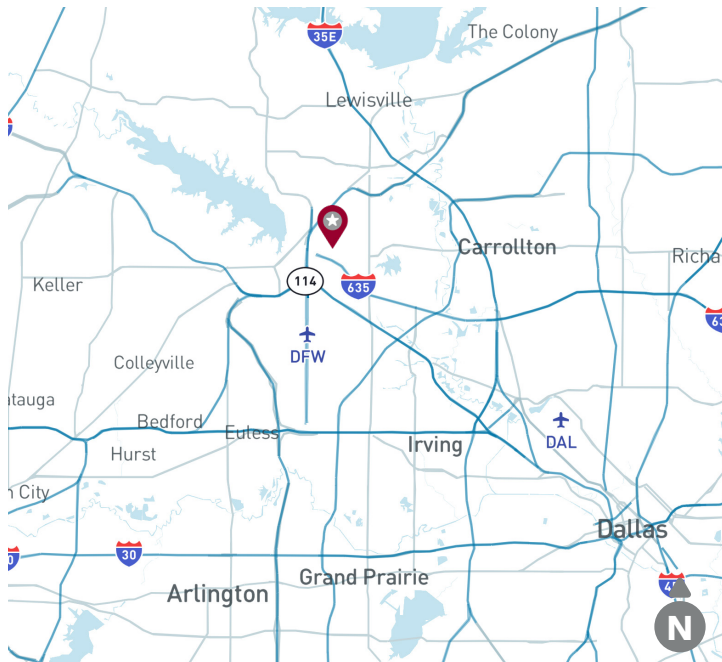


AVAILABLE

171,600 SF | DIVISIBLE TO $\pm$ 61,200 SF



675 S. ROYAL LANE | COPPELL TX 75019



AVAILABILITY HIGHLIGHTS

- 171,600 SF Total on 10.99 Acres of Land
- Divisible to: $\pm$ 61,200 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

