

# FOR LEASE

## MAJESTIC PARK WEST 80,350 SF Available



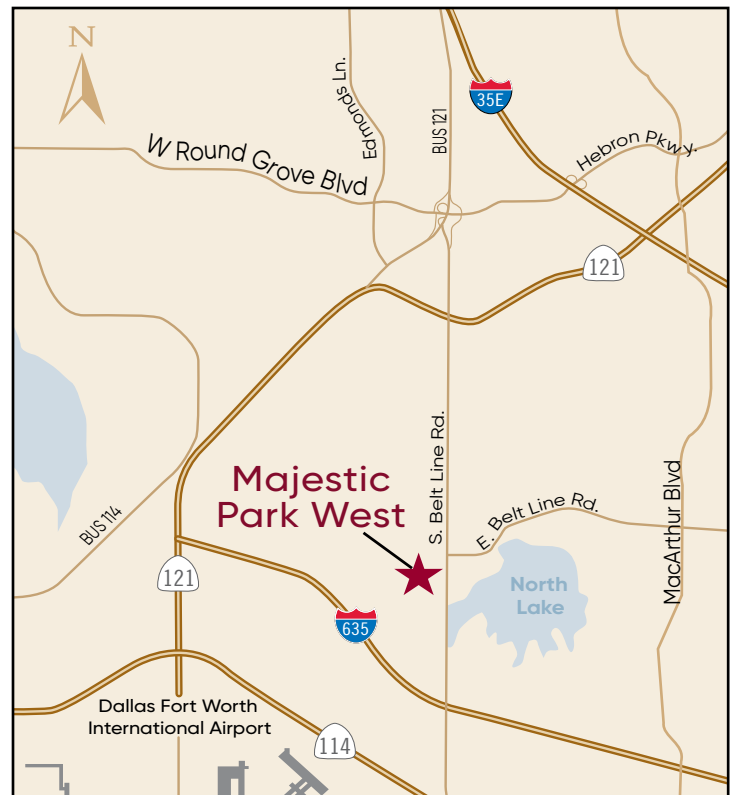
1025 S. Belt Line Road | Building #1 | Coppell, Texas

### Building Features:

Available: 80,350 SF  
Office: 10,049 SF  
Clear Height: 28'  
Sprinklers: ESFR Sprinkler System  
Triple Freeport  
Immediate Access to LBJ Freeway (I-635)

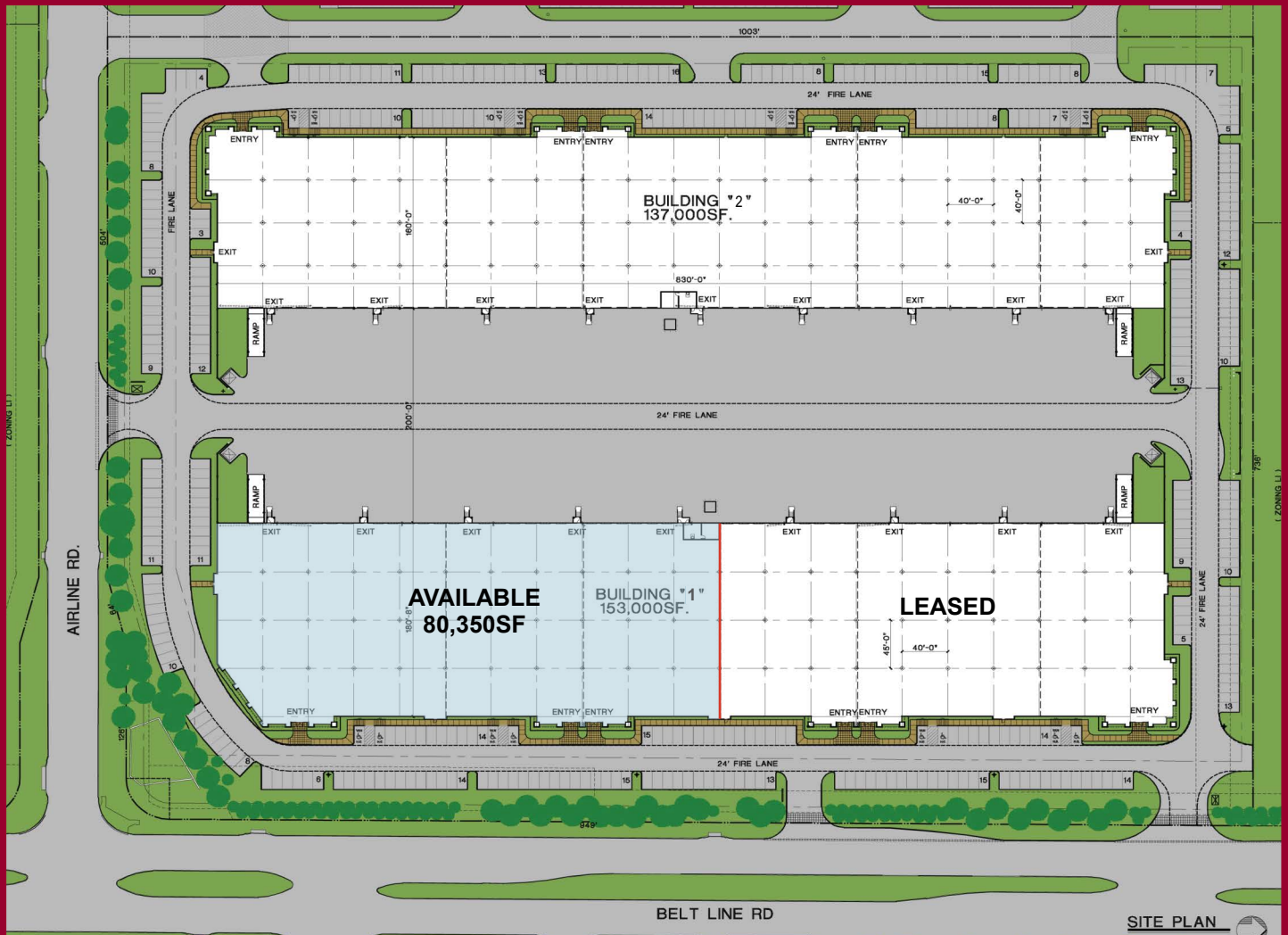
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**A Joint Venture with**



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### Building 1 Features:

Total Square Footage:	153,000 SF
Available: Suite 100	80,350 SF
Training Area:	3,616 SF
Warehouse:	48,013 SF
A/C Warehouse	18,415 SF
Mech Room:	257 SF
Dock High Doors:	23 - 9' x 10'
Ramped Doors:	1 - 12' x 14'
Typical Bay:	45' x 40'
Building Depth:	180'
Skylights:	4' x 8' Skylight Every Bay
Shared Truck Court	