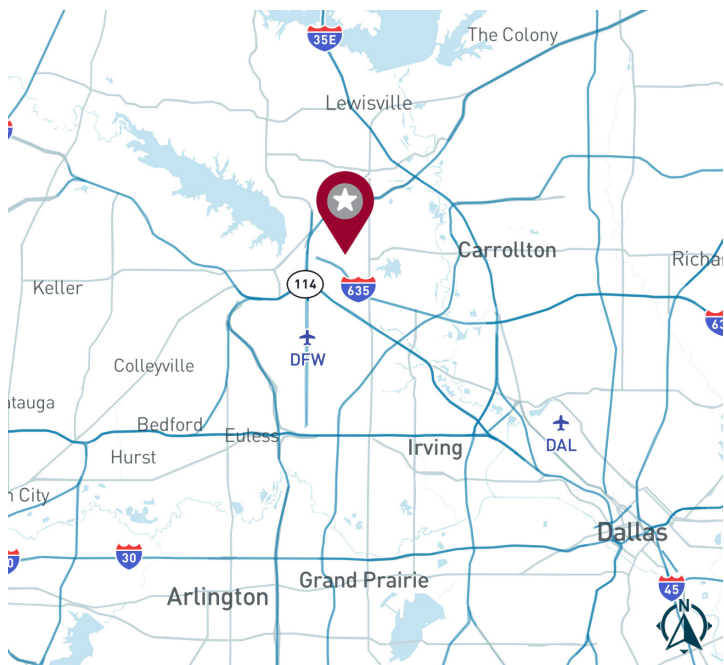


# AVAILABLE

## 171,600 SF | DIVISIBLE TO $\pm 93,600$ SF



675 S. ROYAL LANE | COPPELL TX 75019



### AVAILABILITY HIGHLIGHTS

- 171,600 SF Total on 10.99 Acres of Land
- Divisible to:  $\pm 93,600$  SF
- Clear Height: 26' - 28'
- Column Spacing: 42' X 52'
- (2) Store Fronts
- Office:
  - North Endcap:  $\pm 12,000$  SF
  - South Endcap:  $\pm 10,000$  SF
- Front Load
- (10) Dock High Doors w/ Pit Levelers (Expandable to 16)
- (3) Drive In Doors
- Power: 1,600 amps of 480V, 3-Phase Power
- LED Lights - 30 F.C. at 3' A.F.F. (Open Average)
- Slab Thickness: 6" - 8" (See Floor Plan)
- 222 Car Parks
- (10) Exhaust Fans
- Year of Construction: 1996
- ESFR Sprinklers
- DFW International Airport: 3.5 Miles | 6 Minutes

