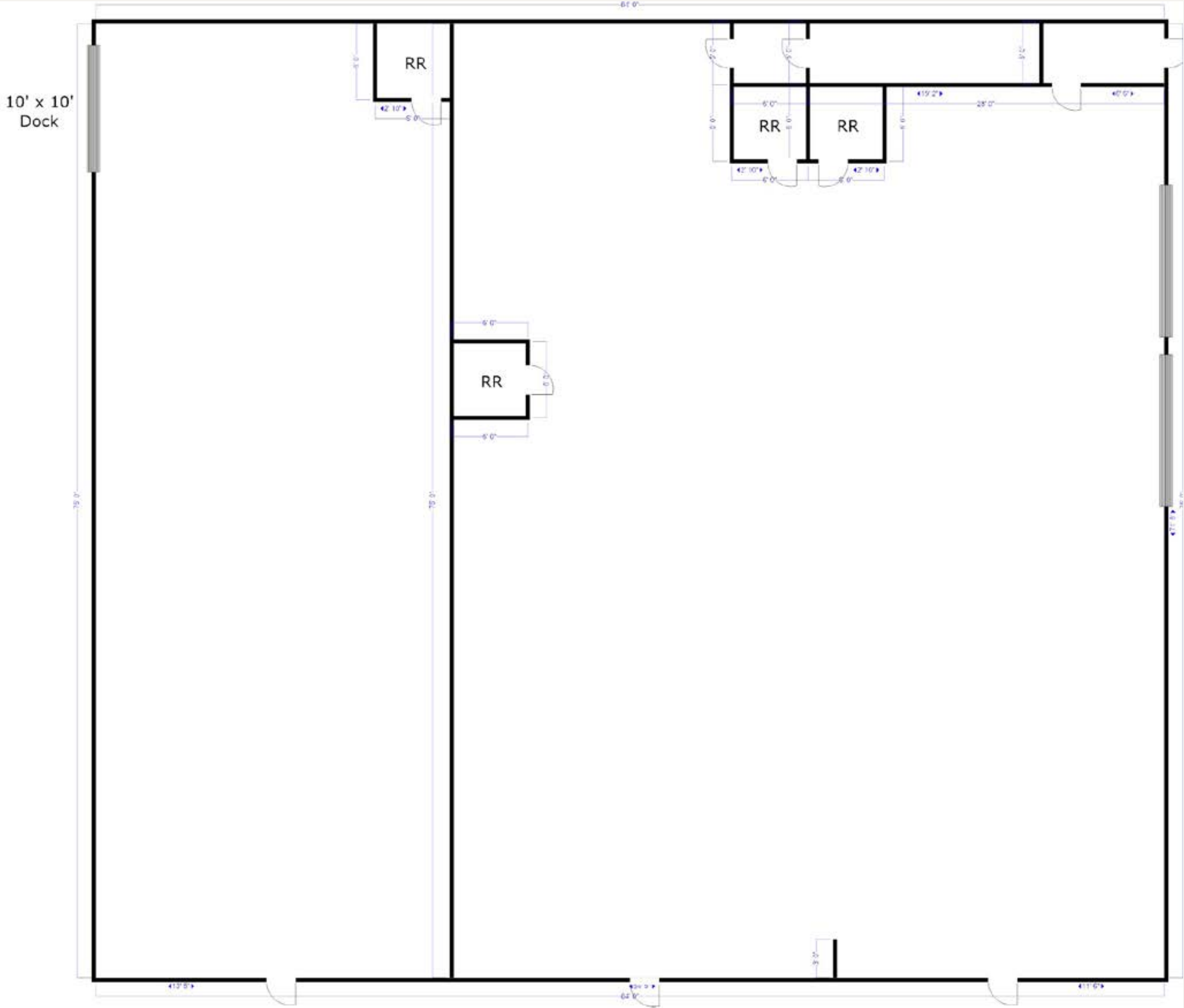
- +/- 6,375 SF Available
- Clear Height: 20'
- Turn Key showroom/ office available
- Dock + Grade Level Loading



