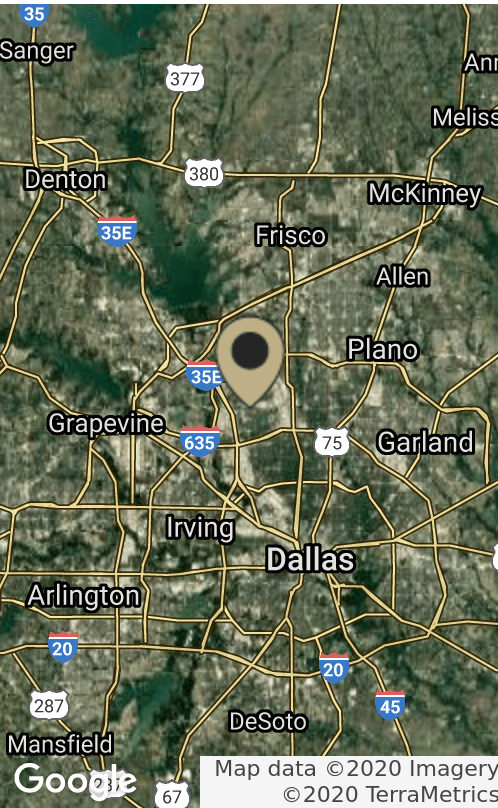


BELTLINE BUSINESS CENTER

2225 E. BELTLINE RD CARROLLTON, TX 75006



FOR LEASE



BLAINE COOK
214.797.9449
BLAINEC@C21MBCOMMERCIAL.COM

C 21 COMMERCIAL MIKE BOWMAN, INC.
4101 WILLIAM D. TATE AVENUE
GRAPEVINE, TX 76051
817.354.7653
C21MBCOMMERCIAL.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	100 - 2,404 SF
Lease Rate:	Negotiable
Year Built:	1970
Building Size:	753,728
Zoning:	Z123
Market:	Dallas/Ft Worth
Submarket:	N Stemmons/Valwood Ind

PROPERTY OVERVIEW

Conveniently situated in well established location offering modern flex, office, showroom, industrial warehouse and executive suites to suit with ample parking and marquee slot signage available.

LOCATION OVERVIEW

The existing tenant base is made up of manufacturers, parts and materials distributors, and small businesses. Healthy leasing activity in North Stemmons/Valwood has led well-below metro norms vacancies over recent years. The submarket has been adding about 1 million SF of inventory every year since 2017. The construction pipeline is still stable, with 430,000 SF of new space currently underway. North Stemmons/Valwood is one of the most actively traded submarkets in the metro.

The Dallas-Fort Worth industrial market has been performing well to start 2020, thanks to the metro's robust job and population growth. At an average of \$6.40/SF, rents in North Stemmons/Valwood are slightly below the DFW metro average. At 4.2%, rent growth has remained positive and remains one of the leading large metros.

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LEASE SPACES

LEASE INFORMATION

Lease Type:	Industrial Gross; Exec Suite	Lease Term:	Negotiable
Total Space:	100 - 2,404 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
107	Available	2,404 SF	Industrial Gross	Negotiable
301	Available	100 SF	Exec Suite	\$300 per month