### LEASING CONTACTS

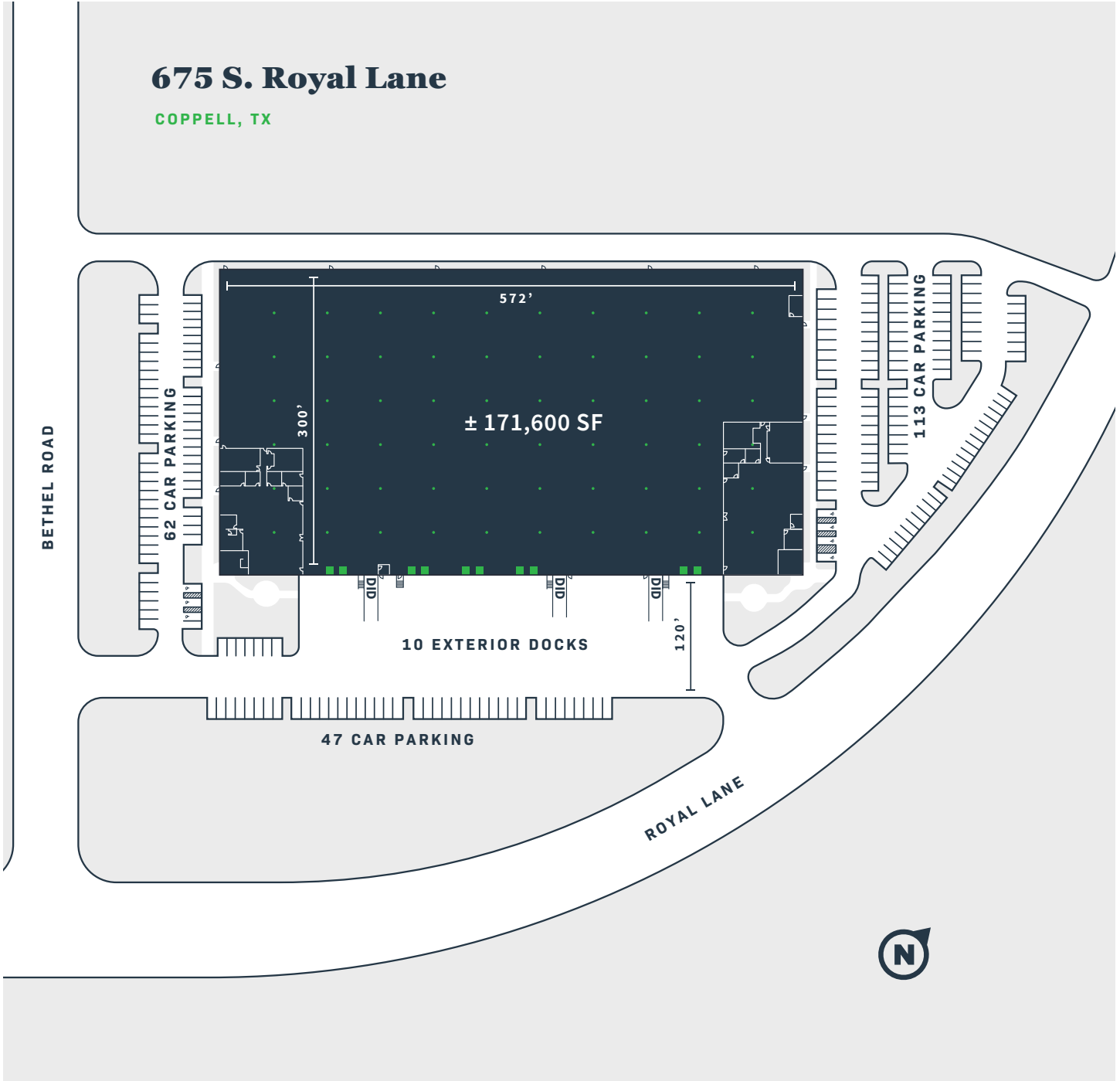
**Adam Graham, SIOR, CCIM**  
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214.577.1984

