



STONELAKE SKYPORT



CLASS A NEW CONSTRUCTION

Adjacent to DFW International Airport

20,800 - 251,224 SF
Class A Industrial Development

**850 South Royal Lane
Coppell, Texas**

DEVELOPED & OWNED BY



LEASED BY



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

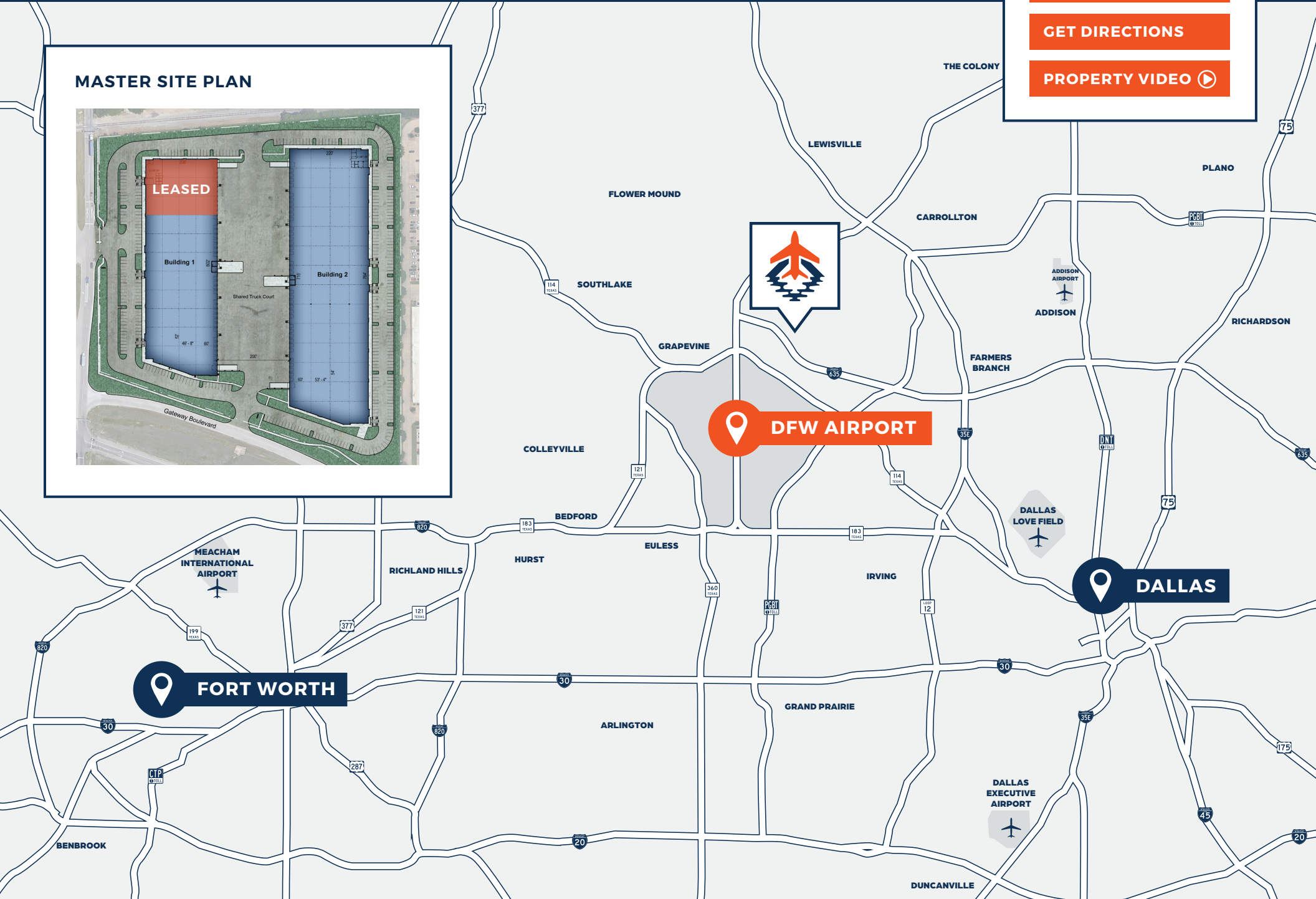


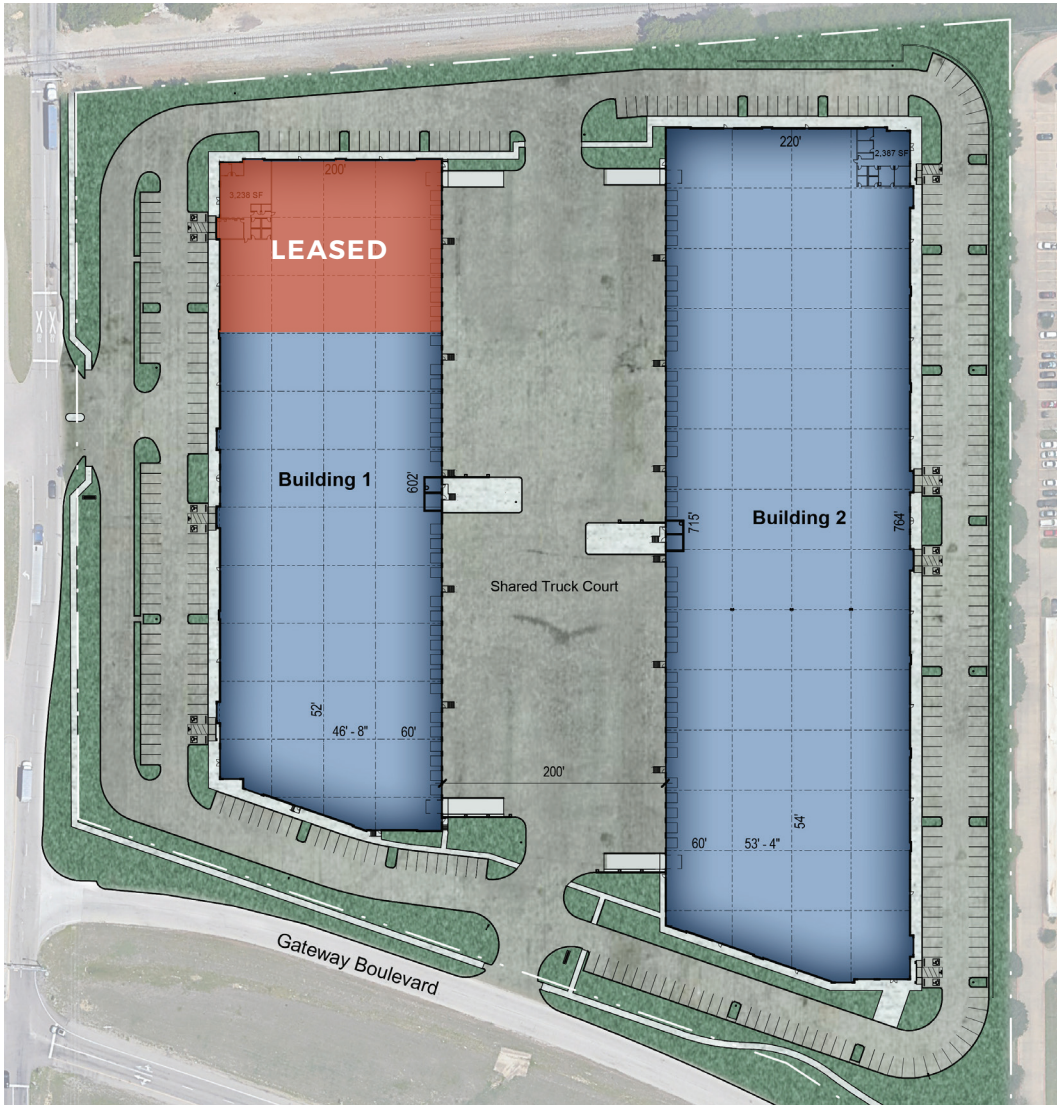
**STONELAKE
SKYPORT**

PROPERTY LOCATION | Stonelake Skyport

- [MASTER SITE PLAN](#)
- [GET DIRECTIONS](#)
- [PROPERTY VIDEO](#)

