

INBOUND

# 4404 S BELTWOOD PKWY

FOR SALE OR LEASE / 161,094 SF





# THE PROJECT

M2GVENTURES

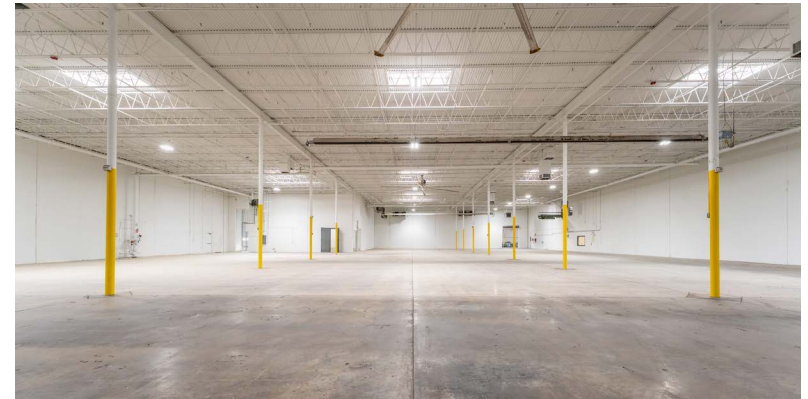
## HIGHLIGHTS

4404 Beltwood is located in the heart of Farmers Branch, TX. The asset totals 161,094 SF in two industrial buildings siting on roughly 9.75 acres with the following amenities:

- Infill Location within the Northwest Quadrant of I635 and the Dallas North Tollway
- Existing Heavy Power with Ability to Add More Through the Adjacent Substation
- Approximately 3.6 Acres of Paved Surface Parking or Outside Storage with Ability to Add More and Secure
- Ability to Section Off or Multi-Tenant the Asset
- Ability to Add Oversize Grade-Level Doors in the Primary Warehouse

## RECENT UPGRADES TO BUILDING 1

- New Roof
- Exterior Has Been Painted
- Office Portion Has Been White-Boxed
- Warehouse Portion Has Been White-Boxed
- New Led Lighting in Warehouse
- New Dock Doors Throughout
- Updated Landscaping and Newly Paved Sections of Truck Court