Warehouse/ Distribution ★ LEASE

260 S BELT LINE RD

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SUITE 260

6,375 SF

- Grade level door and dock
- Turn Key show room/ office available





320 S Belt Line Rd ★ LEASE

SUITES AVAILABLE

- Suite 106 : 5,000 SF

PROPERTY FEATURES

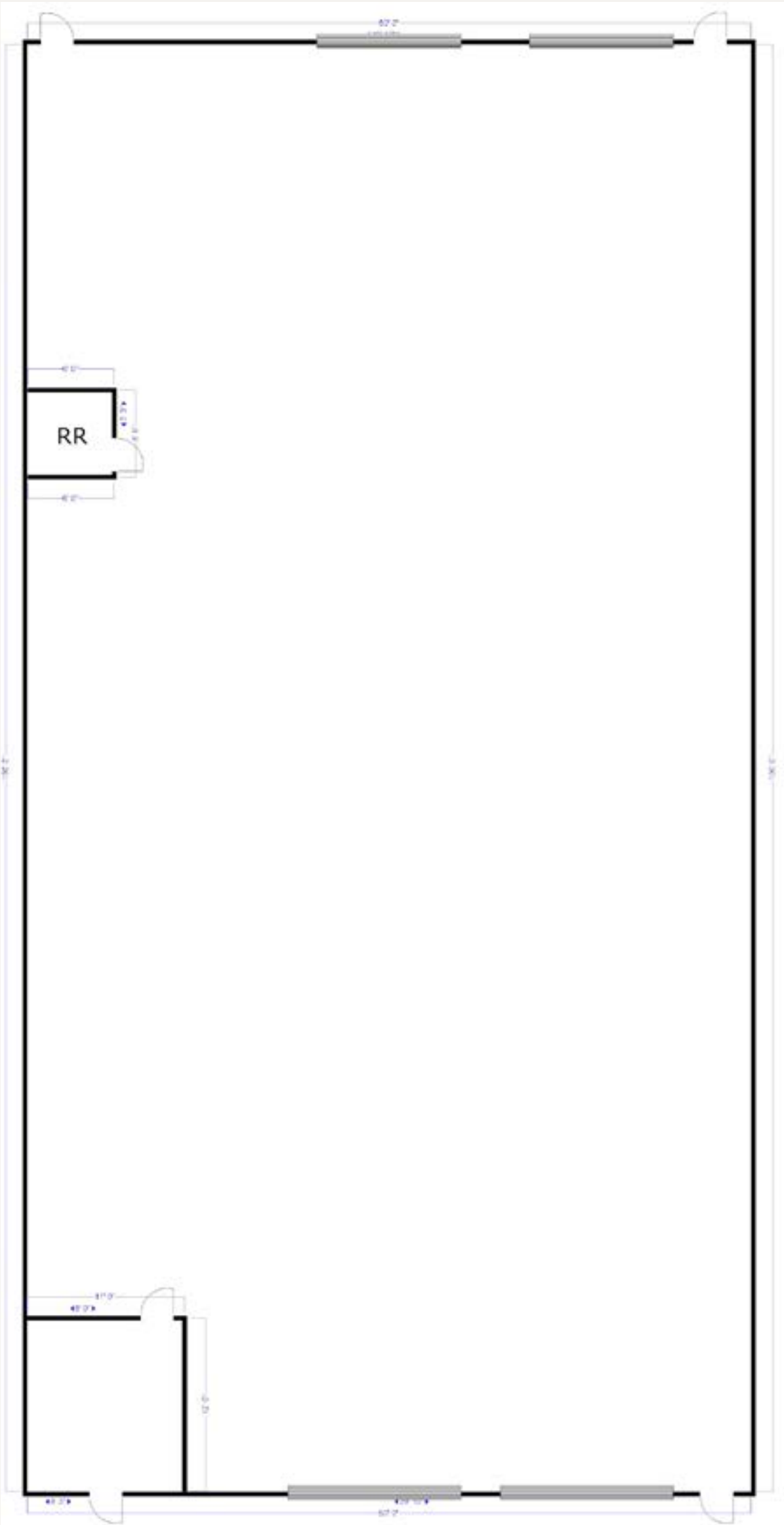
- 40,000 Total SF
- +/- 5,000 SF Available
- Clear Height: 20'
- Turn Key shoroom/ office available
- Dock + Grade Level Loading
- 50' and 70' truck court



