

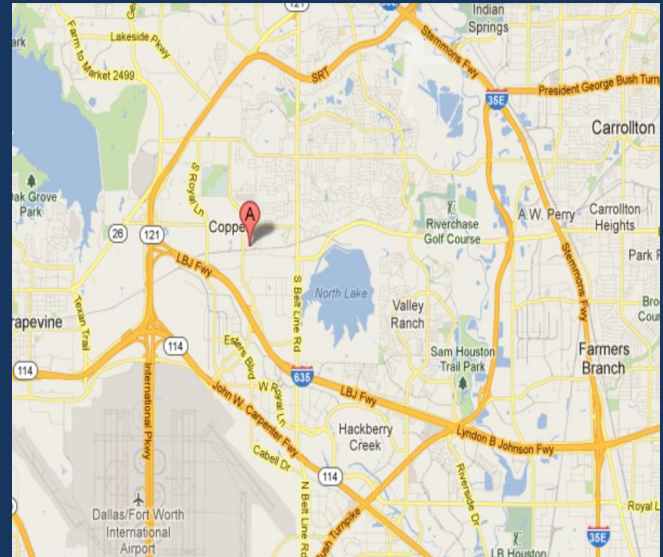
# ROYAL PARK COPPELL

850 Freeport Parkway • Coppel, Texas 75019  
Office • Warehouse • Distribution



## ASSET PROFILE

|                    |                                                                                                                                                                                                                   |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Size               | 105,975 SF                                                                                                                                                                                                        |
| Clear Height       | 24'                                                                                                                                                                                                               |
| Loading            | Front: 5 Dock High & 2 Ramp<br>Rear: 5 Dock High & 2 Ramp                                                                                                                                                         |
| Building Amenities | 12' Glass Store Front Entrances<br>Office Finish from 10% to 20%<br>New TI on All Office & Warehouse Suites<br>Typical Bay Size of 45' X 45'<br>1 Rear Truck Staging Area<br>Multi-Tenant Complex & Ample Parking |



## LOCATION HIGHLIGHTS

- ❖ Triple Freeport Location
- ❖ 1 Mile from 635-LBJ Freeway
- ❖ 2 Miles from 121 Freeway
- ❖ 3 Miles from 114-Carpenter Freeway
- ❖ Minutes from DFW Airport



Developed & Professionally  
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**HAY & JONES INC.**

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All information regarding property for lease is from sources deemed reliable, but no guarantee is made as to its accuracy or completeness and you are advised to make your own analysis and verification.

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850 Freeport Parkway • Coppell, Texas 75019

Royal Park Coppel by Hay & Jones Inc. is a multi-tenant office/ warehouse Triple Freeport property strategically located near the 635-LBJ, 114, and 121 Freeways and minutes from DFW International Airport. The property is a class A institutional grade industrial building with ample parking, 12' glass store front entrances, and recently designed and built office and warehouse suites.



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