

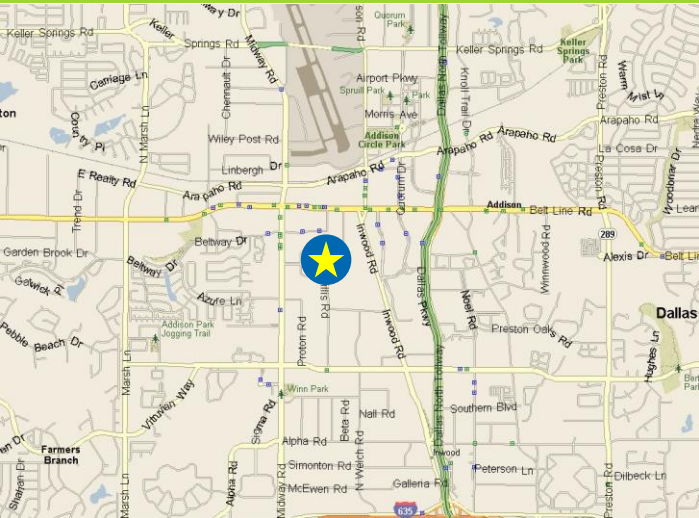


CITADEL
PARTNERS

A REAL ESTATE ADVISORY FIRM

14500 E. BELTWOOD PKWY
Dallas, TX 75244

FOR LEASE



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Property Overview

- 48,118 square feet
- Built in 1980
- 3 Dock Doors on North Side
- 3 Dock Doors on South Side
- 1 Ramp Loading Dock on South Side with Ability to Accommodate 53' Trailer
- 350 square foot Drywalled structure in Warehouse – Currently a Gym
- Single Tenant

Features

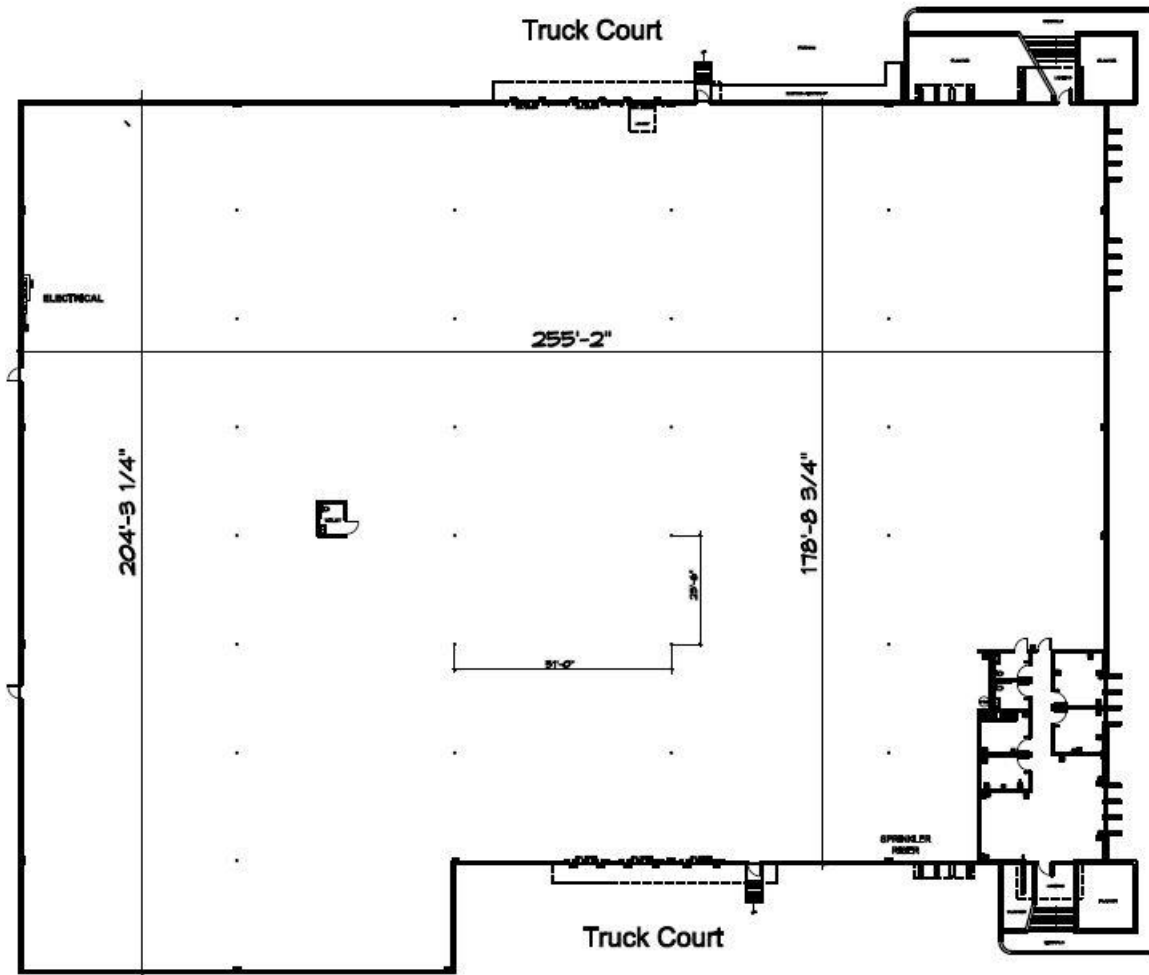
- Zoned Light Industrial (LI)
- Ceiling Height 22'
- 6 Dock Doors
- Sprinklered
- Parking 1.35/1,000 (49 Surface Spaces)
- Custom Tile in Executive Offices
- Frosted Glass Conference Room



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14500 E. Beltwood Parkway
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Approximately 48,118 SF



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