# FOR LEASE - 115,200 SF (100% HVAC) COPPELL BUSINESS CENTER III

217 WRANGLER DRIVE, COPPELL, TEXAS 75019



# SPECIFICATIONS

- Total Building SF: 115,200
- Approximately 10% office area (with call center and multiple restroom locations)
- 22' Clear Height
- 100% HVAC (3 cooling towers & chillers)
- 3,000 amp, 3-phase, 480 volt electric service
- Two (2) 2,000 KW diesel generators in enclosures
- Two (2) 500 KVA UPS systems
- Ample surface parking (213) (Expandable to 269)

## FOR INFORMATION CONTACT

#### JOHN FULTON, SIOR 972.774.2518 john.fulton@transwestern.com

- Fully sprinklered (Class III Commodity)
- Free-standing building
- New roof (2013)
- Waste Management area enclosure
- Ten (10) total dock doors (4 with levelers, dock shelters and dock locks)
- Three (3) in an enclosure
- One (1) semi-dock ramp
- One (1) concrete ramp
- Located near DFW Airport and bulk mail center





BRETT OWENS, SIOR 972.774.2568 brett.owens@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes not guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2015 Transwestern.

# FOR LEASE - 115,200 SF (100% HVAC) COPPELL BUSINESS CENTER III

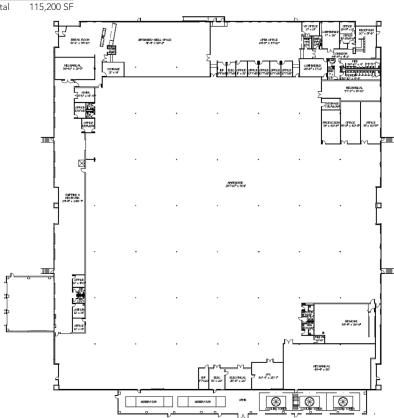
217 WRANGLER DRIVE, COPPELL, TEXAS 75019

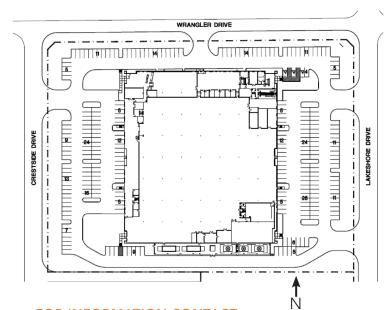
 Office
 13,557 SF

 Prod.
 88,097 SF

 Service
 13,546 SF

 Total
 115,200 SF





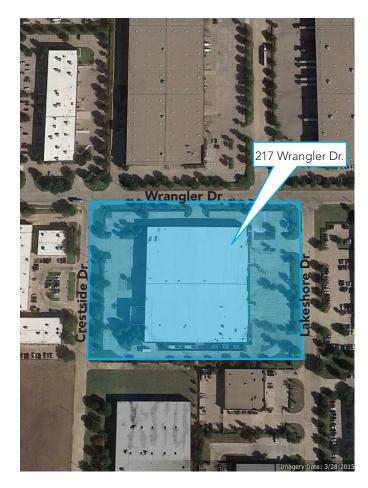
#### FOR INFORMATION CONTACT

## JOHN FULTON, SIOR 972.774.2518

BRETT OWENS, SIOR 972.774.2568 brett.owens@transwestern.com

john.fulton@transwestern.com







The information provided herein was obtained from sources believed reliable; however, Transwestern makes not guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2015 Transwestern.