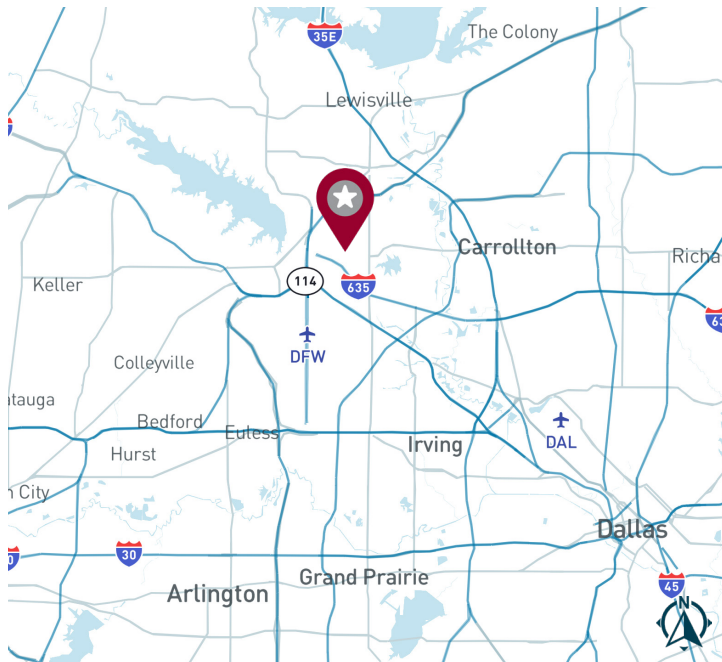


# AVAILABLE

## 171,600 SF | DIVISIBLE TO $\pm 93,600$ SF



675 S. ROYAL LANE | COPPELL TX 75019



### AVAILABILITY HIGHLIGHTS

- 171,600 SF Total on 10.99 Acres of Land
- Divisible to:  $\pm 93,600$  SF
- Clear Height: 26' - 28'
- Column Spacing: 42' X 52'
- (2) Store Fronts
- Office:
  - North Endcap:  $\pm 12,000$  SF
  - South Endcap:  $\pm 10,000$  SF
- Front Load
- (10) Dock High Doors w/ Pit Levelers (Expandable to 16)
- (3) Drive In Doors
- Power: 1,600 amps of 480V, 3-Phase Power
- LED Lights - 30 F.C. at 3' A.F.F. (Open Average)
- Slab Thickness: 6" - 8" (See Floor Plan)
- 222 Car Parks
- (10) Exhaust Fans
- Year of Construction: 1996
- ESFR Sprinklers
- DFW International Airport: 3.5 Miles | 6 Minutes

