

121 LOGISTICS PARK

BLDG 1 | 500 W STATE HIGHWAY 121, COPPELL

BLDG 2 | 500 W VISTA RIDGE MALL DR, LEWISVILLE



FOR LEASE
Two Move-In Ready Warehouse Buildings
Totaling 339,297 SF

LEASED BY:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OWNED AND DEVELOPED BY:

CLARION PARTNERS
LOVETT
INDUSTRIAL

121 LOGISTICS PARK



BUILDING 1

500 W State Highway 121, Coppell, TX 75019

Building Size	257,598 SF (Divisible to 60,933 SF)
Spec Office	3,470 SF
Clear Height	36'
Truck Court	185'
Dock Doors	49 (9' x 10')
Ramps	2 (12' x 14')
Dock Levelers	16 (40,000 LB Pit Levelers)
Car Parks	175
Trailer Parks	69
Building Depth	280'
Configuration	Rear Load
Sprinkler	ESFR

BUILDING 2

500 W Vista Ridge Mall Dr, Lewisville, TX 75067

Building Size	81,689 SF (Divisible to 62,243 SF)
Spec Office	3,265 SF
Clear Height	32'
Truck Court	130' - 178'
Dock Doors	18 (9' x 10')
Ramps	2 (12' x 14')
Dock Levelers	6 (40,000 LB Pit Levelers)
Car Parks	55
Trailer Parks	11
Building Depth	180'
Configuration	Front Load
Sprinkler	ESFR

FOR LEASING INFORMATION

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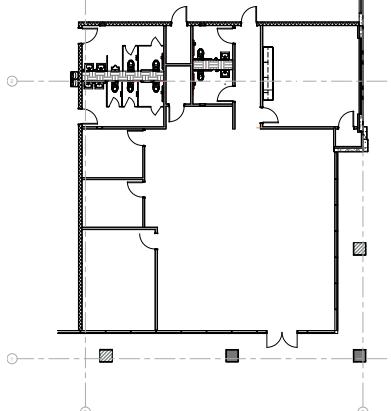
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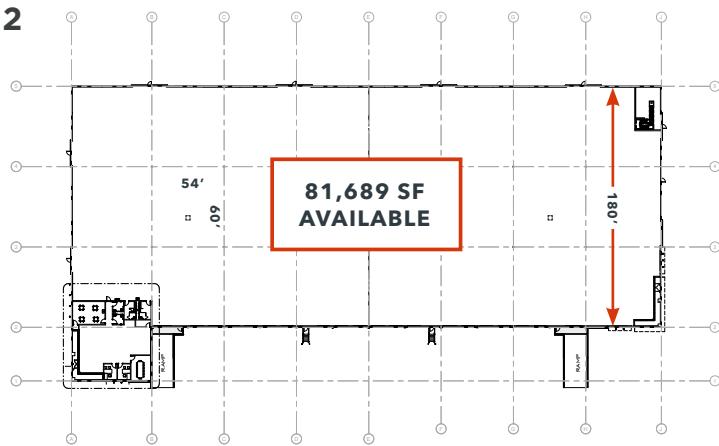
BUILDING 1



