

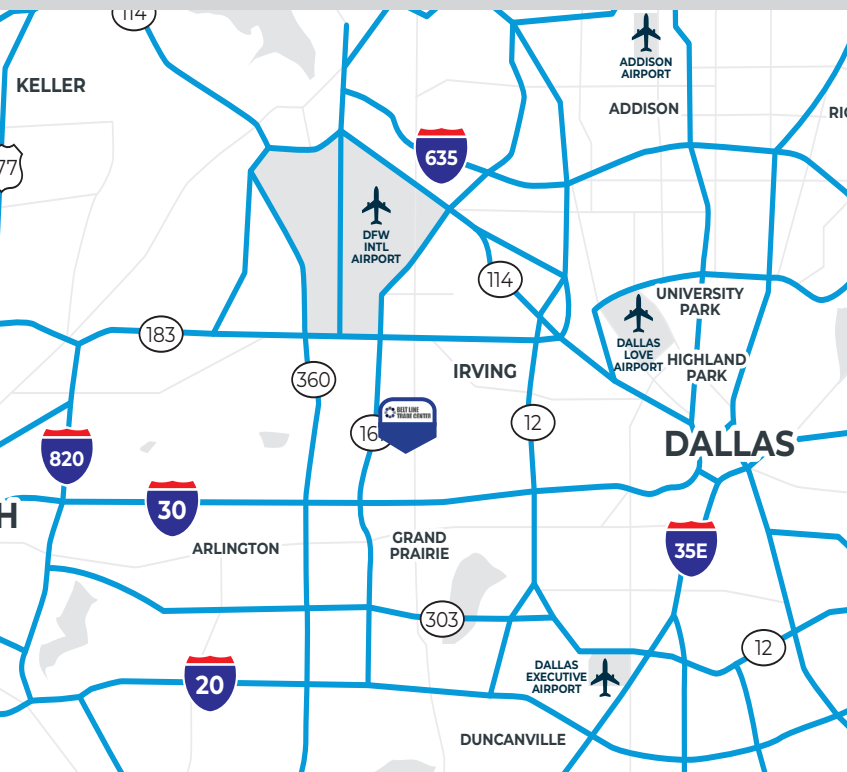
FOR SALE OR LEASE

167,595 SF WAREHOUSE



BELT LINE TRADE CENTER

2451 S Belt Line Rd, Grand Prairie, Texas 75050



PROJECT HIGHLIGHTS

- Direct Frontage Access to Belt Line Road
- Easy Highway Access to I-30 and SH-161
- DFW Int'l Airport: 12 Minutes (8.5 Miles)
- Dallas Love Field: 25 Minutes (19 Miles)
- Downtown Fort Worth: 24 Minutes (21.5 Miles)
- Downtown Dallas: 20 Minutes (13.7 Miles)
- Site Fully Entitled and Permitted

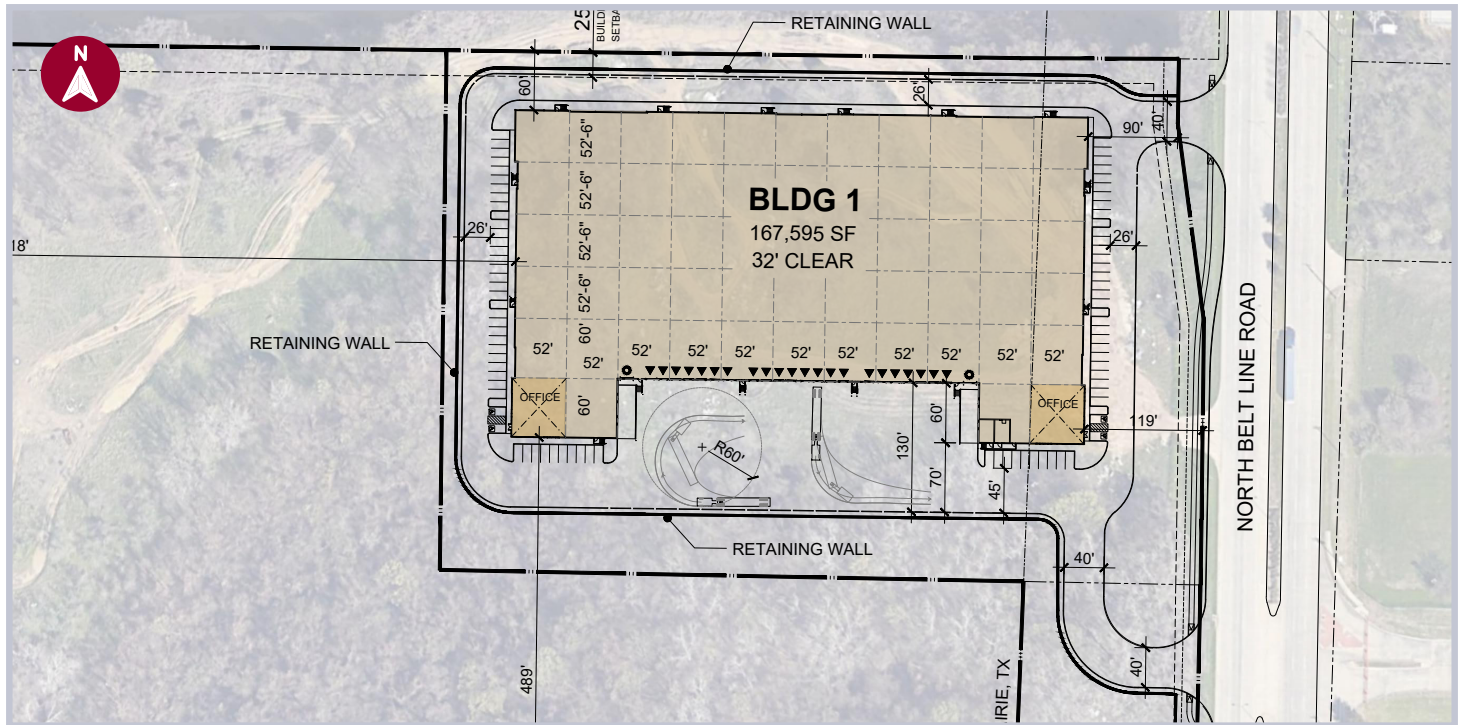
FOR SALE OR LEASING INFORMATION:

OWNER AND DEVELOPER:

167,595 SF

FOR SALE OR LEASE

SITE PLAN



AVAILABILITY HIGHLIGHTS

Building Size:	167,595 SF
Office:	BTS
Clear Height:	32'
Dock Doors:	22 (9' x 10')
Ramps:	2 (12' x 14')
Truck Court:	130'
Building Depth:	270'-330'
Car Parks:	80
Configuration:	Front Load
Sprinkler:	ESFR

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASING INFORMATION:

OWNER AND DEVELOPER:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICE

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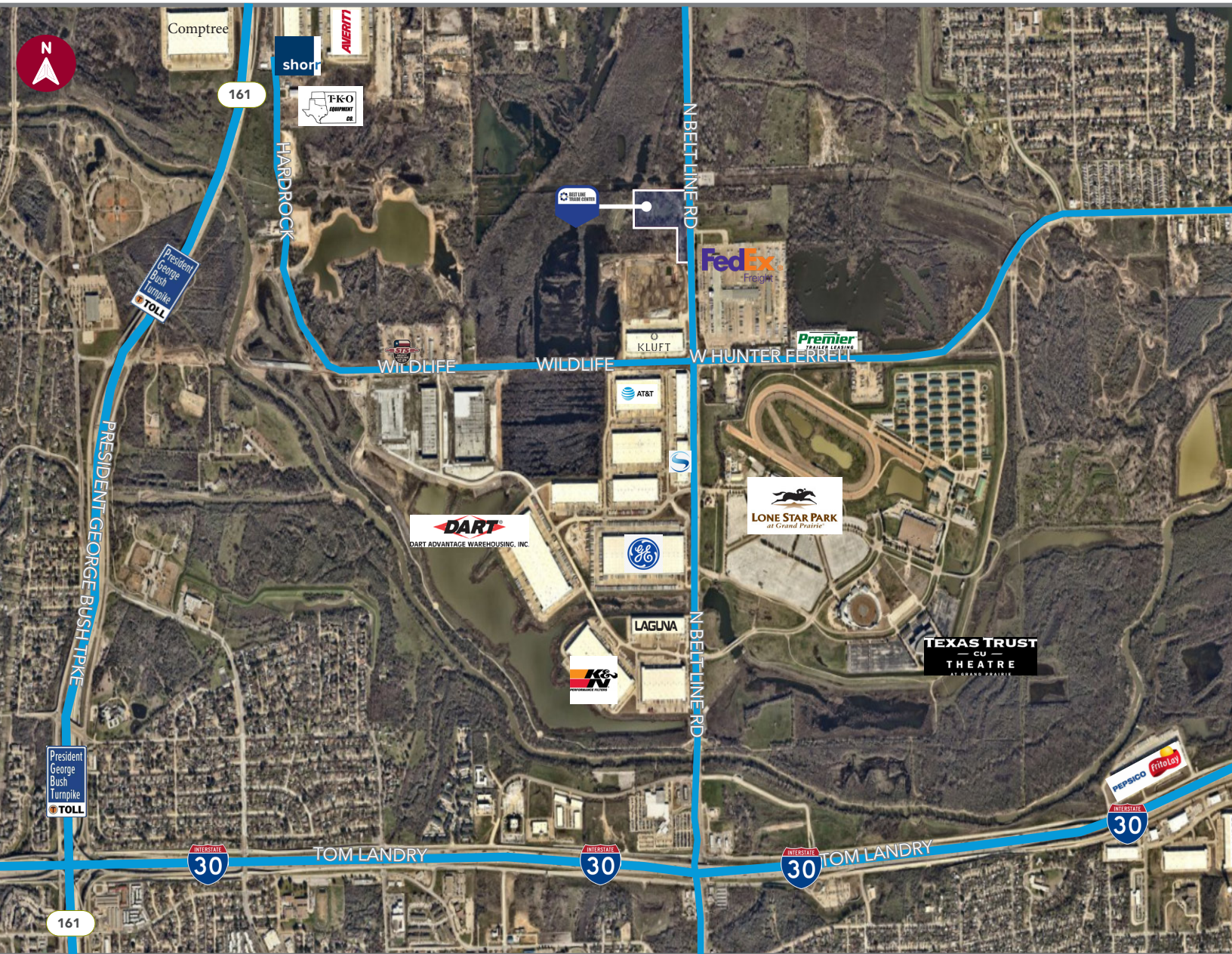
Hopewell
DEVELOPMENT

NICOLA
WEALTH
REAL ESTATE

167,595 SF

FOR SALE OR LEASE

PROPERTY AERIAL



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Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

www.hopewelldevelopment.com



Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$16 billion of assets under management. NWRE has an experienced and innovative team that sources and asset manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include industrial, multi-family rental apartment, office, self-storage, retail and seniors housing. The Nicola Wealth Real Estate portfolio now exceeds \$11 billion gross asset value.

www.realestate.nicolawealth.com



For more information please contact:



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