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320 S BELT LINE RD

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SUITE 106 - 107

5,000 SF

- Small office SF
- Dock + Grade Level Loading
- 20' Clear



350 S Belt Line Rd ★ LEASE

SUITES AVAILABLE

- 1 Suite 103 : 2,500 SF
- 2 Suite 109 : 7,500 SF
- 3 Suite 112 : 10,000 SF

PROPERTY FEATURES

- 40,000 Total SF
- 2,500 - 17,500 SF Available
- Clear Height: 20'
- Dock + Grade Level Loading
- 75' truck court



Warehouse/ Distribution ★ LEASE

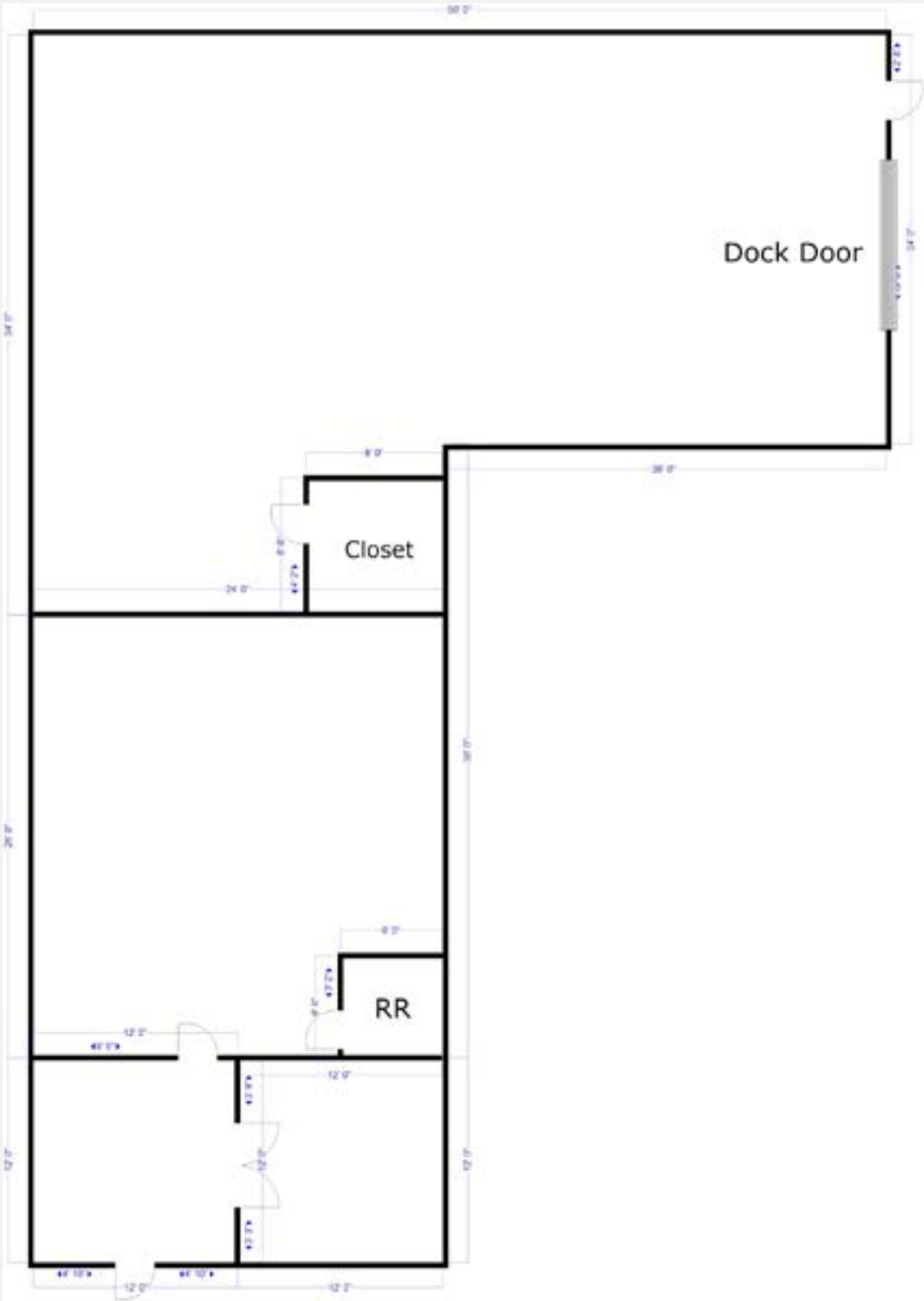
