



REMINGTON 30

— 2701 N. BELT LINE RD. —
GRAND PRAIRIE, TX 75050

442,444 SF AVAILABLE

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GTIS PARTNERS



PROPERTY SPECIFICATIONS

442,444 SF
RENTABLE BUILDING AREA

±3,000 SF
OFFICE

36'
CLEAR HEIGHT

ESFR
SPRINKLERS

82
9' X 10' DOCK HIGH DOORS

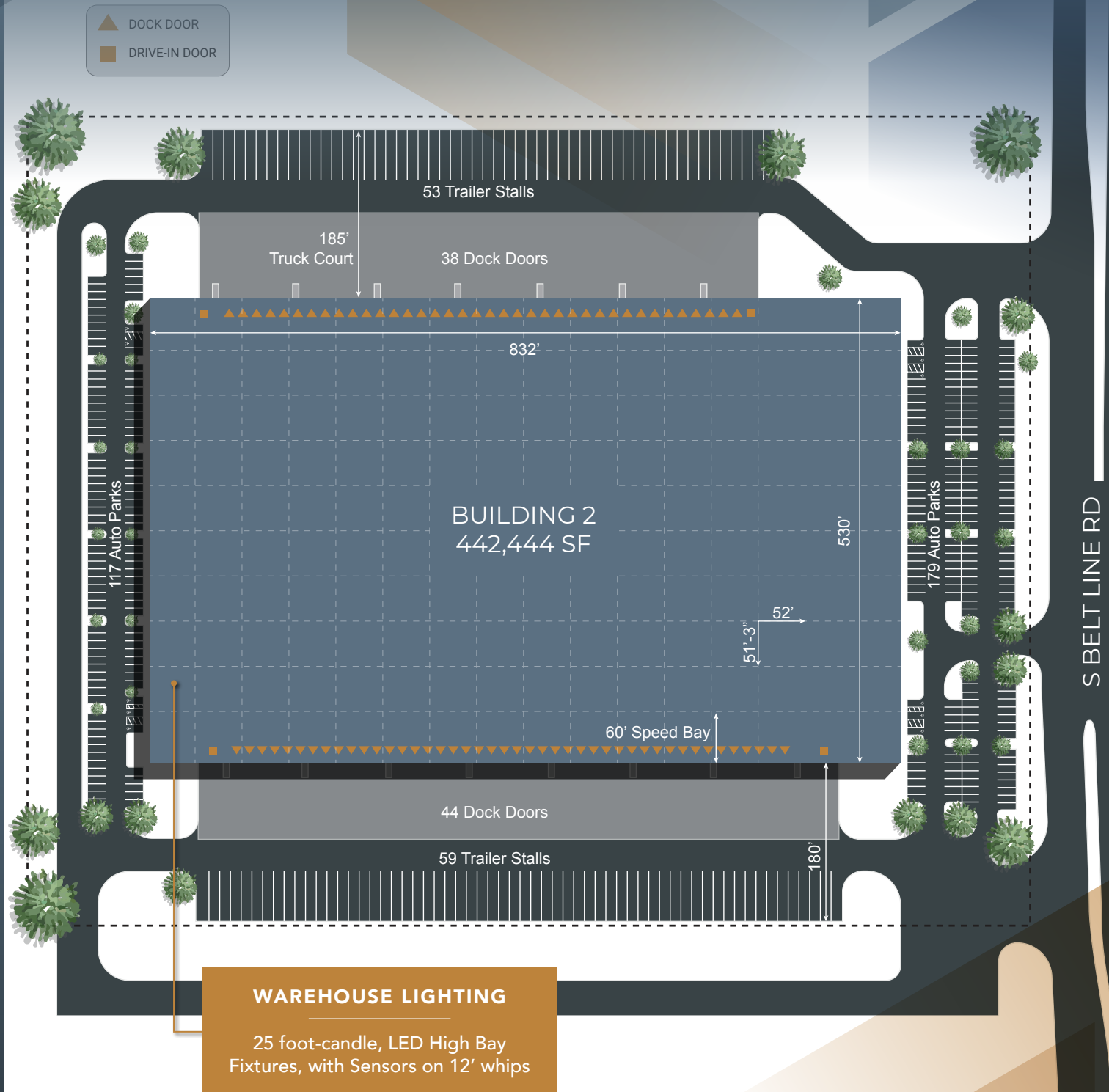
4
14' X 16' DRIVE-IN DOORS

276
AUTO
PARKING

112
TRAILER
PARKING

2,500 AMP
POWER CAPACITY

7" REINFORCED
CONCRETE SLAB 4,000 PSI
WITH 15 MIL VAPOR RETARDER
ACROSS ENTIRE SLAB



PROPERTY ADVANTAGES

**SUPERIOR INFILL
LOCATION**

**ACCESS TO DENSE
WAREHOUSE LABOR POOL**

**TRIPLE FREEPORT
TAX EXEMPTION**

**QUALIFIED
OPPORTUNITY ZONE**

**1.4 MILES
TO I-30**

**2.4 MILES
TO SH 161**

**4.4 MILES
TO SH 183**

**5.4 MILES
TO SH 360**

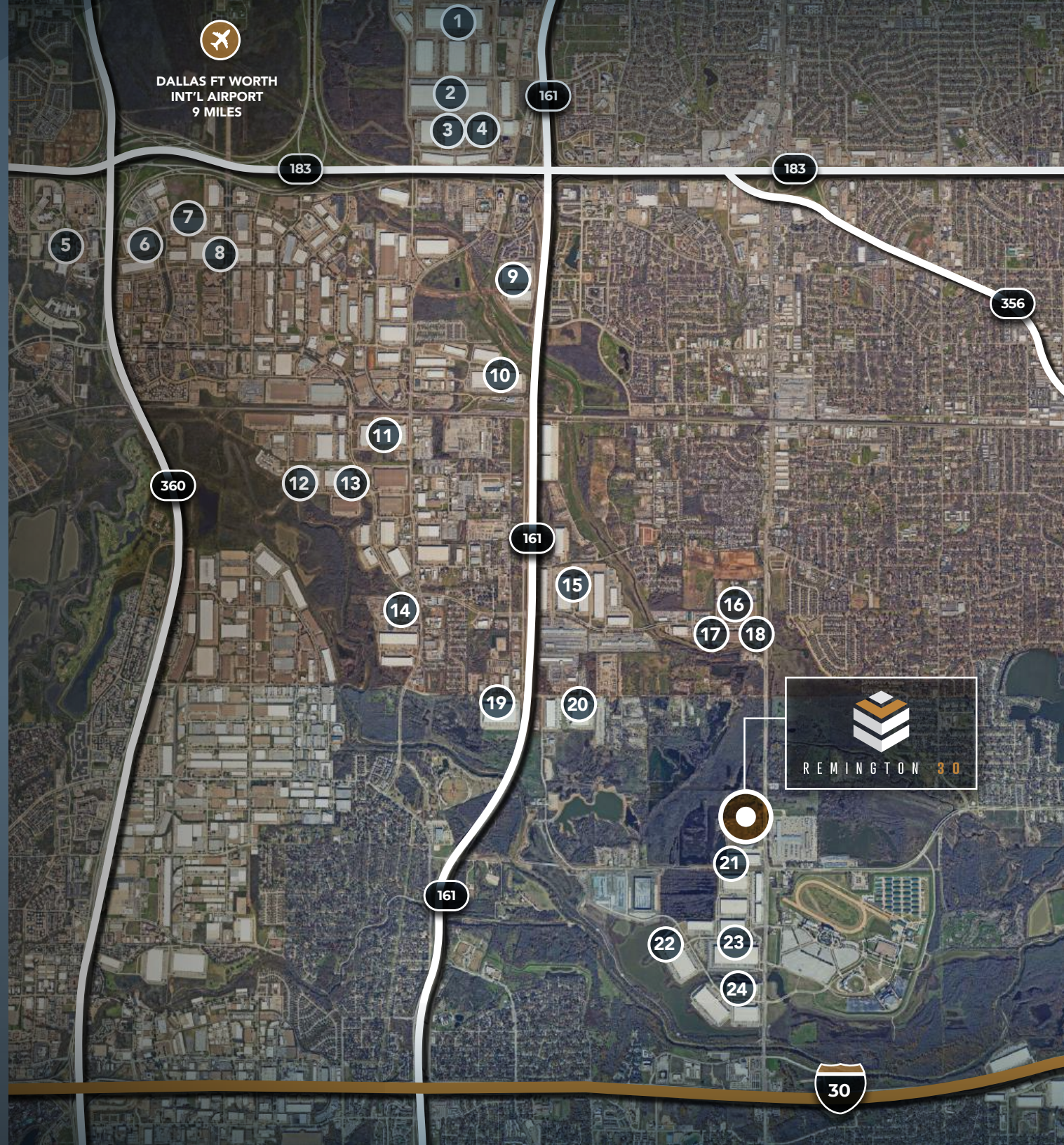
**8.2 MILES
TO DFW INTL
AIRPORT**

**13.5 MILES
TO DALLAS
CBD**



CORPORATE NEIGHBORS

- 1 Uline
- 2 MARS
- 3 HelloFresh
- 4 Samsung
- 5 American Airlines HQ
- 6 Schumacher Electric
- 7 Ingram Micro
- 8 Cintas
- 9 Alan Ritchey
- 10 Trader Joe's
- 11 Cardinal Health
- 12 Pratt Industries
- 13 Bell
- 14 Fruit of the Earth
- 15 APL
- 16 Penske
- 17 Pepsi
- 18 Office Depot
- 19 Comptree
- 20 Averitt
- 21 AT&T
- 22 Bassett
- 23 Haier
- 24 NTW



DEMOGRAPHICS & LABOR



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$18.97**

2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
69,227	24%	37,437



FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$22.68**

2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
14,738	62%	7,956

FORT WORTH



MANUFACTURERS & FABRICATORS

AVERAGE EARNINGS (HOURLY) **\$20.86**

2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
12,202	-8%	4,906



IRVING

CARROLLTON

PLANO

GARLAND

DALLAS

MESQUITE

GRAND PRAIRIE

ARLINGTON

30 MIN
DRIVE TIME

3,402,216
2025 TOTAL POPULATION

REGIONAL MAP



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