

AVAILABLE FOR LEASE

121 LOGISTICS PARK

BLDG 1 - 500 W STATE HIGHWAY 121
COPPELL, TX 75019

BLDG 2 - 500 W VISTA RIDGE MALL DR
LEWISVILLE, TX 75067

MOVE-IN READY | TWO INFILL AND HIGH VISIBILITY WAREHOUSES TOTALING 339,297 SF

FOR MORE INFORMATION:

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OWNED AND DEVELOPED BY:

CLARION PARTNERS
LOVETT INDUSTRIAL

SITE PLAN


BUILDING 2
81,689 SF
BUILDING 1
257,598 SF
121
TEXAS
121
TEXAS
Sam
Rayburn
Tollway
TOLL

LOCATION OVERVIEW

121 LOGISTICS PARK



DEMOGRAPHICS

Total Population (2025)	43,196
Median Age	39.5
Median Household Income	$144,246
Coppell City Labor Force	24,512
Average Home Value Increase	$82,253
Number of Housing Units	15,570

DRIVE DISTANCES

SH 121	Texas Immediate Access
Interstate 635	4 Minutes | 3.7 Miles
SH 114	5 Minutes | 5.2 Miles
Interstate 35 E	6 Minutes | 4 Miles
DFW International Airport	5 Minutes | 5.1 Miles
Dallas CBD	26-40 Minutes | 24.5 Miles

BUILDING 1 | 500 W STATE HIGHWAY 121

121 LOGISTICS PARK

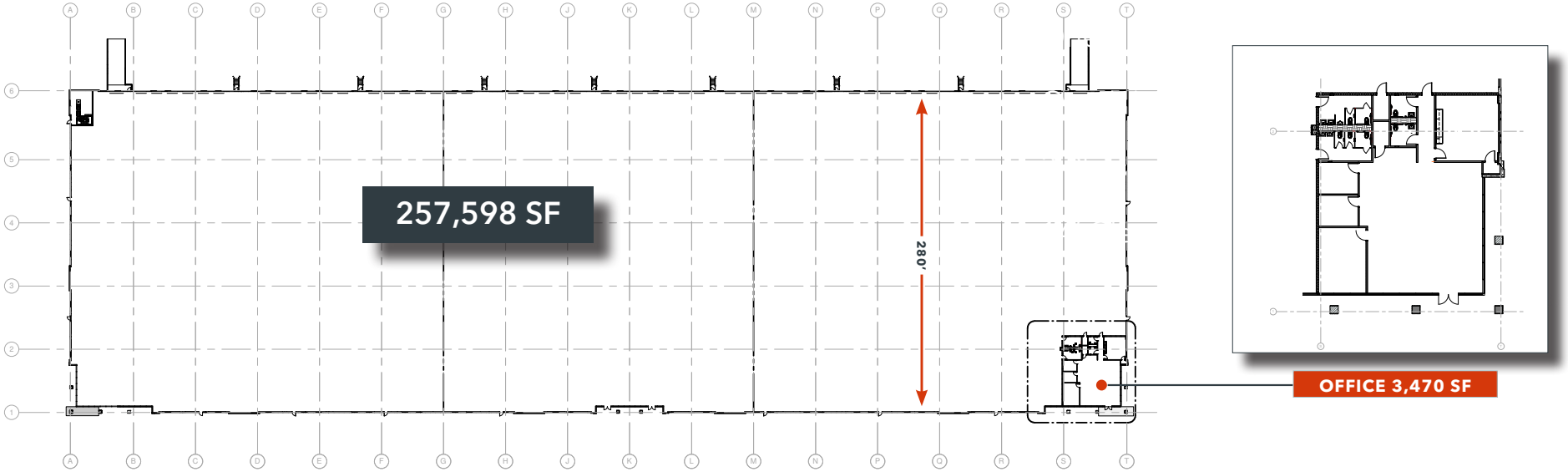








BLDG 1



BUILDING HIGHLIGHTS

Building Size	257,598 SF
Office	3,470 SF
Clear Height	36'
Truck Court	185'
Dock Doors	49 (9' x 10')
Ramps	2 (12' x 14')

