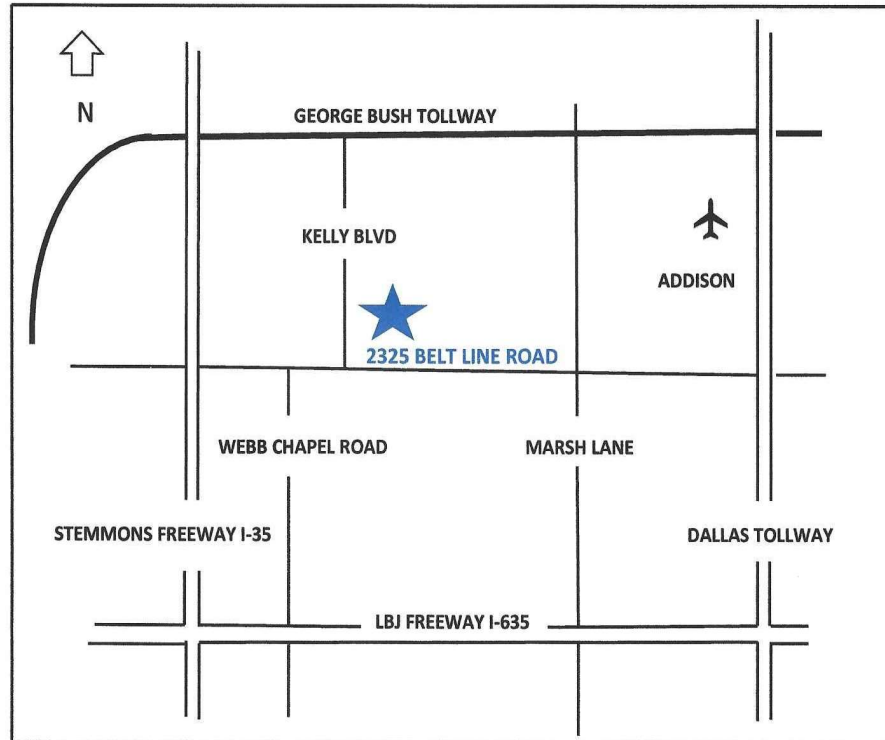


FOR LEASE

WAREHOUSE SPACE

2325 BELT LINE ROAD
CARROLLTON, TEXAS
(BELT LINE ROAD AND KELLY BLVD)



SEE AREA PLAN AND FLOOR PLAN ON REVERSE

FEATURES

- 22,467 SQUARE FEET
- 30' CLEAR HEIGHT
- CLASS IV FIRE SPRINKLER SYSTEM
- SEVEN (7) 8' x 10' DOCK HIGH DOORS
- COLUMN SPACING APPROXIMATELY 30'0" X 53'6"
- LARGE SHARED TRUCK APRON
- CONVENIENT TO LBJ FREEWAY, BUSH TOLLWAY & STEMMONS FREEWAY

FOR INFORMATION CALL GREGG HAMILL

214-808-0020

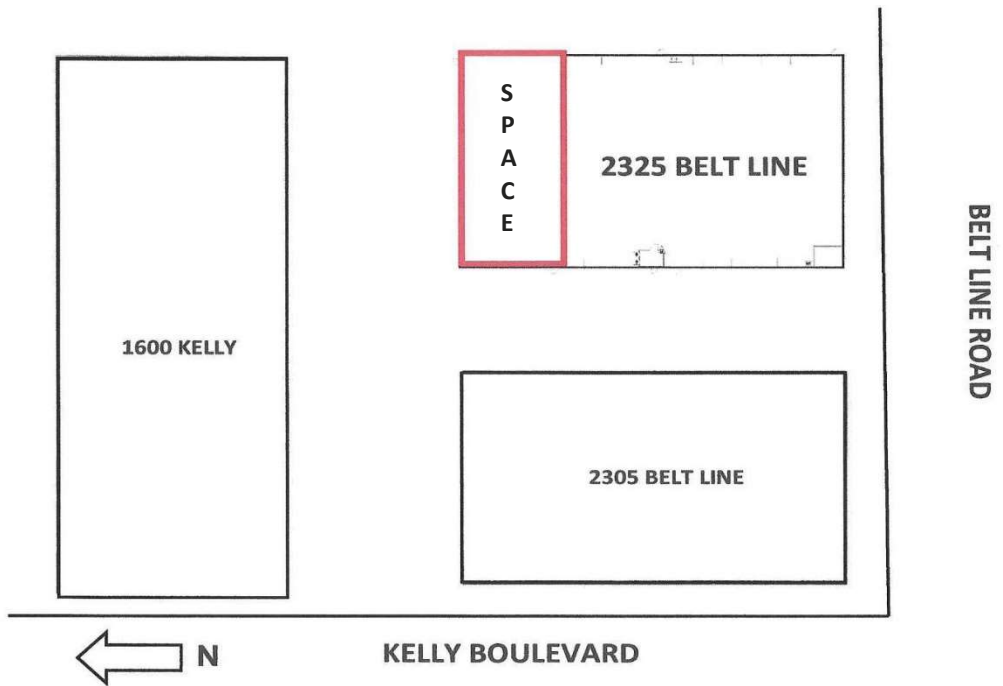
HAMILL COMMERCIAL LLC

10711 PRESTON ROAD, SUITE 200

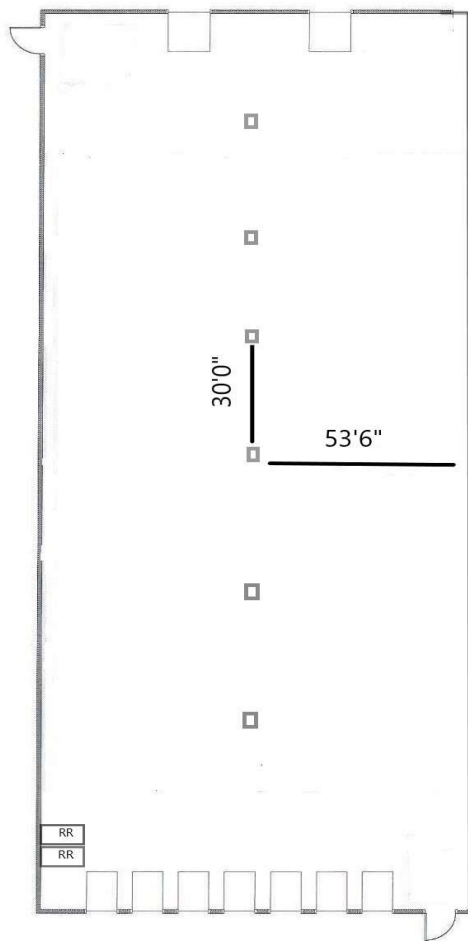
DALLAS, TEXAS 75230

gregg@hamillcommercial.com / hamillcommercial.com

AREA PLAN



FLOOR PLAN



Disclaimer: This material has been prepared by Hamill Commercial, LLC ("Broker") from sources deemed to be reliable and is for general information only. Broker does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Broker disclaims unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.