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ADDITIONAL PHOTOS



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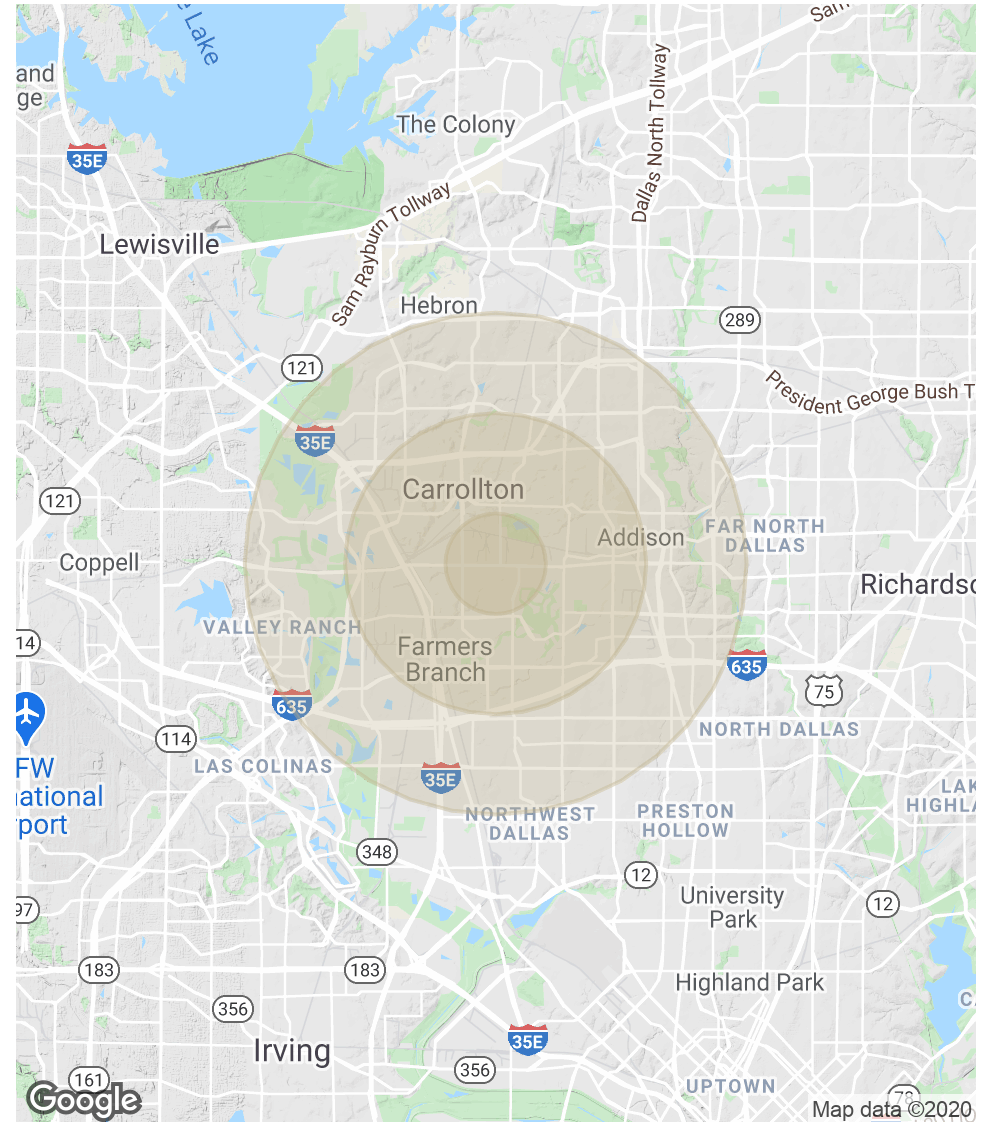
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,158	107,576	291,900
Average age	33.1	34.5	35.1
Average age (Male)	31.1	32.7	34.2
Average age (Female)	33.7	35.7	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,845	39,747	121,345
# of persons per HH	3.1	2.7	2.4
Average HH income	\$71,709	\$71,237	\$79,583
Average house value	\$187,897	\$194,299	\$229,242

* Demographic data derived from 2010 US Census



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ADVISOR BIO



BLAINE COOK

Broker Advisor

blainec@c21mbcommercial.com

Direct: 214.797.9449 | **Cell:** 214.797.9449

TX #0375441

PROFESSIONAL BACKGROUND

Commercial real estate service provider with over 30 years of experience including complex lease negotiations, acquisitions, dispositions, site selection, contract negotiations, off market transactions, project management and corporate facilities management. Primary Focus is Land, Land Assemblage, Industrial Warehouses, Retail Centers and Office Buildings, either Single Tenant or MultiTenant properties.

Site Selection Copart.com: Brokered and performed due diligence, site selection, zoning, and land planning process for NASDAQ traded \$13B business in six states that met the company's criteria for the business operations. Copart engaged me to go to the specific markets like Salt Lake City, Milwaukee, Columbia, SC, Boston, Baltimore, McKinney (TX) and New Jersey.

Brokerage: Tenant representation and off market transactions. Off market transaction included high profile Pilgrim's Pride 12-acre plant site now slated for redevelopment in Cedars just south of the Dallas CBD.

Corporate and Facilities Management: Handled facilities and lease administrative functions for Fortune 500 Corporations to IBM and Manpower for eight field offices totaling 500,000 sf. and forty-two Parts Drop locations in a five-state region. Prepared reports to summarize financial and statistical information related to the department's budget. Assisted managers with budgetary reports by compiling information to support projected expenditures in specific areas such as operating costs.

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