Dock Levelers	16 (40,000 LB Pit Levelers)
Car Parks	175
Trailer Parks	69
Building Depth	280'
Configuration	Rear Load
Sprinkler	ESFR

BUILDING 2 | 500 W VISTA RIDGE MALL DR

121 LOGISTICS PARK

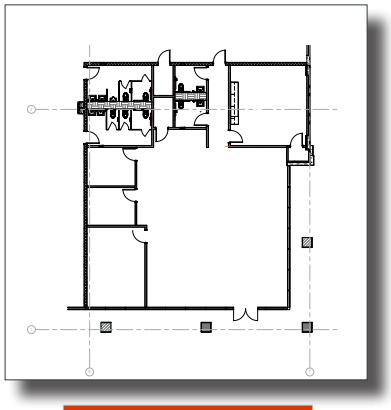




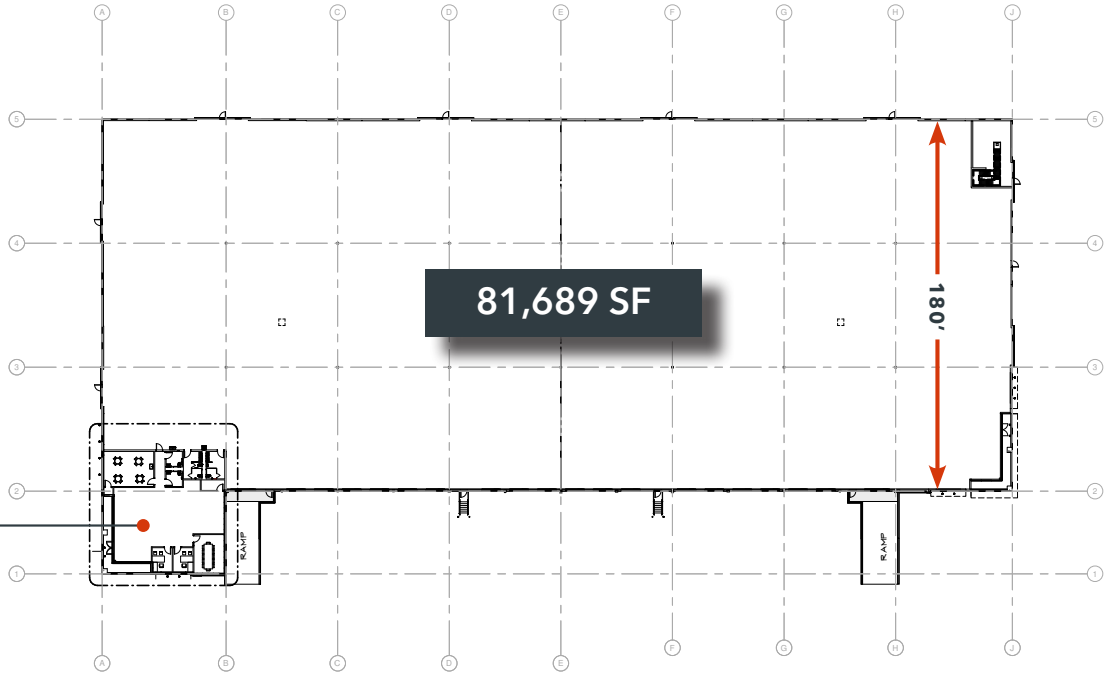




BLDG 2



OFFICE 3,265 SF