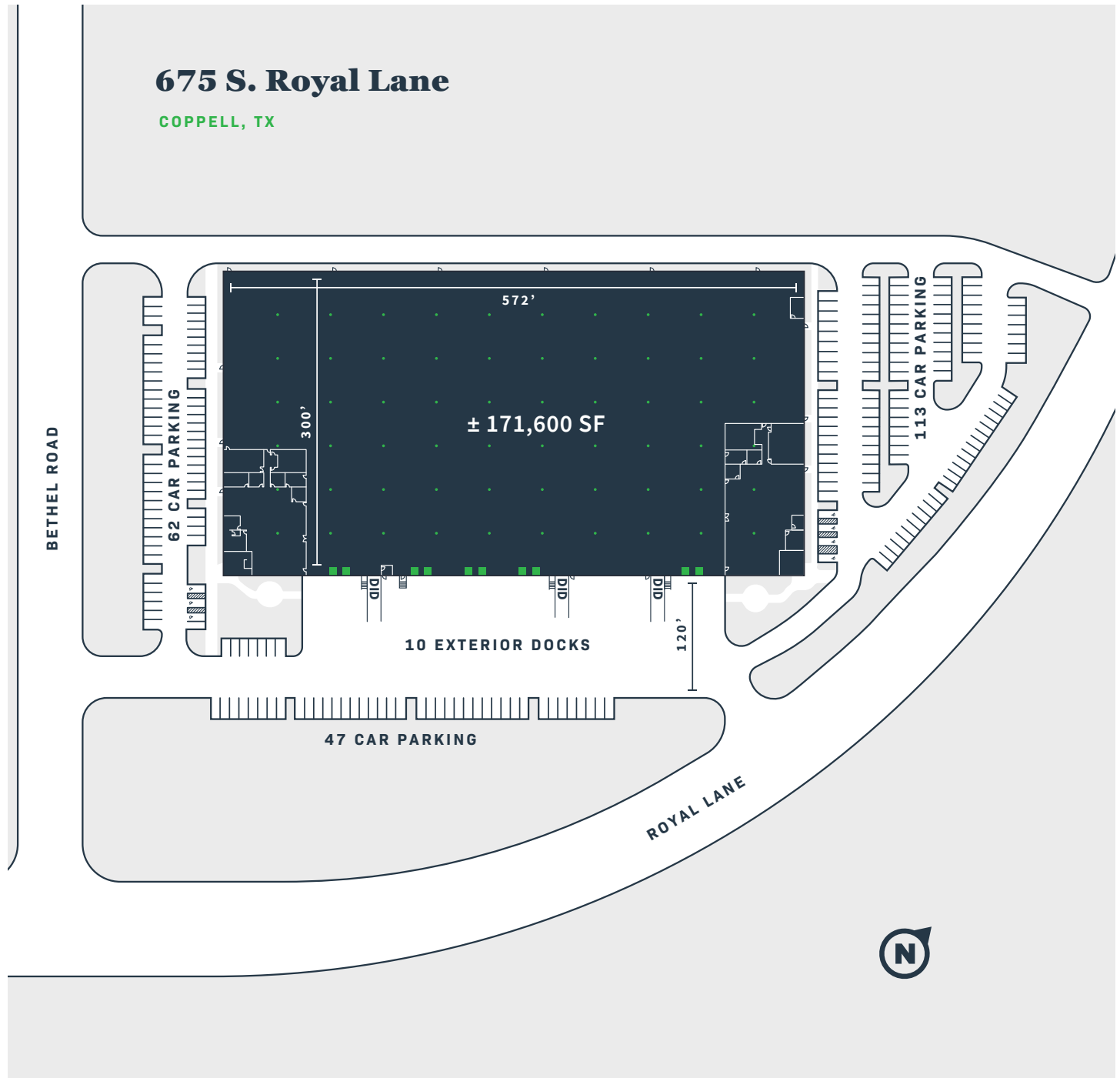
### LEASING CONTACTS

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# SITE PLAN



## LEASING CONTACTS

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The floor plan shows a large building with a central warehouse area and several support rooms. The main warehouse is labeled "WAREHOUSE 175 X 570" and is divided into three sections by diagonal lines. The dimensions of these sections are 572'-0" (width), 52'-0" (width of the middle section), and 300'-0" (length of the middle section). The total length of the building is 149'-2".

Support rooms include:

- WAREHOUSE 125 X 266 (bottom left)
- WAREHOUSE 80 X 125 (bottom right)
- MAINTENANCE ROOM 63 X 80 (bottom center)
- RECEPTION/LOBBY (bottom left and bottom right)
- OFFICE 15 X 14 (multiple locations)
- OFFICE 14 X 14 (multiple locations)
- OFFICE 15 X 15 (multiple locations)
- OFFICE 18 X 14 (multiple locations)
- OFFICE 15 X 20 (multiple locations)
- OFFICE 80 X 88 (bottom left)
- OFFICE 80 X 109 (bottom right)
- UTILITY ROOM (multiple locations)
- BREAK ROOM 22 X 39 (top left)
- BREAK ROOM 34 X 39 (top right)
- WOMEN'S ROOM (multiple locations)
- RECEPTION/LOBBY (multiple locations)

A legend at the bottom indicates that the blue shaded areas represent an "8" REINFORCED SLAB".

The floor plan of the second floor includes the following rooms and areas:

- BREAK ROOM** (22 X 39)
- CONF. ROOM** (12 X 24)
- OFFICE** (13 X 14)
- OFFICE** (13 X 14)
- OFFICE** (14 X 14)
- UTILITY ROOM**
- WOMEN'S ROOM**
- MEN'S ROOM**
- OPEN OFFICE** (80 X 88)
- OFFICE** (13 X 14)
- OFFICE** (15 X 20)
- RECEPTION/ LOBBY**

WOMEN'S ROOM

MEN'S ROOM

UTILITY ROOM

OFFICE 13 X 14

OFFICE 14 X 14

OFFICE 14 X 14

OFFICE 14 X 14

OPEN OFFICE 80 X 109

BREAK ROOM 34 X 39

OFFICE 18 X 14

OFFICE 19 X 14

OFFICE 13 X 14

OFFICE 15 X 20

RECEPTION/ LOBBY



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# LOCATION & ACCESS MAP



## 10 MILE RADIUS DATA



Service Sector Workforce | 419,512



Total Population | 821,710



Industrial Workforce | 67,669



Average Household Income | \$118,967

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