350 S BELT LINE RD

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SUITE 103

2,500 SF

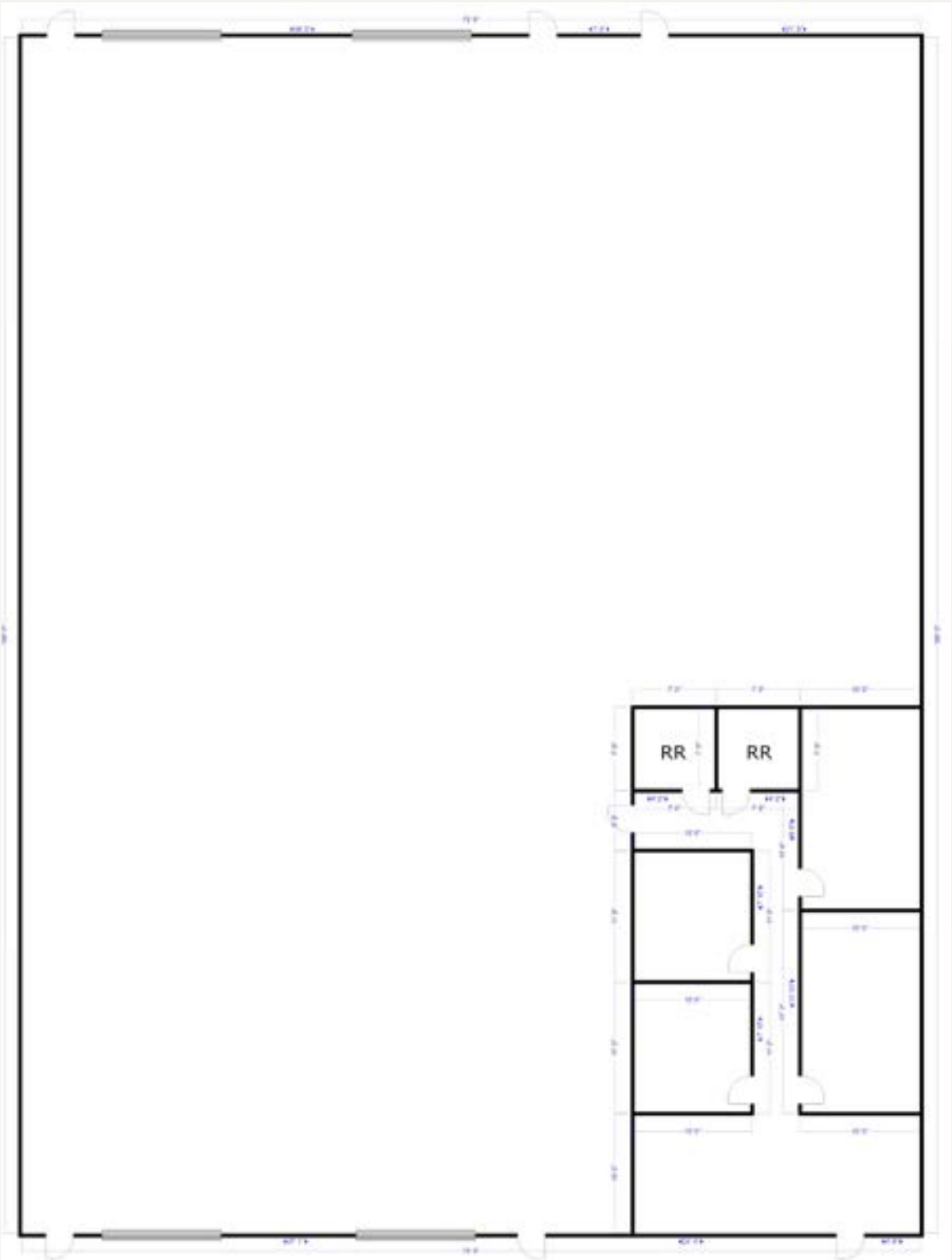
- 1 Dock Door



SUITE 109

7,500 SF

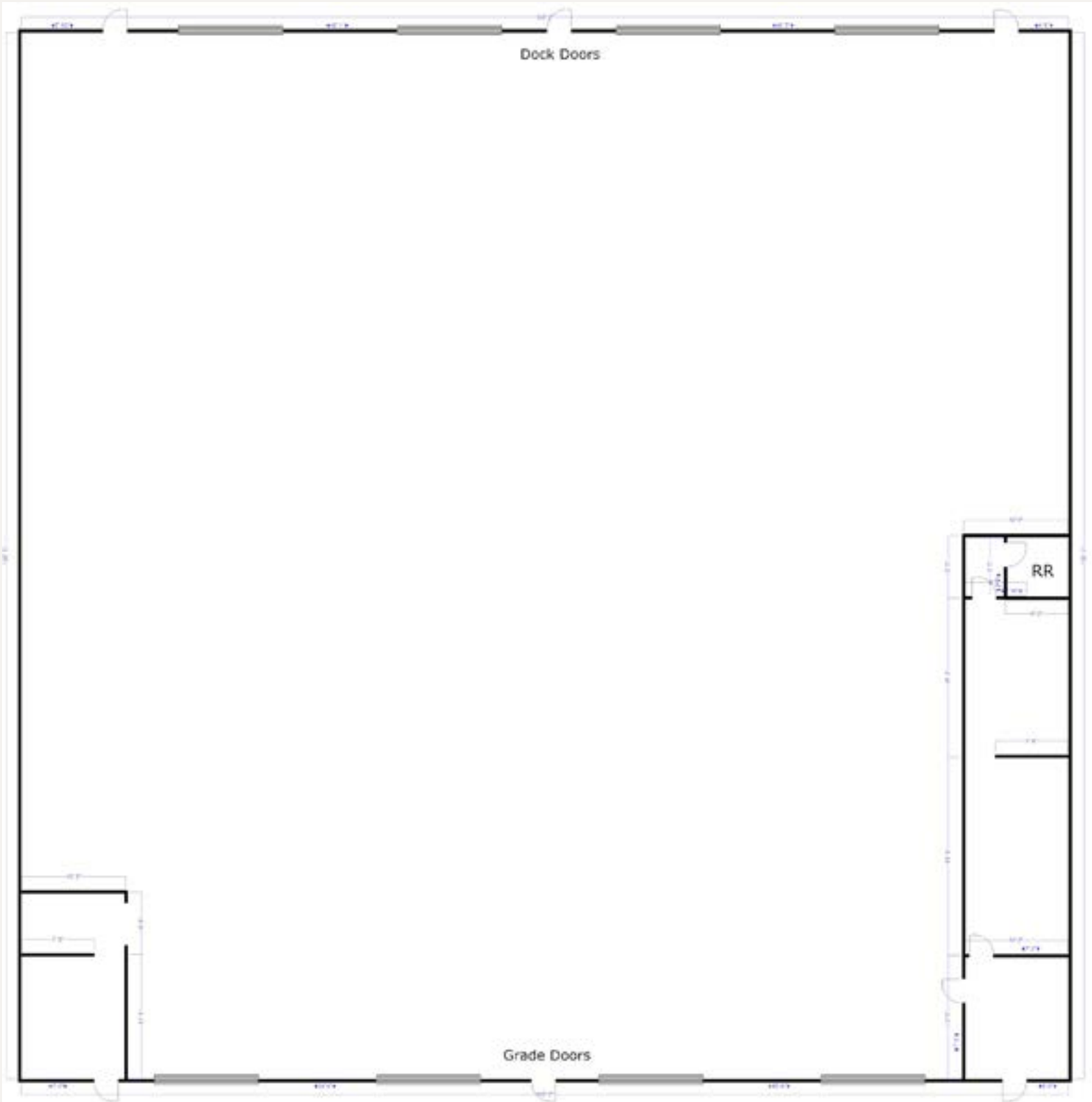
- Favorable warehouse SF
- Two grade level doors
- Two dock doors



