

217 Wrangler Drive  
Coppell, TX

115,200 SF Available

Specialized  
Manufacturing/  
Mission Critical



**Project Features:**

- Immediately accessible to the bulk mail center
- Approximately 10% Office Area (with call center and multiple restroom locations)
- 100% HVAC (3 cooling towers & chillers)
- 3,000 amp, 3-phase, 480 volt electric service
- Two (2) 2,000 KW diesel generators in enclosures
- 24' Operating Clear Height (existing HVAC system drops below the operating clear height)
- Ample Surface Parking (206)
- Fully Sprinklered
- Free standing building
- New roof (2013)
- Waste Management area enclosures
- 5 dock high doors (4 with levelers, dock shelters and dock locks)
- One (1) semi-dock ramp
- One (1) concrete ramp

*For Information Contact:*

**LINCOLN  
PROPERTY  
COMPANY**

Michael Peinado  
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Tom Kuhlmann  
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Chris Walsh  
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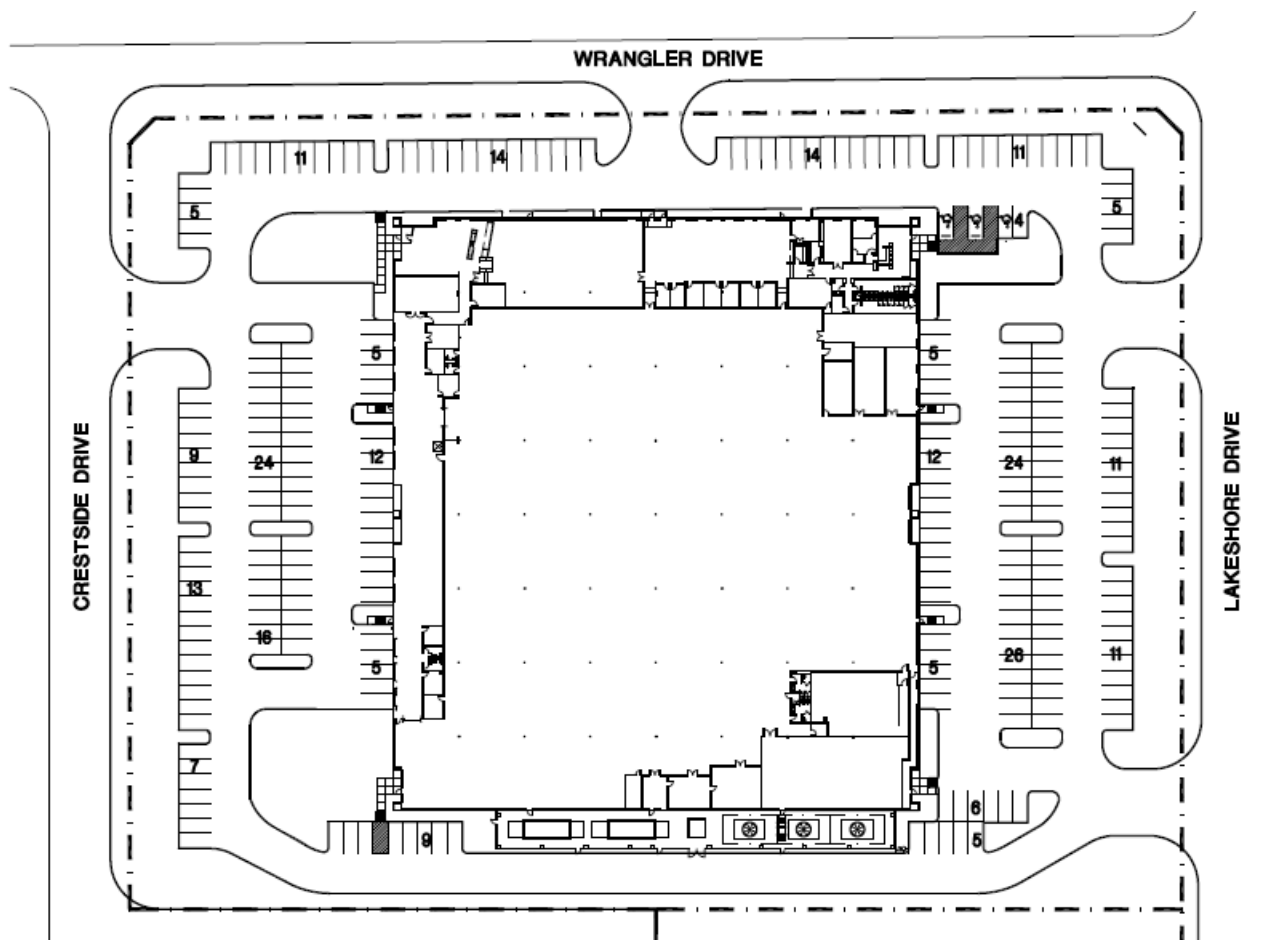
  
