

Coppell Business Center II
1421 S. Belt Line Road, Suite 100
Coppell, TX 75019

16,800 SF Available

Office/Tech/
Warehouse
Space



1421 S. Belt Line Road

Coppell Business Center II is strategically located in the North DFW submarket, in Coppell, Texas. Just north of DFW Airport, Coppell Business Center has immediate access to I-635 via Belt Line Road. High quality office and office/warehouse requirements can be accommodated through this quality development.

PROJECT FEATURES INCLUDE:

- Campus design
- 20 - 100% office finish
- Fully sprinklered
- Heavily landscaped
- Excellent corporate identity within park-like environment
- Immediately accessible to quality housing and retail
- Tenant maintains 24 hour control of premises
- No common area building factor



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Building	A	B	C	D
Square Feet	67,200	84,000	170,000	209,600
Clear Height	20'	24'	32'	24'
Sprinklered	Class IV	ESFR	ESFR	ESFR
Bay Depth	160'	200'	250'	200-400'
Truck court Depth	120'	200' (shared)	138'	138'
Type Loading	Rear	Rear	Front	Cross
# of Overhead Doors	14	15	26	40
Parking Spaces	171	190	211	252

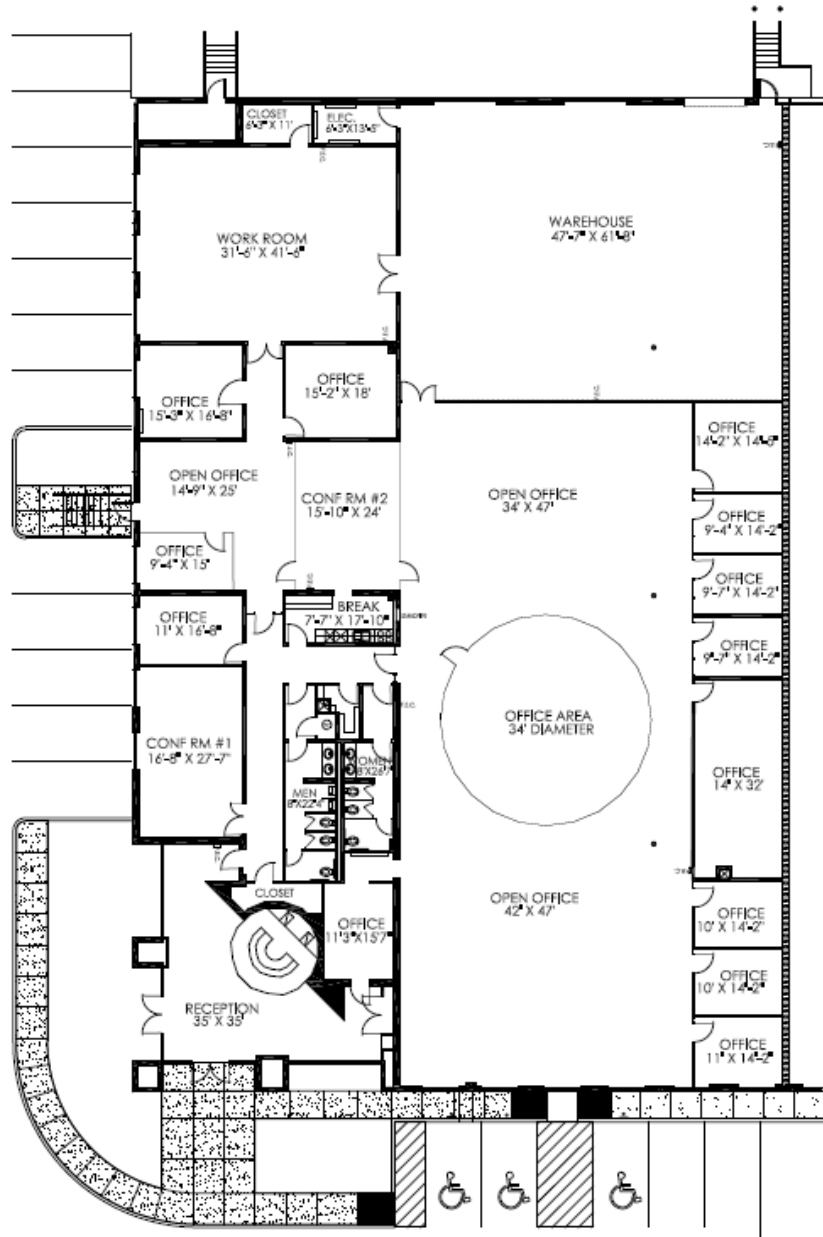


For Information Contact:

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01 FLOOR PLAN
SCALE: 1"=30'-0"
NORTH

Space Features:

- One (1) Dock High Door
- 20' Clear Height
- ESFR Sprinkler