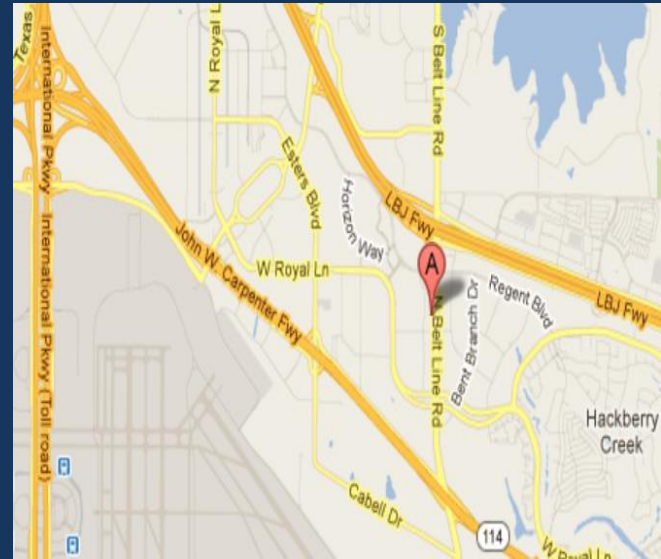


# BELT LINE ROYAL RIDGE

8105 North Belt Line Road, Suite 140 • Irving, Texas 75063  
For Lease • Office • Flex • Warehouse



## SUITE PROFILE

Size	15,750 SF
Clear Height	24', 130' Truck Court
Loading	Rear: 2 Dock High & 1 Ramp
Building Amenities	100% HVAC Office & Warehouse Large Open Area Office Floor Plan Large Break Room & 2 Restrooms Warehouse with Pin Weld Insulation Heavy Power 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*

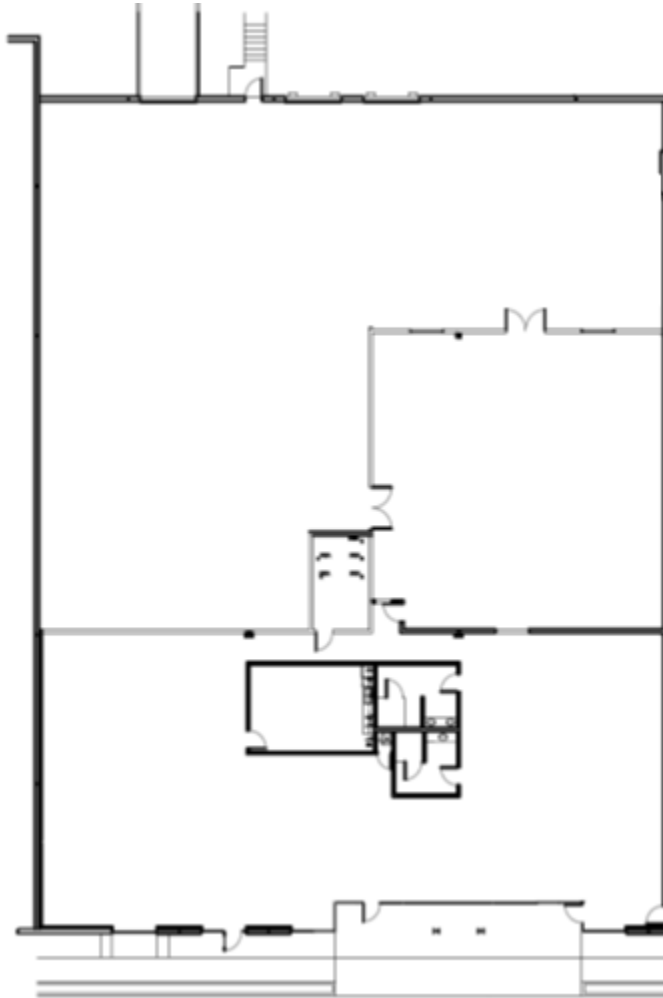
HayJones.com  
972.620.8850



# BELT LINE ROYAL RIDGE

8105 North Belt Line Road, Suite 140 • 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.



Developed & Professionally  
Leased & Managed by

**HAY & JONES INC.**

*Commercial Real Estate Services*

HayJones.com

972.620.8850

Randy@HayJones.com