



# 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

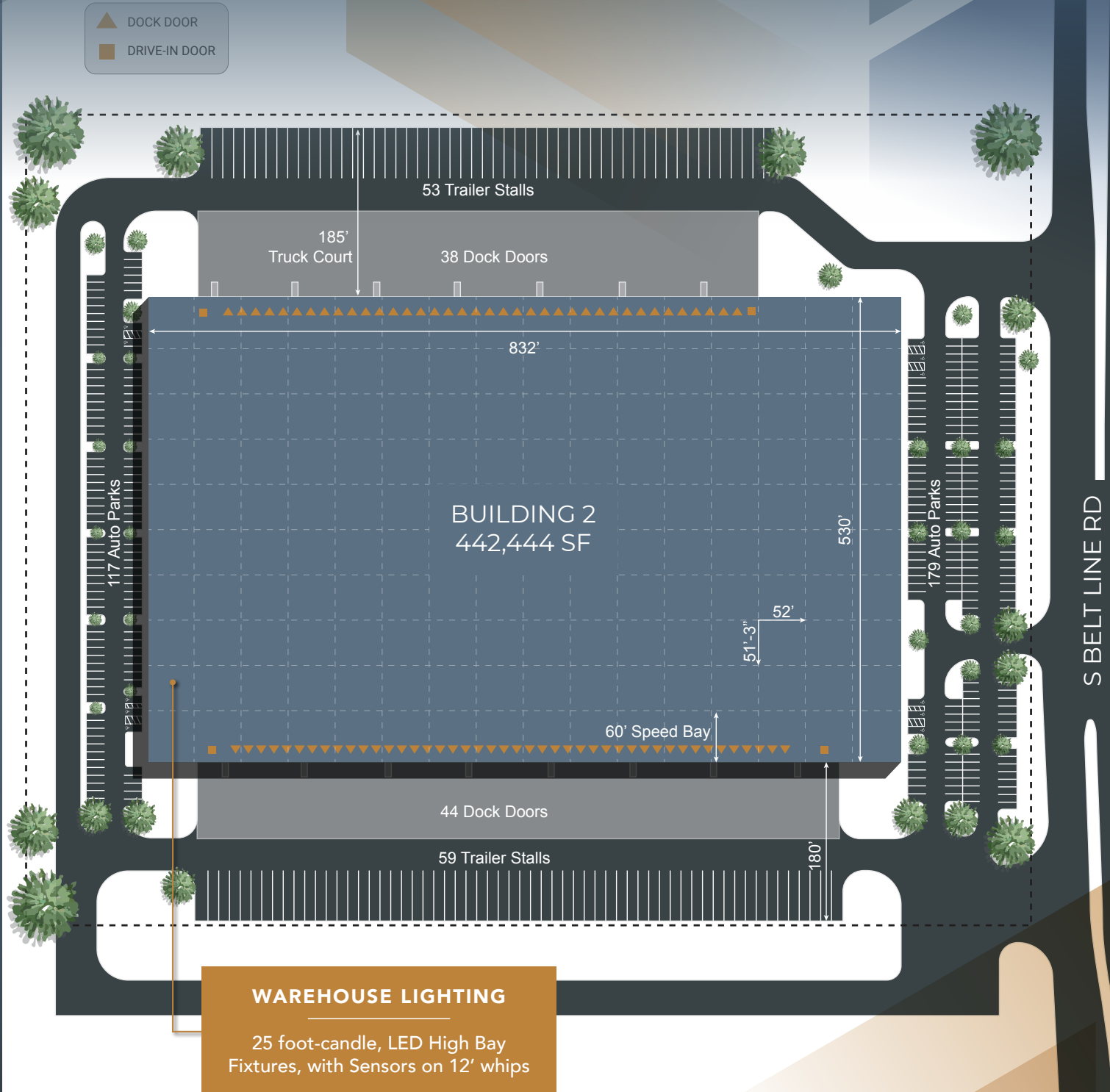
**82**  
9' X 10' DOCK HIGH DOORS

**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**

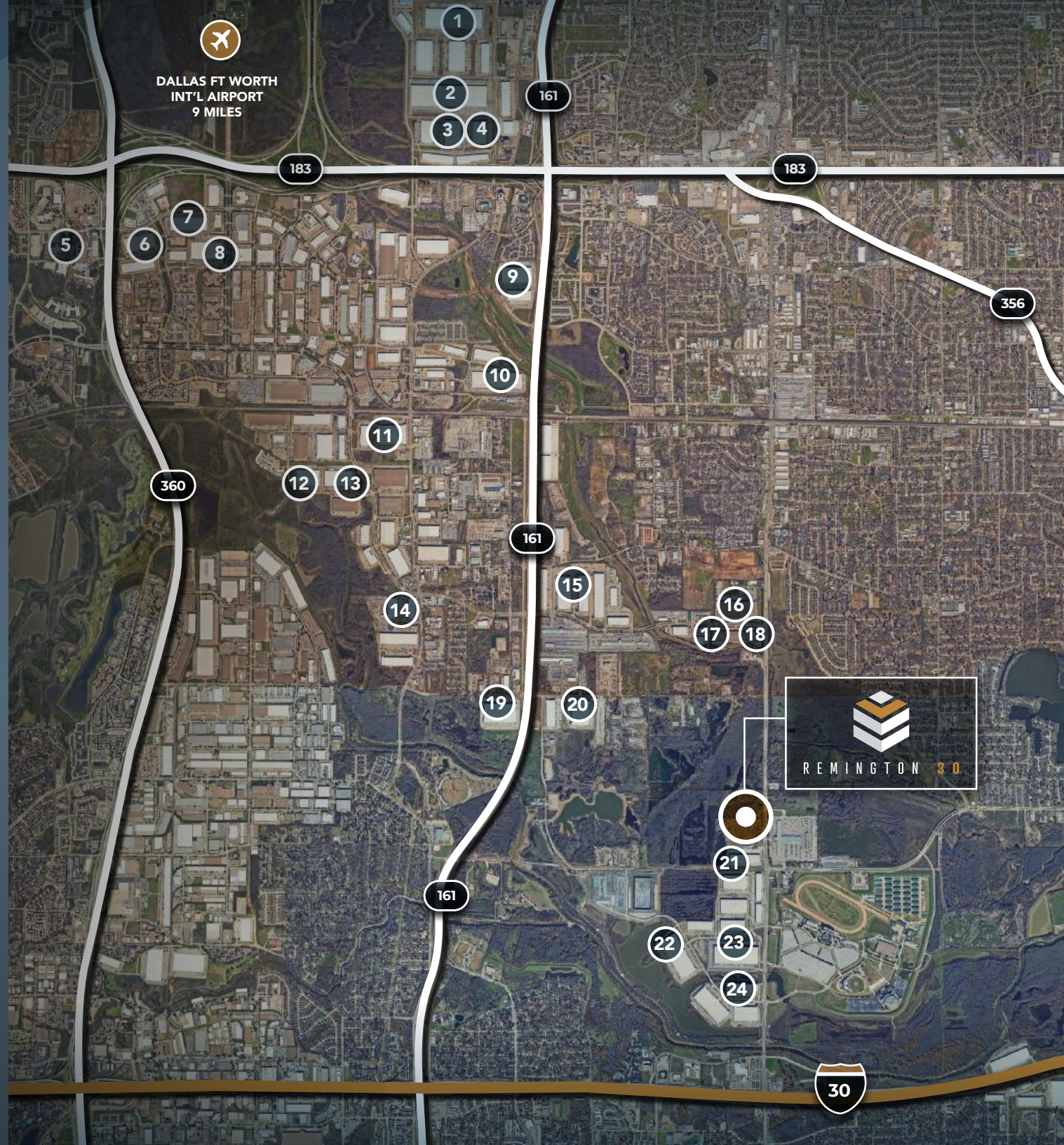