**LINCOLN RACKHOUSE**  
Data Center Division of LINCOLN PROPERTY COMPANY



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### TABULATIONS:

- Site Area: 309,072 SF  
7.10 Acres
- Building Area: 115,200 SF
  - Office: 13,557 SF
  - AC/Prod./Print/Data: 88,097 SF
  - Service Areas: 13,546 SF
- Existing Parking: 213 Spaces
- Proposed Parking: 269 Spaces

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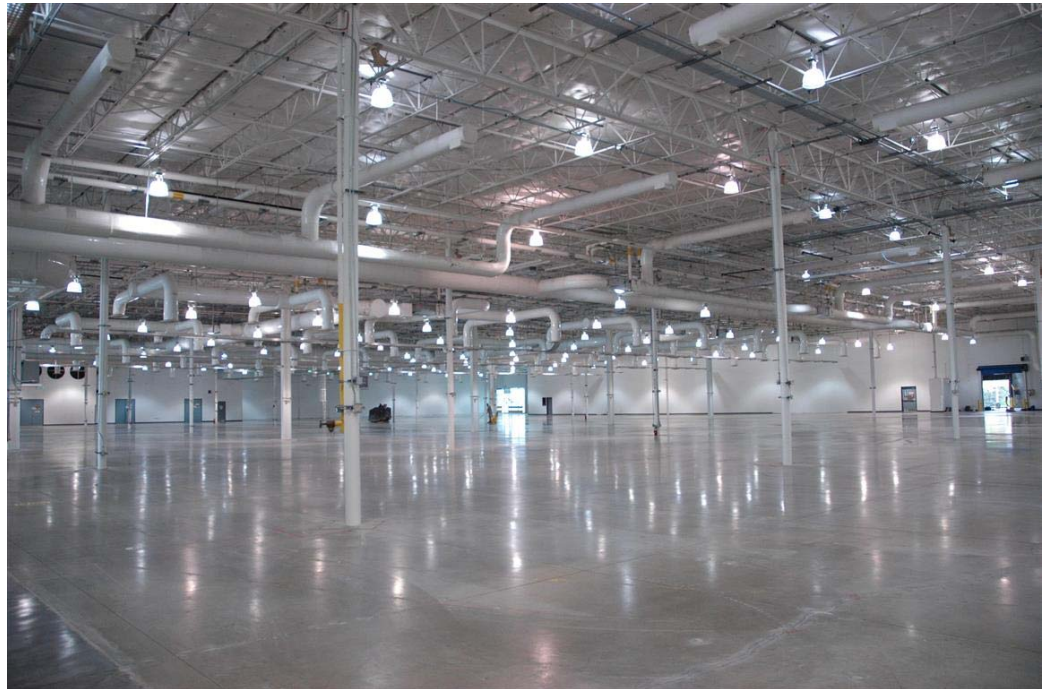
  
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