MASTER SITE PLAN





HIGHLIGHTS

- Class A Brand New Construction
- Two Building Project: 282,512 SF
- 36' Clear Height
- Offering Rear Load Configurations
- Highway Frontage Facing LBJ Freeway
- Triple Freeport Tax Exemption
- Strong Parking Count
- Move-In Ready: Spec Office, LED Lighting (30 FC)

LOCATION STRENGTHS

- Directly Adjacent to DFW International Airport
- Direct Access to I-635 and Hwy 121
- Strong Corporate Neighbors
- Outstanding Labor Pool
- Central Location within DFW Metroplex
- East DFW Airport/Las Colinas Industrial Submarket
- Great Access, Surrounding Amenities, and Demographics

BUILDING 1 SPECS

Available SF	86,230 SF
Clear Height	36'
Car Parks	137

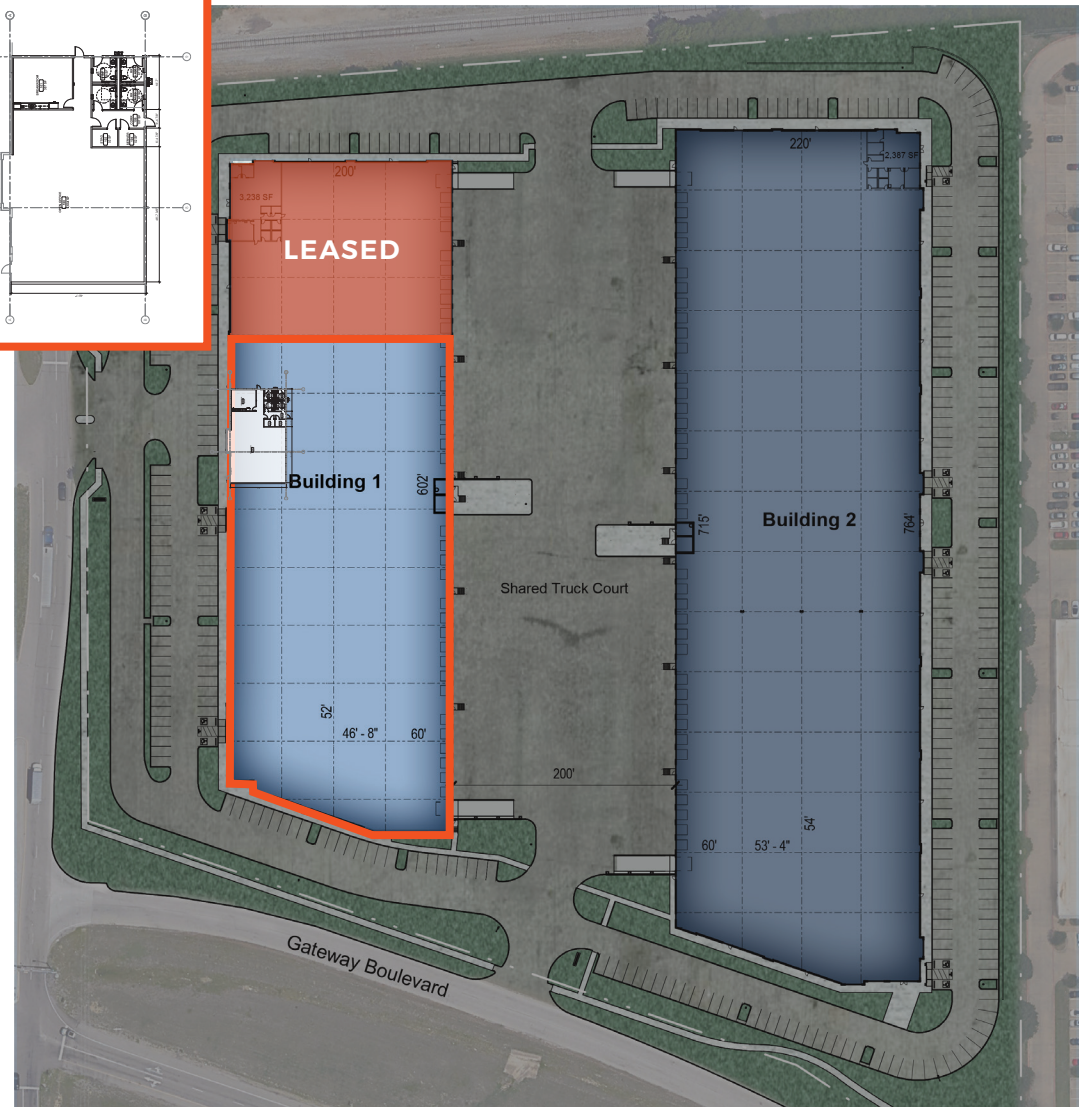
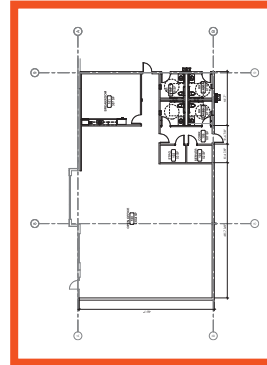
BUILDING 2 SPECS