**8.2 MILES  
TO DFW INTL  
AIRPORT**

**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

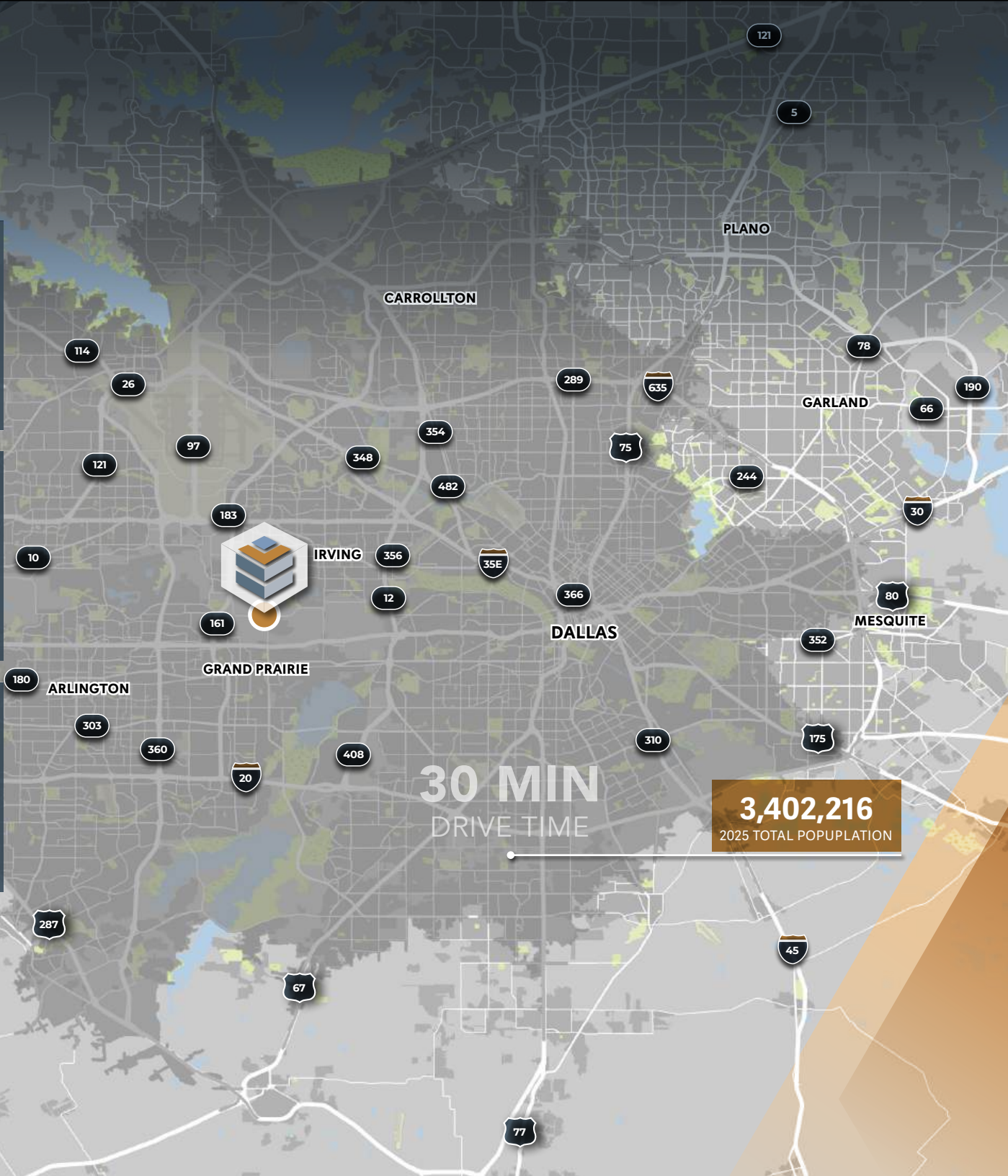
## FORT WORTH



## MANUFACTURERS & FABRICATORS

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

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



**3,402,216**  
2025 TOTAL POPULATION

**30 MIN**  
DRIVE TIME

# REGIONAL MAP



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