

SANDY LAKE BUSINESS PARK

989 W. Sandy Lake Road, Coppell, TX 75019



57,302 SF
FOR SALE



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SANDY LAKE BUSINESS CENTER

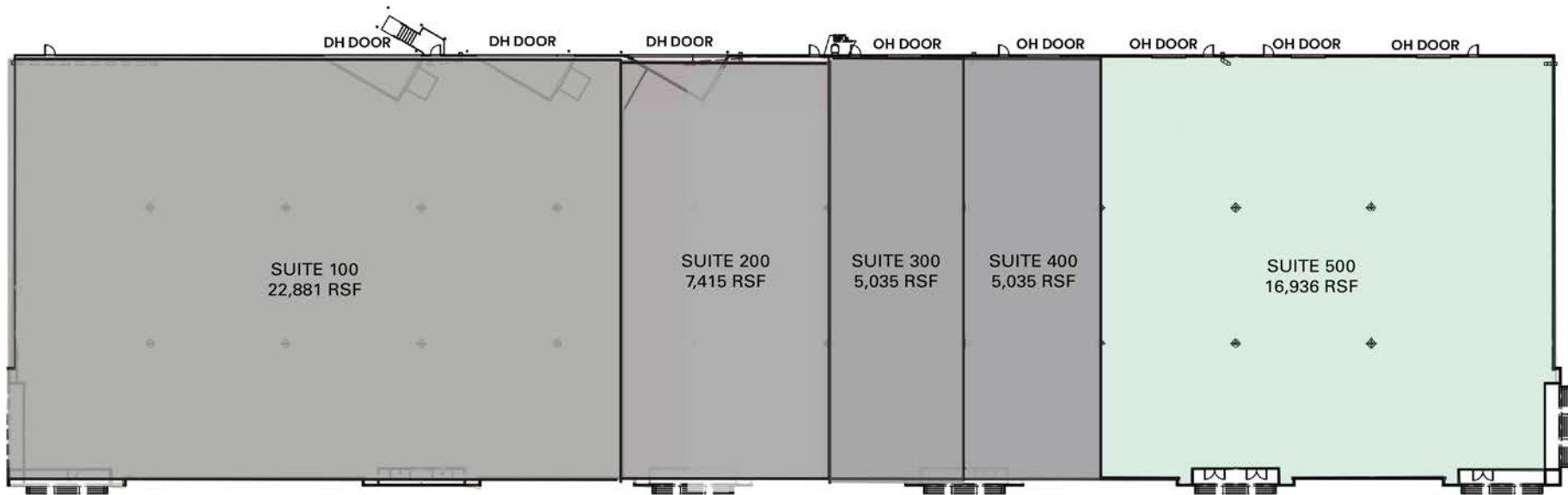
AT A GLANCE

Building Highlights

RBA:	57,302 SF
Site Size:	4.09 Acres
Year Built:	2005
Parking:	125 Surface Spaces
Clear Height:	18' (At Joist)
Loading:	3 Dock High Doors / 5 Grade Level
Power:	3-Phase
Fire:	Fully Sprinklered

- » 16,936 SF Available for Owner/User
- » 70% Leased with four (4) existing tenants
- » Ability for owner/user to increase footprint as existing tenant leases expire
- » Highly sought-after infill location in the DFW Airport submarket
- » +/- 80% of building is HVAC





Availability

Suite:	500
Available:	16,936 SF
Office:	500 SF
Loading:	3 Overhead Doors (10' x 10')
HVAC:	100%



PROPERTY LOCATION



10 MINUTES
TO DFW AIRPORT



IMMEDIATE ACCESS TO
TO SH 121 / 114, IH-635, and Hwy. 360



25 MINUTES
TO DALLAS CBD



EXCELLENT VISIBILITY
TO SH 121



STRONG CORPORATE NEIGHBORS
Amazon, Boeing, FedEx, Samsung, IBM

LOCATION OVERVIEW

AERIAL VIEW



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FOR QUESTIONS ABOUT THE PROPERTY OR THE OFFERING CONTACT:

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