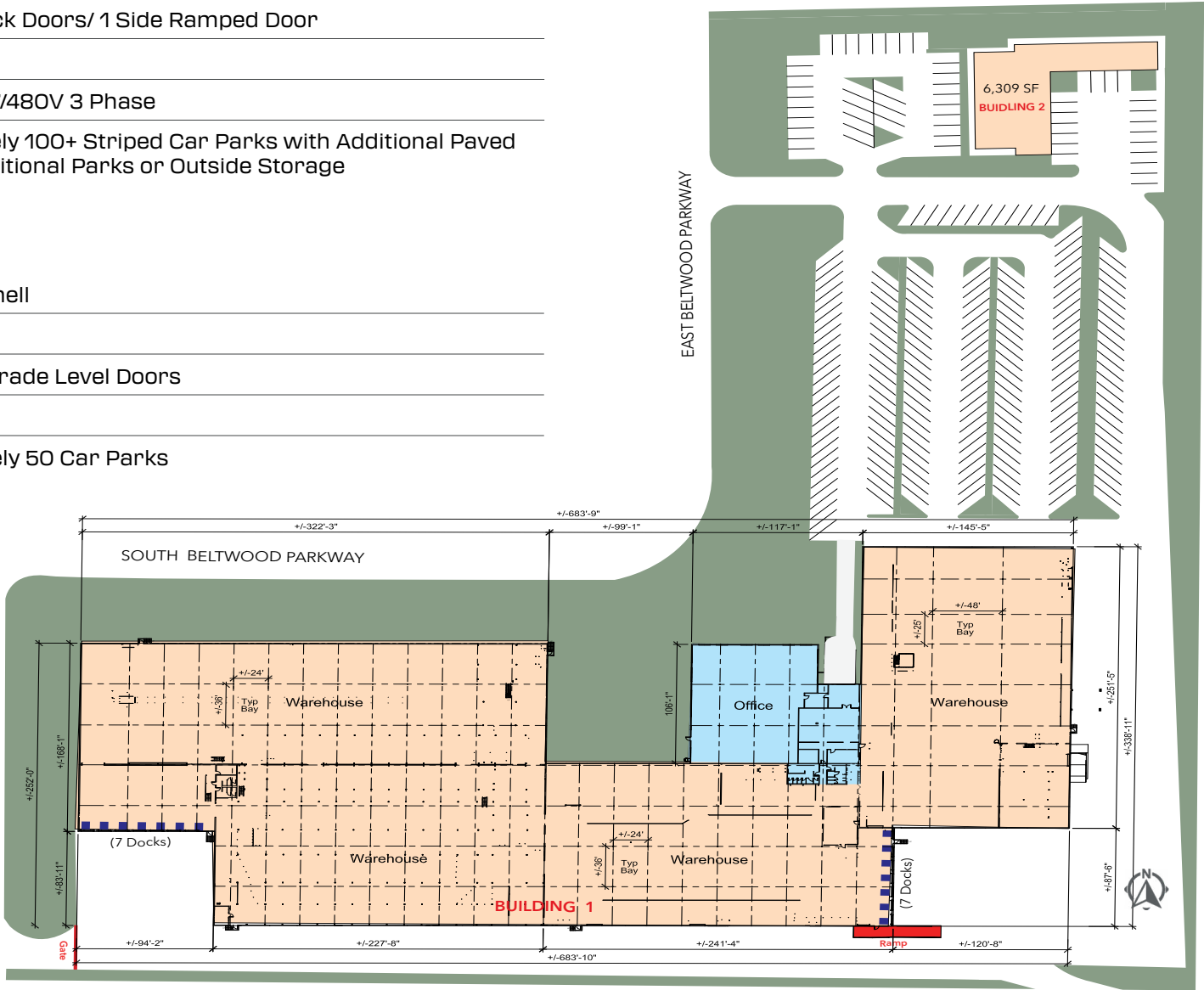
# SITE DETAILS

## BUILDING 1

Size	±154,785 SF
Office	±11,491 SF
Clear Height	24' Clear
Loading	14 (9x10) Dock Doors/ 1 Side Ramped Door
Sprinklered	Yes
Electrical	1600A of 277/480V 3 Phase
Parking	Approximately 100+ Striped Car Parks with Additional Paved Land for Additional Parks or Outside Storage

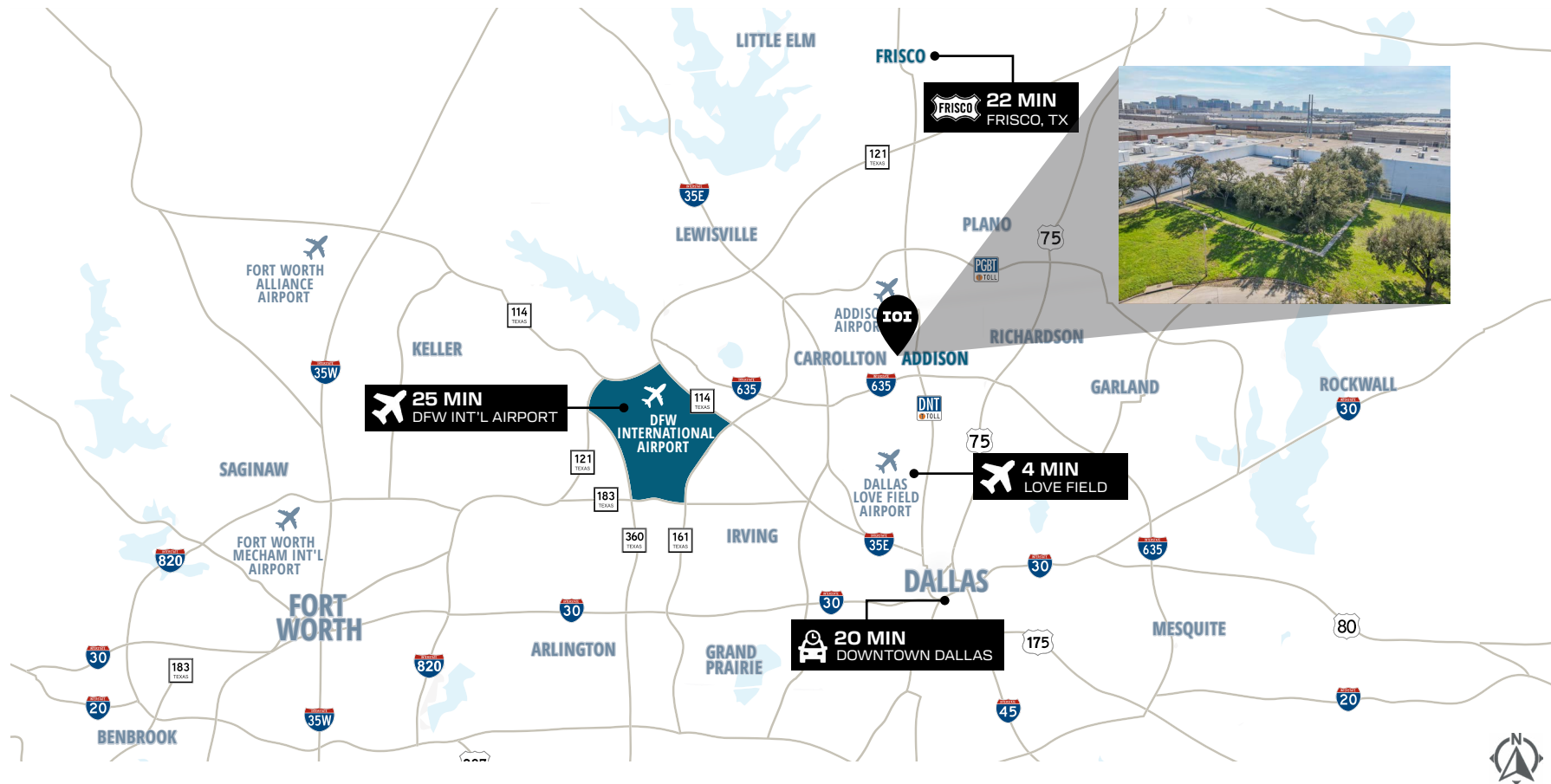
## BUILDING 2

Size	±6,309 SF Shell
Clear Height	16' Clear
Loading	6 Oversize Grade Level Doors
Sprinklered	Yes
Parking	Approximately 50 Car Parks



# LOCATION MAP // DRIVE TIME

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