

Coppell Business Center II  
1421 S. Belt Line Road, Suite 100  
Coppell, TX 75019

16,800 SF Available

Office/Tech/  
Warehouse  
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.

**PROJECT FEATURES INCLUDE:**

- Campus design
- 20 - 100% office finish
- Fully sprinklered
- Heavily landscaped
- Excellent corporate identity within park-like environment
- Immediately accessible to quality housing and retail
- Tenant maintains 24 hour control of premises
- No common area building factor



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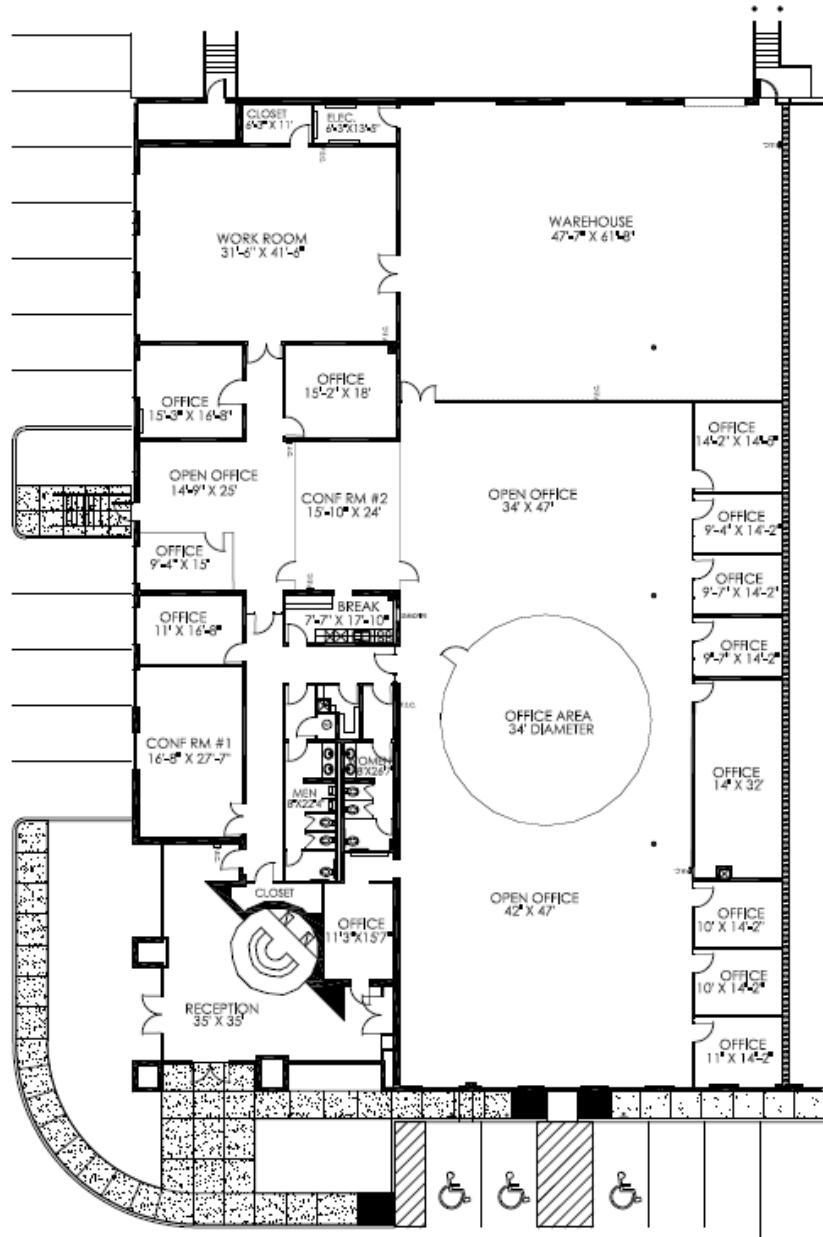
Building	A	B	C	D
Square Feet	67,200	84,000	170,000	209,600
Clear Height	20'	24'	32'	24'
Sprinklered	Class IV	ESFR	ESFR	ESFR
Bay Depth	160'	200'	250'	200-400'
Truck court Depth	120'	200' (shared)	138'	138'
Type Loading	Rear	Rear	Front	Cross
# of Overhead Doors	14	15	26	40
Parking Spaces	171	190	211	252



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01 FLOOR PLAN  
SCALE: 1"=30'-0"  
NORTH

**Space Features:**

- One (1) Dock High Door
- 20' Clear Height
- ESFR Sprinkler