

Coppell Business Center II  
1421 S. Belt Line Road, Suite 200  
Coppell, TX 75019

11,635 SF Available

Office/  
Tech  
Space



**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.

### Features

- Approximately 60% office
- Fully sprinklered
- 21' clear height
- Heavily landscaped
- Tenant maintains 24 hour control of premises



*For Information Contact:*

LINCOLN  
PROPERTY  
COMPANY

Michael Peinado  
mpeinado@lpc.com  
214-740-3356

Tom Kuhlmann  
tkuhlmann@lpc.com  
214-740-3363

Gil Stroube  
gstroube@lpc.com  
214-740-3427

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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



*The information contained herein was obtained by sources believed reliable; however, Lincoln Property Company makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change or price or conditions prior to sale or lease or withdrawal without notice.*

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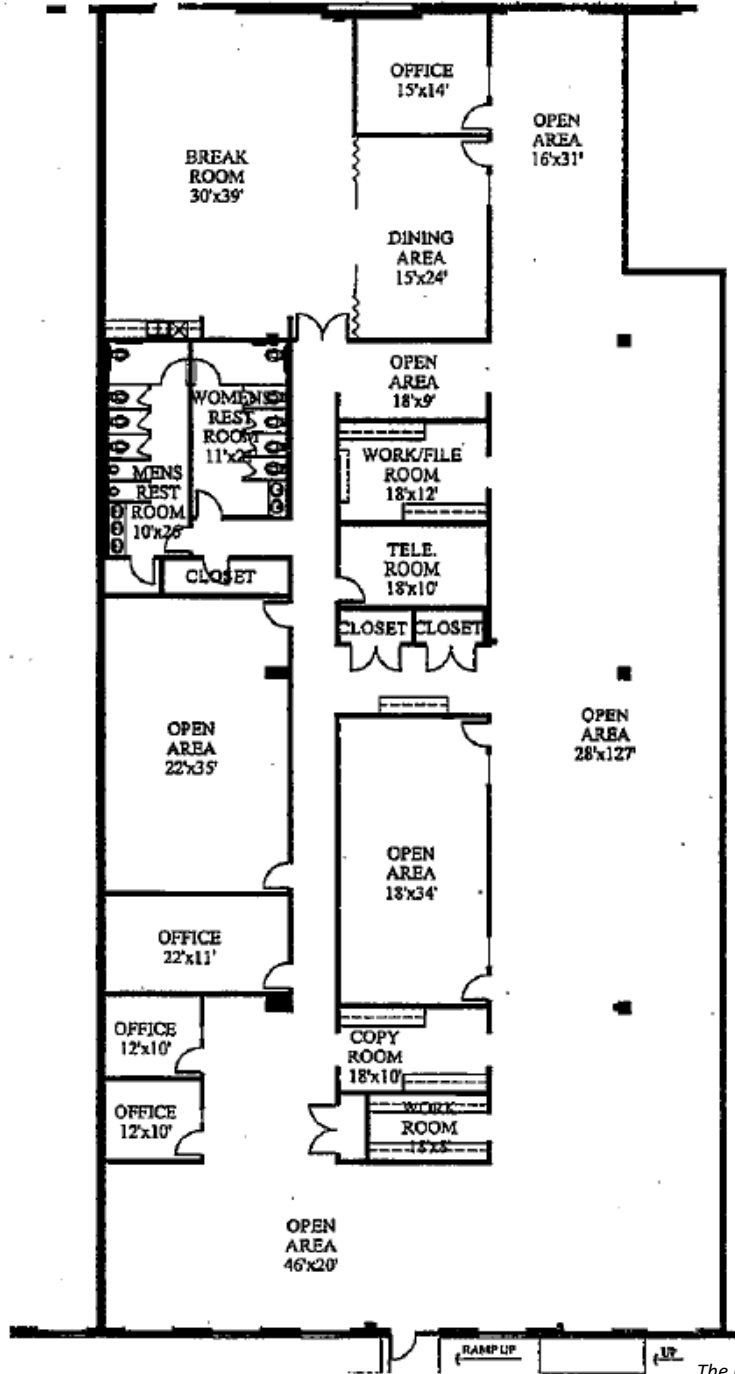
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