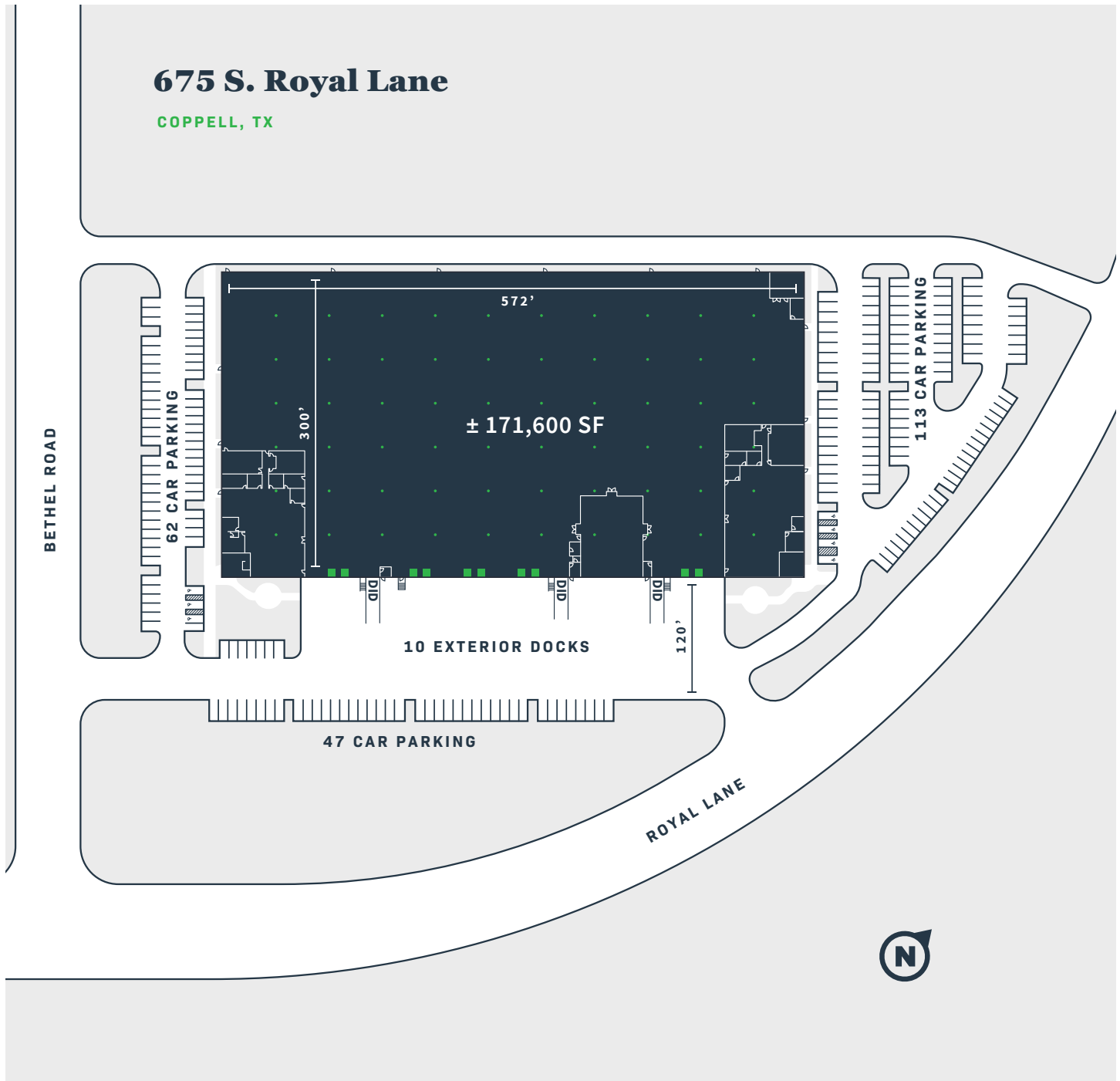
LEASING CONTACTS

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN

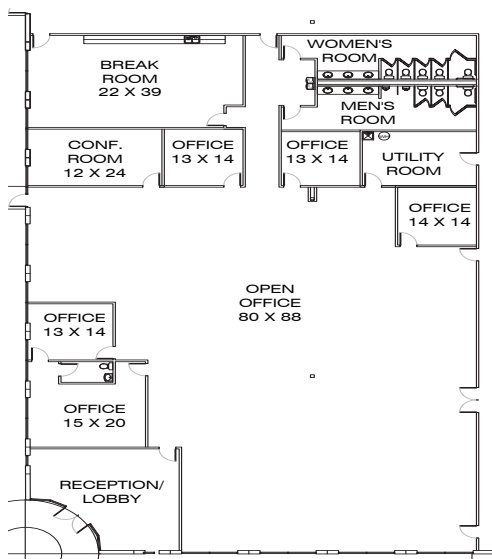
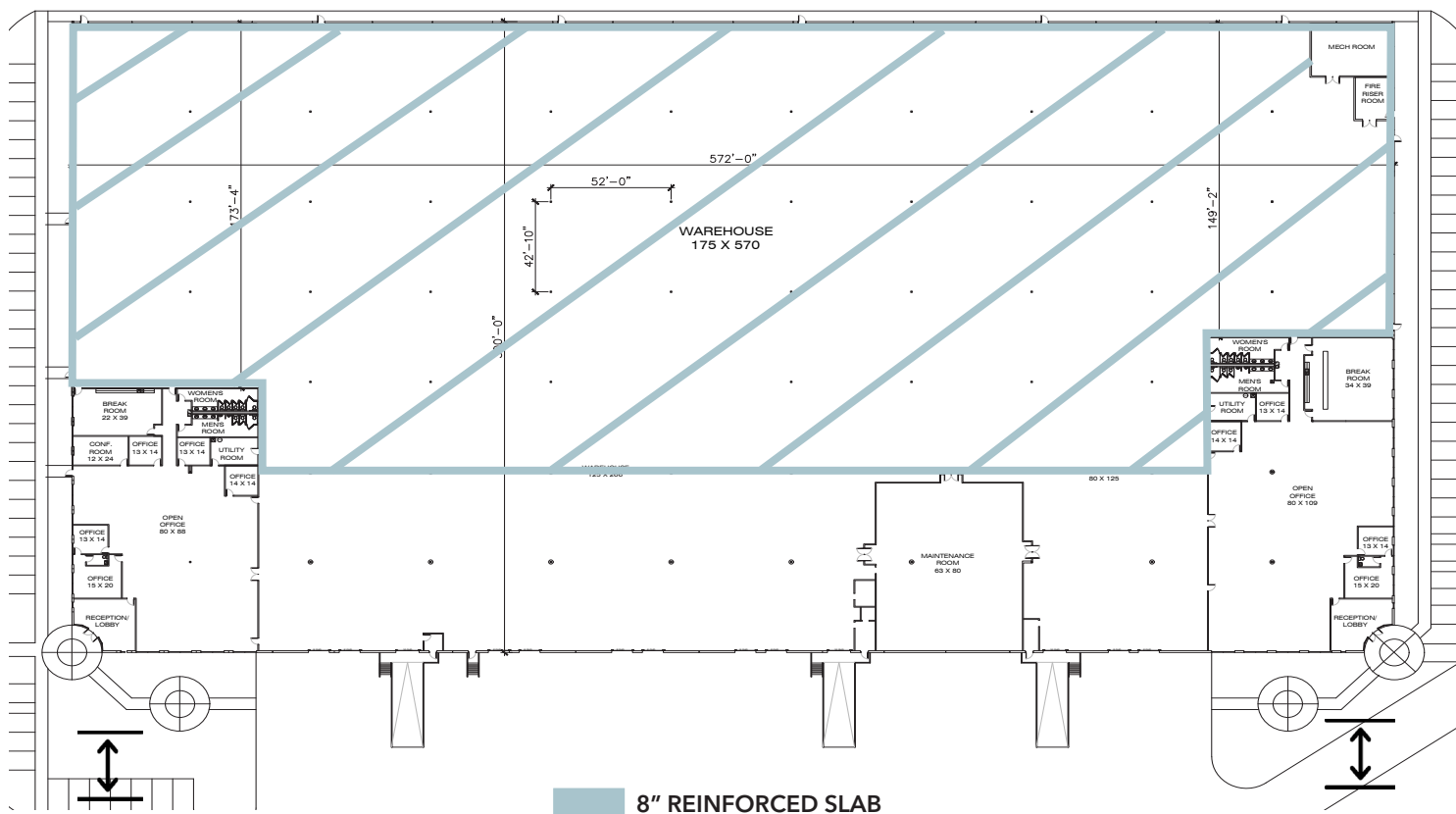


LEASING CONTACTS

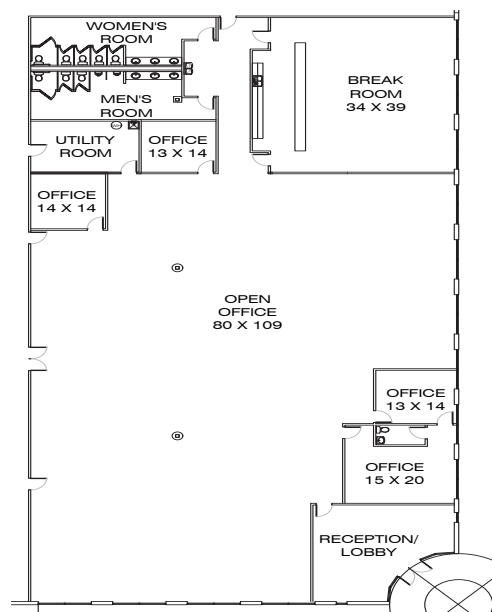
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FLOOR PLAN



SOUTH OFFICE FLOOR PLAN



NORTH OFFICE FLOOR PLAN

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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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