SUITE 112

10,000 SF

- Favorable warehouse SF
- Four grade level doors
- Four dock doors





460 S Belt Line Rd ★ LEASE

SUITES AVAILABLE

- Suite 430 : 5,000 SF
- Suite 444 : 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



Warehouse/ Distribution ★ LEASE

460 S BELT LINE RD

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1 SUITE 430

5,000 SF

- 1 Grade Level Doors
- 1 Dock Door
- +/- 1,250 SF Office
- 17.5' Clear

2 SUITE 444

5,000 SF

- 1 Grade Level Door
- 1 Dock Door
- +/- 1,000 SF Office
- 20' Clear

3 SUITE 450

1,250 SF

- Office Space
- 100% HVAC
- S. Belt Line Frontage

4 SUITE 452

1,250 SF

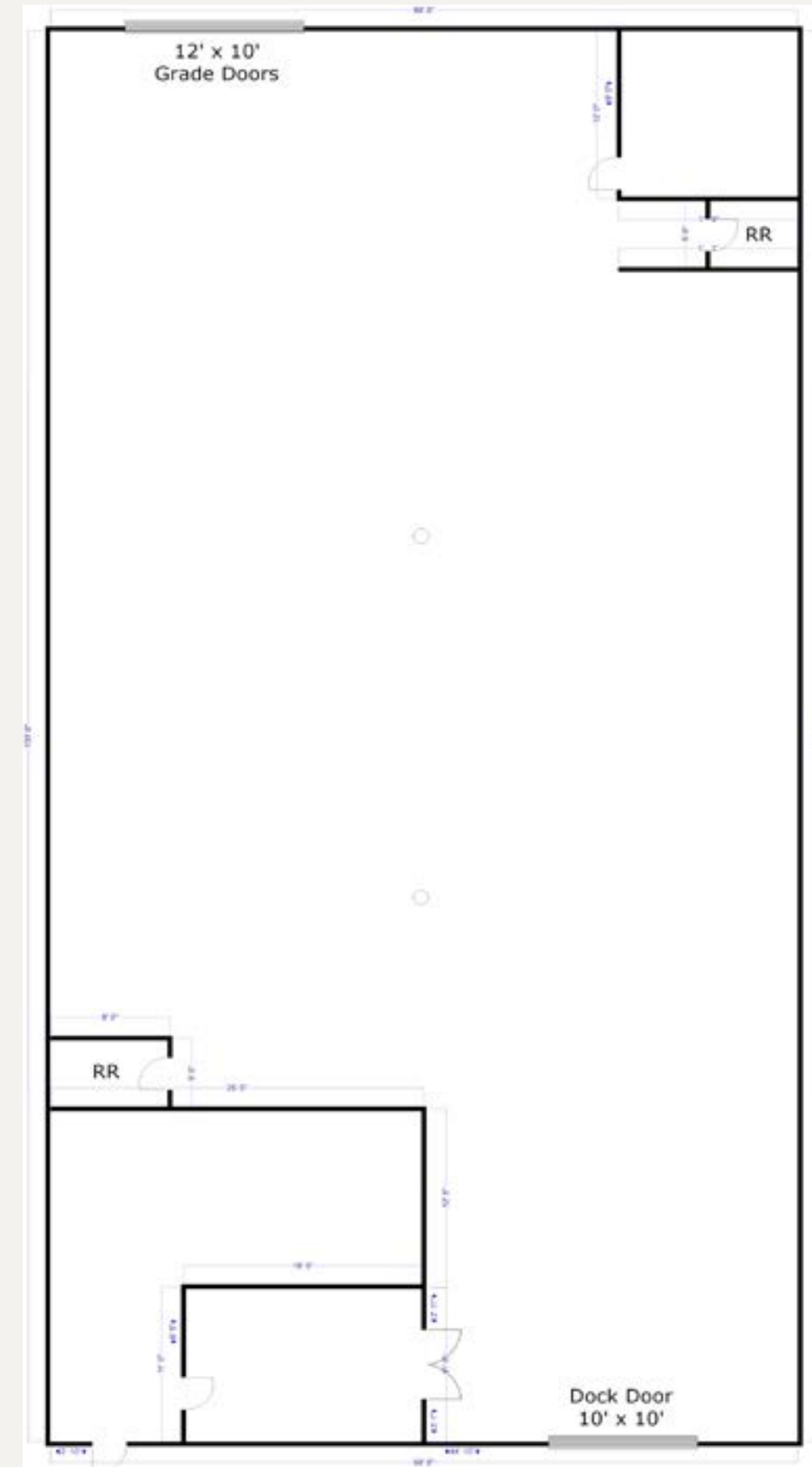
- Office Space
- 100% HVAC
- S. Belt Line Frontage

