

INBOUND

4404 S BELTWOOD PKWY

FOR SALE OR LEASE / 161,094 SF OF HEAVY POWER INDUSTRIAL



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



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