



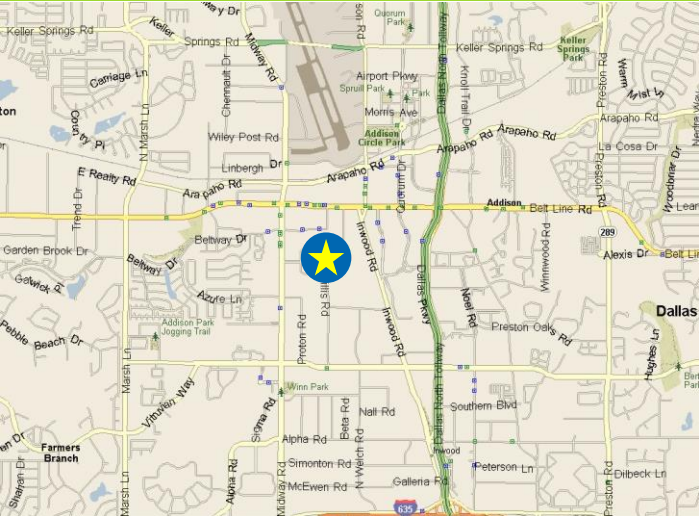
**CITADEL**  
PARTNERS

A REAL ESTATE ADVISORY FIRM

# 14500 E. BELTWOOD PKWY

## Dallas, TX 75244

# FOR LEASE



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## Property Overview

- 48,118 square feet
- \$5.75 PSF NNN
- Built in 1980
- 3 Dock Doors on North Side
- 3 Dock Doors on South Side
- 1 Ramp on South Side
- 350 square foot Drywalled structure in Warehouse – Currently a Gym
- Single-Tenant

## Features

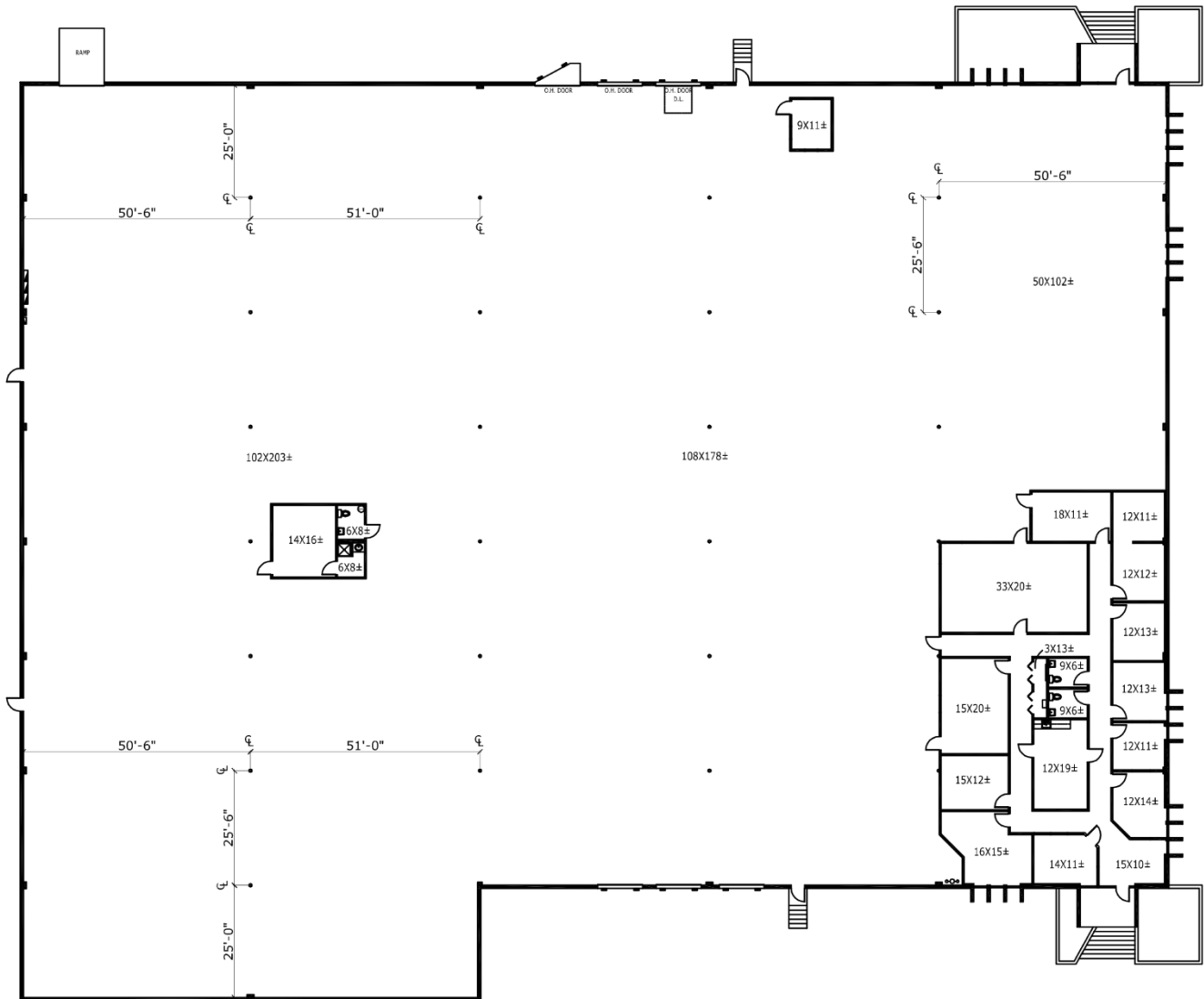
- Zoned Light Industrial (LI)
- 22' Clear Height
- 6 Dock Doors
- Sprinklered
- Parking 1.35/1,000 (49 Surface Spaces)
- Custom Tile in Executive Offices
- Frosted Glass Conference Room



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14500 E. Beltwood Parkway  
Dallas, Texas 75244

Approximately 48,118 SF



NOT TO SCALE 

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