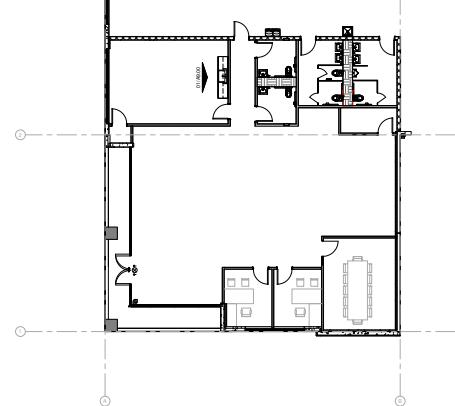
OFFICE - 3,470 SF



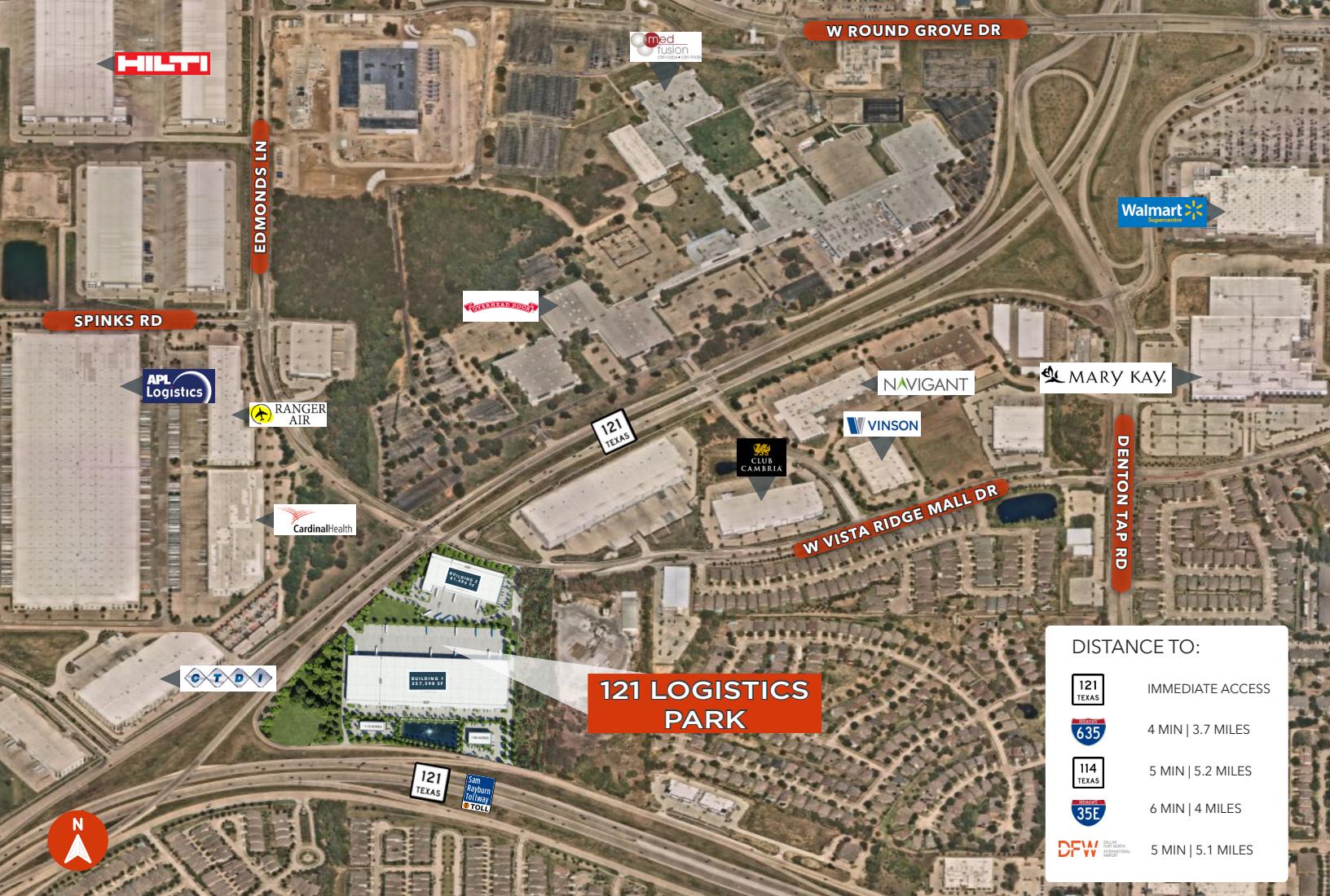
BUILDING 2



OFFICE - 3,265 SF



FOR LEASING INFORMATION



LABOR HIGHLIGHTS

White-Collar
Workers
(10 mile radius)

22,945

Population:
43,190

Blue-Collar
Workers
(10 mile radius)

1,782

Average
Household Income:
\$132,423

AREA HIGHLIGHTS

- Coppell Ranks #66 in Best Places to Live in America
- Coppell Ranks #4 Best Cities to Relocate in America
- Coppell Ranks #14 Best Suburbs for Young Professionals in Texas
- Abundant Amount of Retail, Restaurants, and Entertainment Within 1 Mile

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