# SITE PLAN

## 675 S. Royal Lane

COPPELL, TX



### LEASING CONTACTS

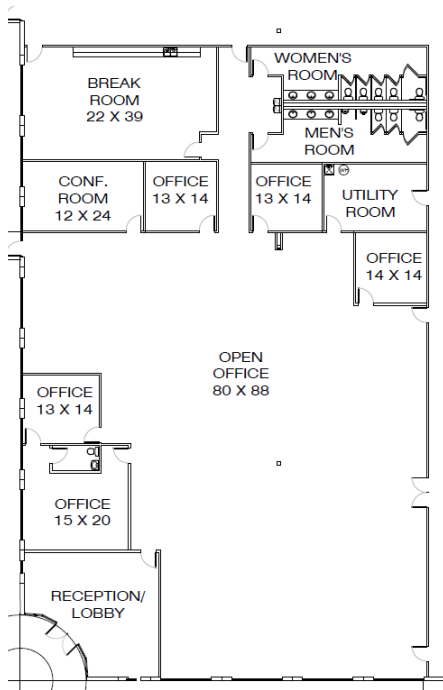
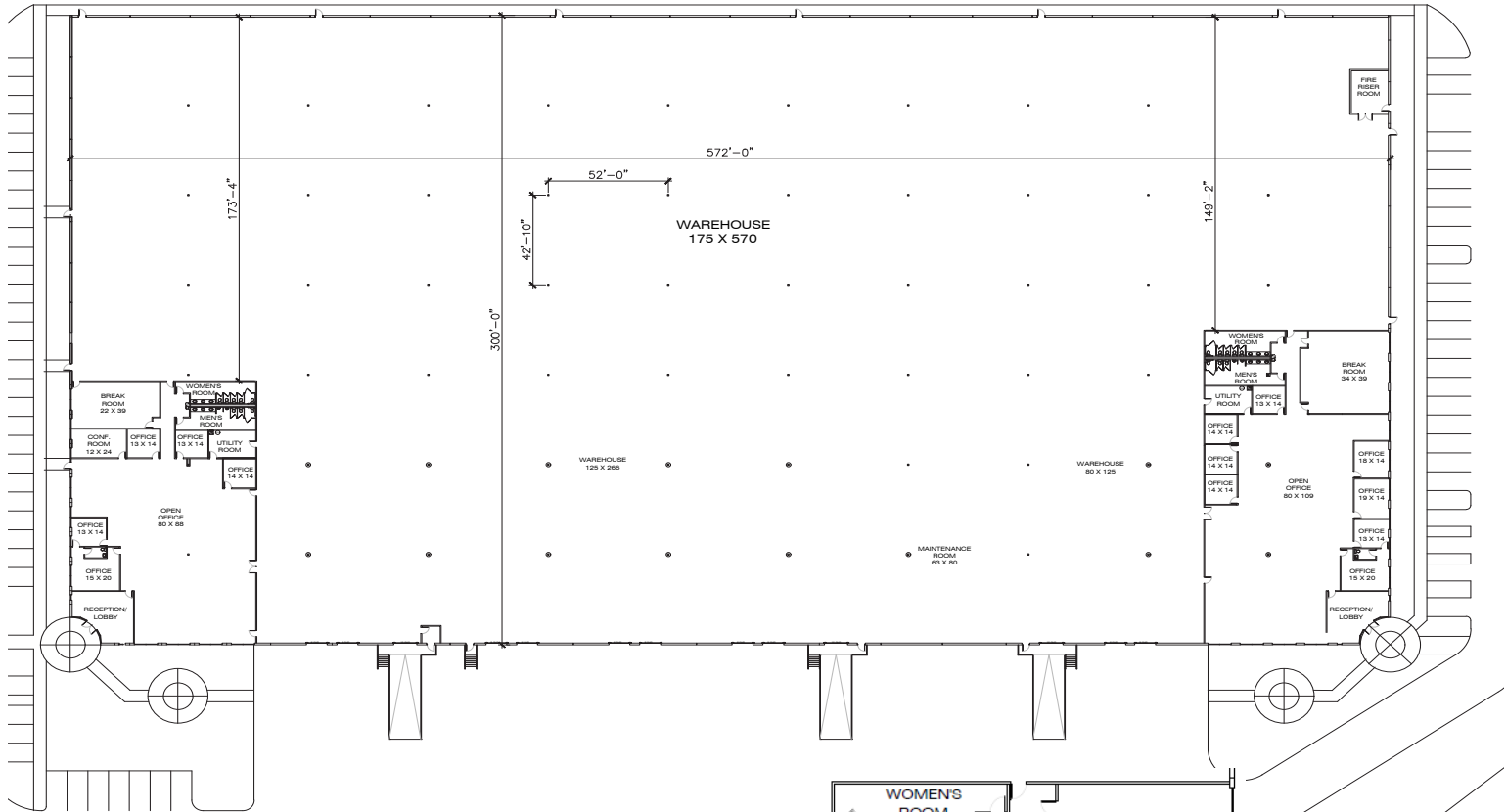
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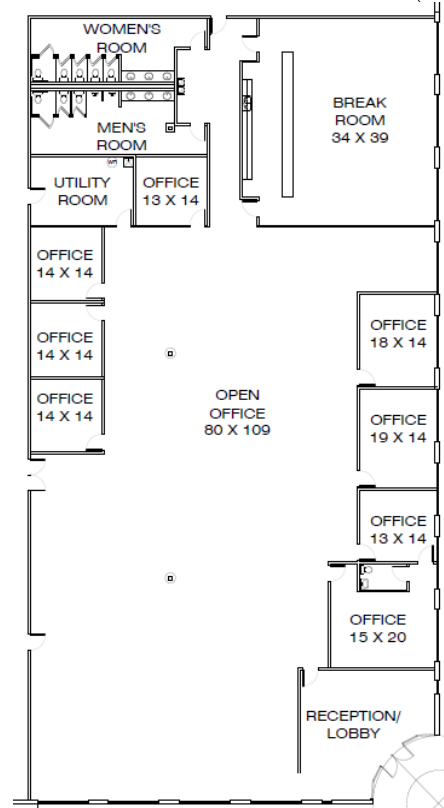
**Corbin Blount, SIOR**

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# FLOOR PLAN



SOUTH OFFICE FLOOR PLAN



NORTH OFFICE FLOOR PLAN

## LEASING CONTACTS

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 214.577.1984

# LOCATION & ACCESS MAP



## 10 MILE RADIUS DATA



Service Sector Workforce | 419,512



Total Population | 821,710



Industrial Workforce | 67,669



Average Household Income | \$118,967

## LEASING CONTACTS

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