460 S BELT LINE RD

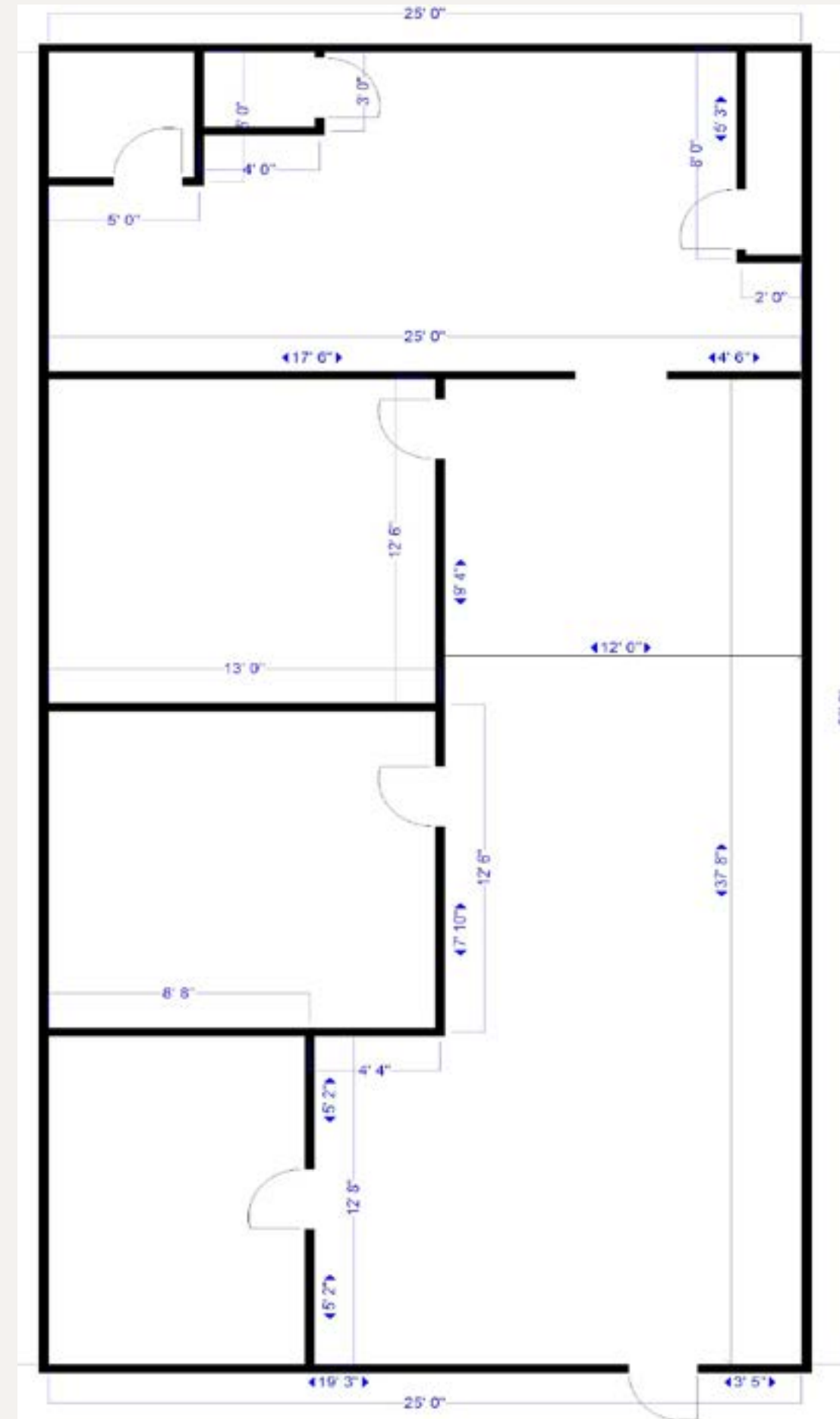
SUITE 430



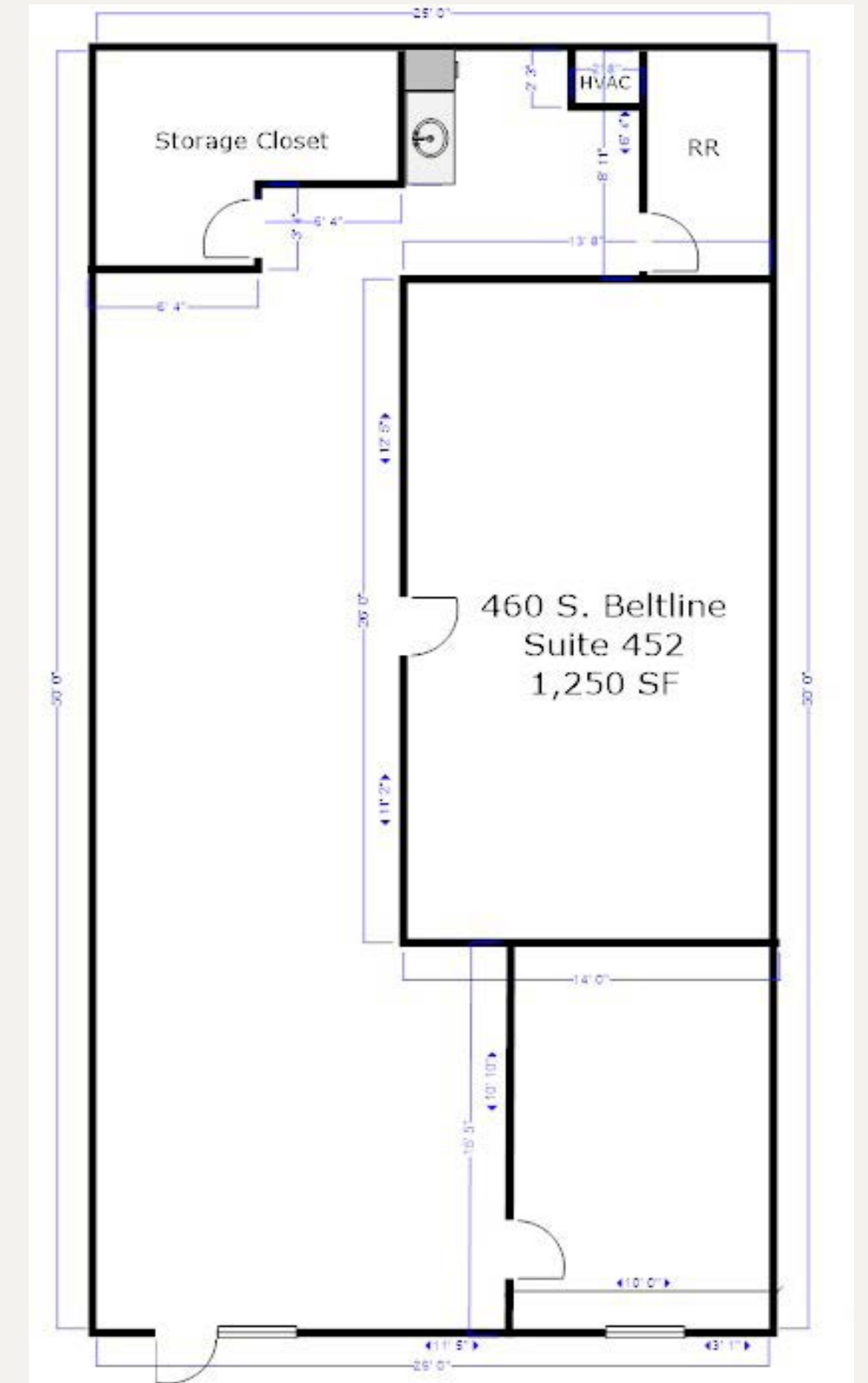
SUITE 444



SUITE 450



SUITE 452





LANCARTE

COMMERCIAL

Relentlessly Pursuing What Matters

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