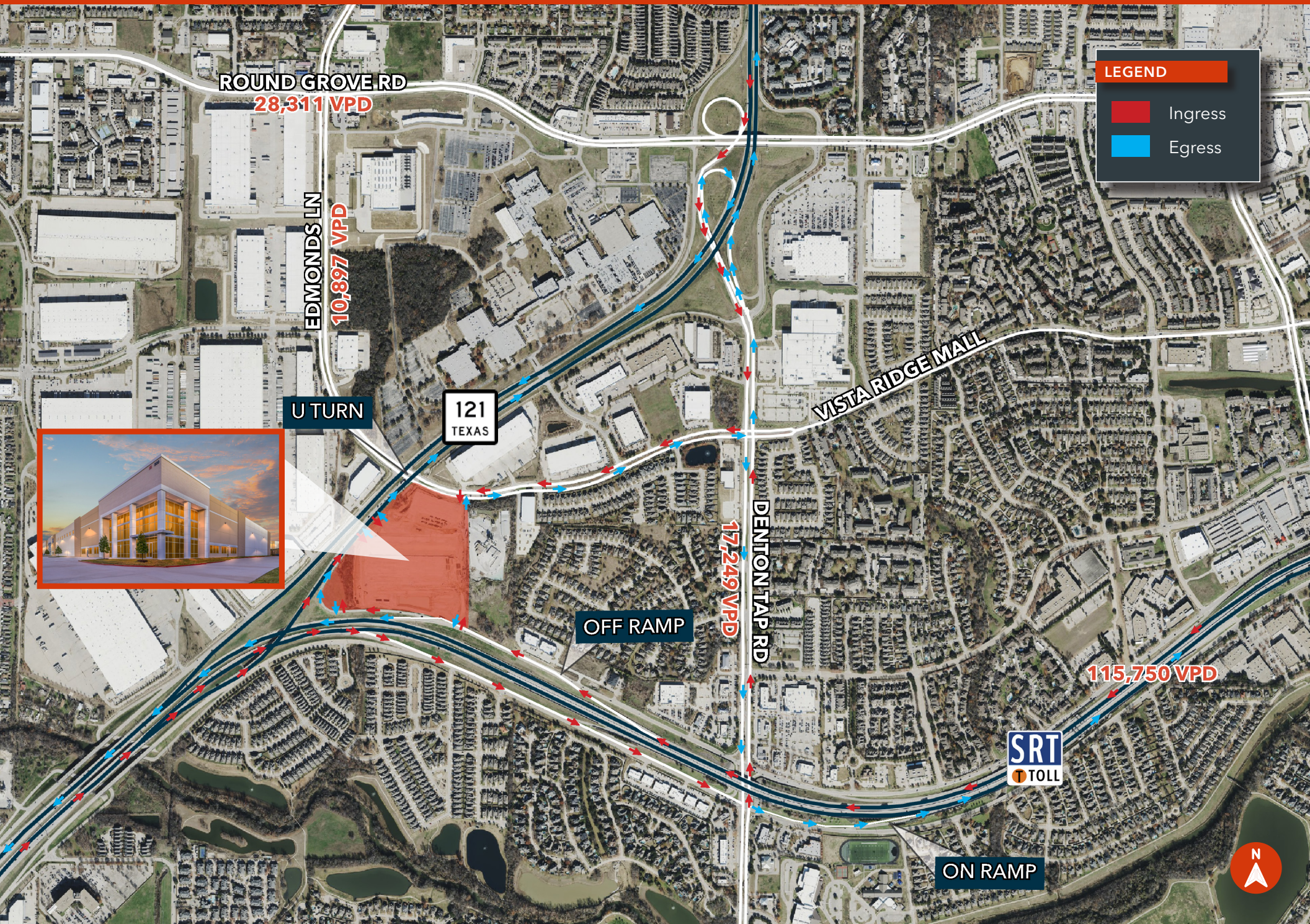
BUILDING HIGHLIGHTS

Building Size	81,689 SF (Divisible to 62,243 SF)
Office	3,265 SF
Clear Height	32'
Truck Court	130' - 185'
Dock Doors	18 (9' x 10')
Ramps	2 (12' x 14')

Dock Levelers	6 (40,000 LB Pit Levelers)
Car Parks	55
Trailer Parks	12
Building Depth	180'
Configuration	Front Load
Sprinkler	ESFR

