

FOR LEASE - 115,200 SF (100% HVAC)

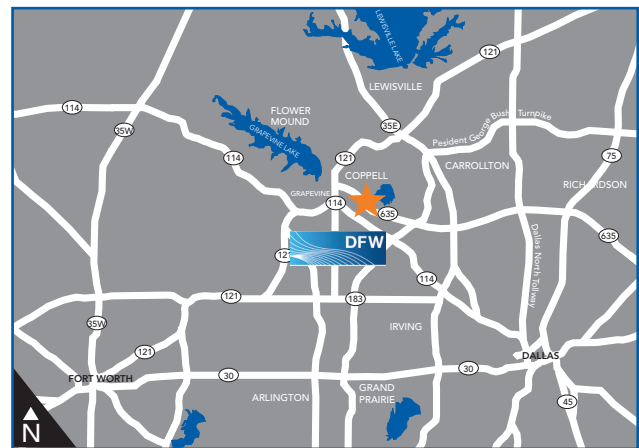
COPPELL BUSINESS CENTER III

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)
- 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



FOR INFORMATION CONTACT

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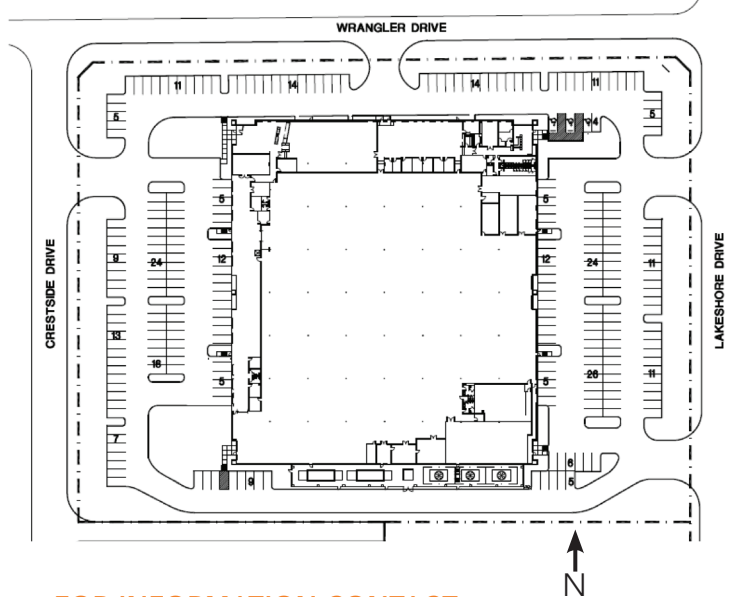
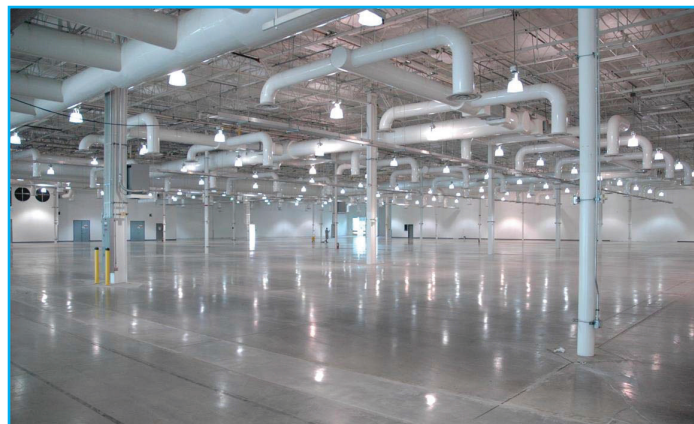
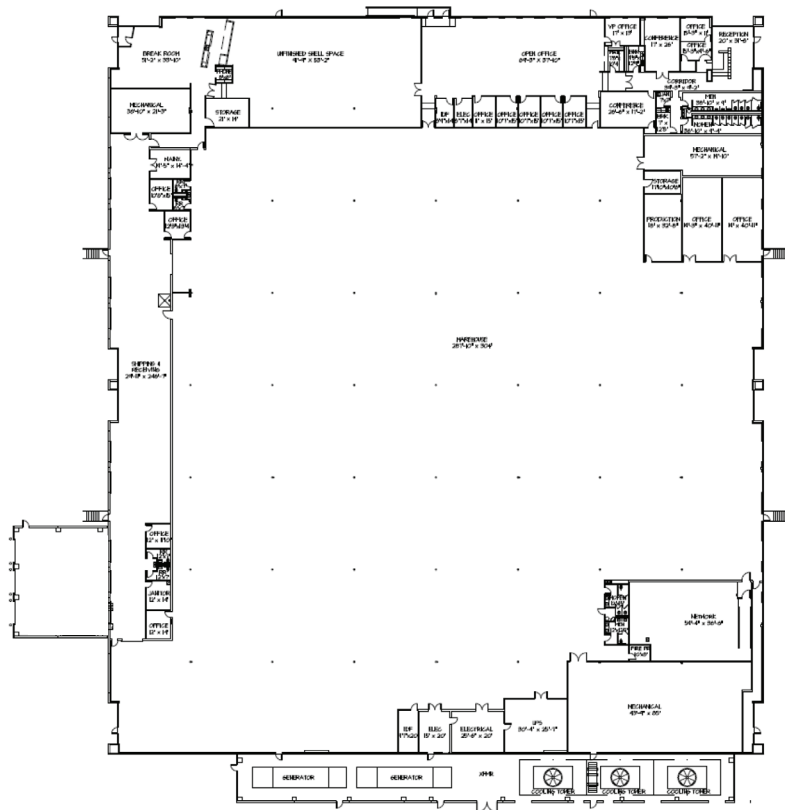


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Office 13,557 SF
Prod. 88,097 SF
Service 13,546 SF
Total 115,200 SF



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