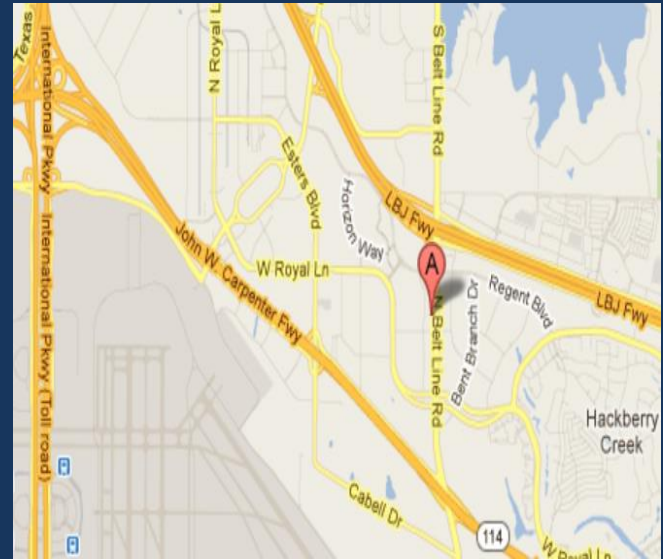


BELT LINE ROYAL RIDGE

8105 North Belt Line Road • Irving, Texas 75063
Office • Flex • Warehouse • Showroom



ASSET PROFILE

Size	87,000 SF
Clear Height	24', 130' Rear Truck Court
Loading	Rear: 13 Dock High & 4 Ramps
Asset Amenities	70,125 SF is 100% HVAC Office/ Warehouse Tenant Finish from 13% to 75% Private Offices Along Glass Large Showrooms Along Glass Glass Storefront Entrances Multi-Tenant Complex & Ample Parking Professionally Landscaped & Sprinklered

LOCATION HIGHLIGHTS

- ❖ High Visibility on North Belt Line
- ❖ 1 Mile from 635-LBJ Freeway
- ❖ 2 Miles from Bush Turnpike
- ❖ Nearby Restaurant, Retail, & Hotel
- ❖ Minutes from DFW Airport



Developed & Professionally
Leased & Managed by

HAY & JONES INC.

Commercial Real Estate Services

HayJones.com
972.620.8850

BELT LINE ROYAL RIDGE

8105 North Belt Line Road • Irving, Texas 75063

Beltline Royal Ridge by Hay & Jones Inc. is a multi-tenant office/ flex/ warehouse industrial property strategically located on North Belt Line Road near 635-LBJ Freeway and DFW International Airport. The property is a higher office finish with above standard improvements, and is unique because it is a commercial property surrounded by restaurants, retail, and a hotel.

Belt Line Royal Ridge

120' Rear Truck Court & Private Drive

130' Rear Truck Court & Private Drive

<i>St. 100</i> 9,806 SF	<i>St. 120</i> 18,318 SF	<i>St. 130</i> 16,875 SF	<i>St. 140</i> 15,750 SF	<i>St. 160</i> 15,750 SF	<i>St. 170</i> 10,500 SF
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2 Front Parking Rows

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