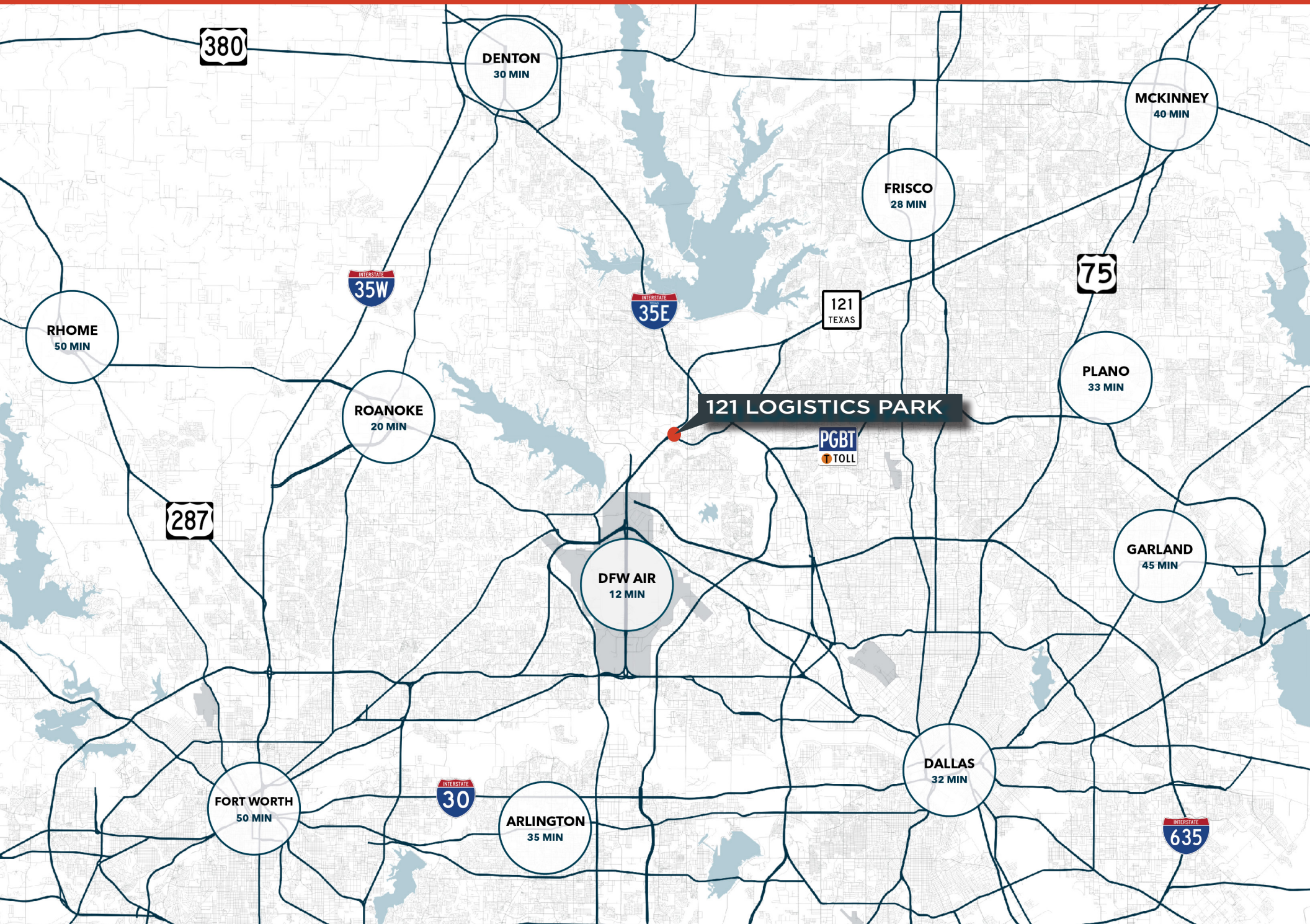
ACCESS MAP

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DRIVE TIMES

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