Available SF	164,904 SF
Clear Height	36'
Car Parks	224

SITE PLAN

BUILDING 1 | 850 South Royal Lane

	TOTAL SIZE	86,230 SF
	DIVISIBLE TO	20,800 SF
	SPECULATIVE OFFICE	3,698 SF
	BUILDING DEPTH	200'
	TYPICAL BAY SIZE	46'8" x 52'
	STAGING BAY	60'
	CLEAR HEIGHT	36'
	LOADING	Rear Load
	DOCK DOORS	25
	OVERSIZED RAMPED DOORS	1 - 12' x 14'
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	200' Shared
	PARKING	137
	LIGHTING	LED Lights on Motion Sensors (30 FC)

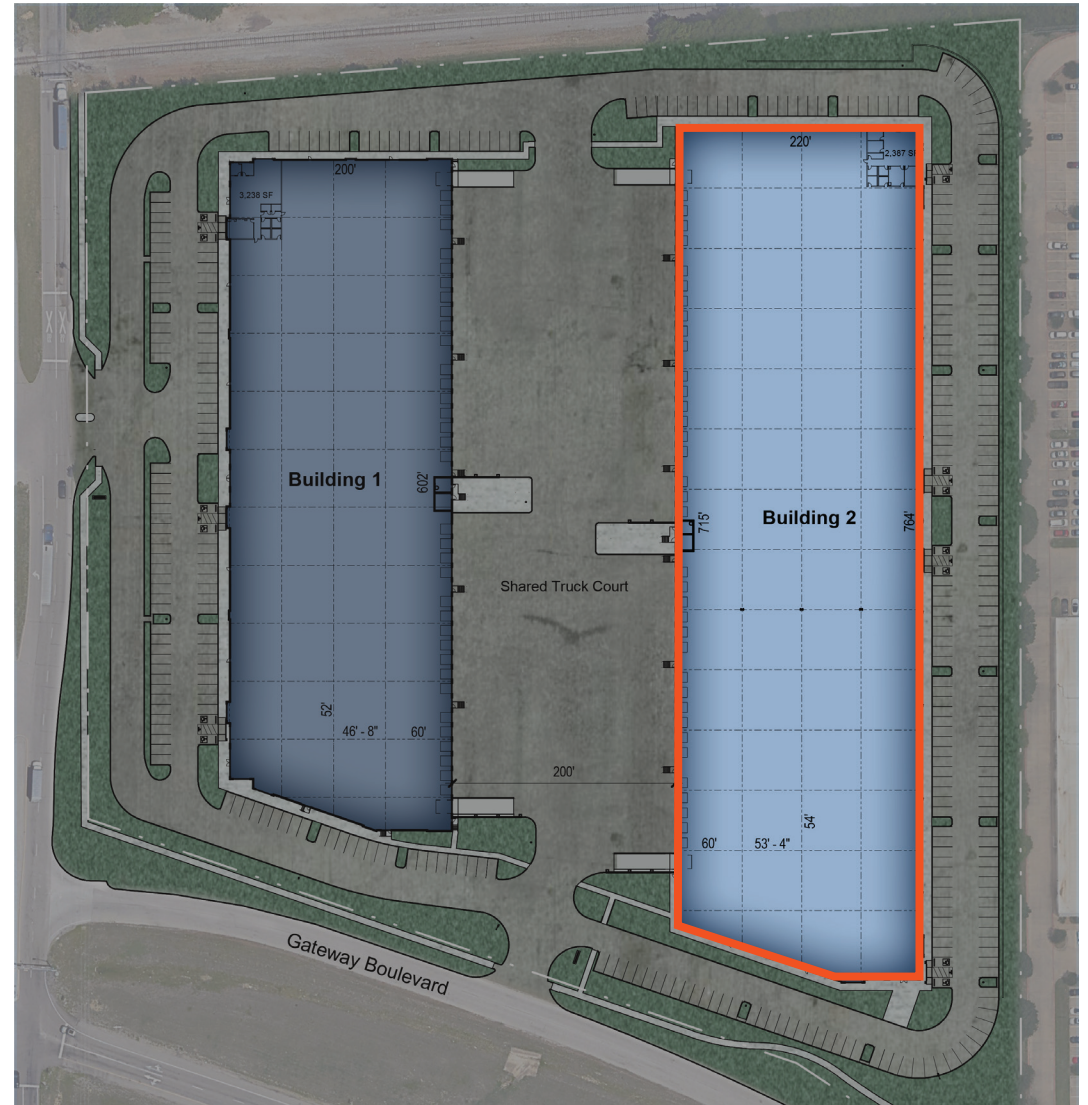


SITE PLAN

BUILDING 2 | 1020 Gateway Boulevard

MASTER SITE PLAN | GET DIRECTIONS

	TOTAL SIZE	164,904 SF
	DIVISIBLE TO	35,640 SF
	SPECULATIVE OFFICE	2,488 SF
	BUILDING DEPTH	220'
	TYPICAL BAY SIZE	53'4" x 54'
	STAGING BAY	60'
	CLEAR HEIGHT	36'
	LOADING	Rear Load
	DOCK DOORS	36
	OVERSIZED RAMPED DOORS	2 - 12' x 14'
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	200' Shared
	PARKING	224
	LIGHTING	LED Lights on Motion Sensors (30 FC)





MAP

CORPORATE NEIGHBORS



FedEx **Spectrum**

GAP **fatboy** **NAPA**

MITSUBISHI **RH** **STAPLES**

xerox **SUBARU**

The Container Store

amazon **Allstate**

HOYA **NORTHROP GRUMMAN**

BOEING **Coca-Cola**

Dallas Aerospace **KUEHNE+NAGEL**

BNSF LOGISTICS **McLaren AUTOMOTIVE**

SAMSUNG **CINTAS**

HAVERTYS **Consumer Cellular**

TOYOTA

IBM **AAA Texas** **ups**



MAP

INGRESS / EGRESS











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