

SANDY LAKE DISTRIBUTION CENTER

Coppell, Texas



Location

- ❖ Prominent location in the center of the D/FW Metroplex
- ❖ Direct access to Sandy Lake Rd., Royal Lane, Northpoint Drive, SH-121, IH-635 LBJ Fwy and IH-35
- ❖ One (1) mile from D/FW International Airport and Interstate 635
- ❖ Close proximity to USPO Bulk Mail Center and D/FW Airport air freight areas
- ❖ Six (6) miles to Interstate 35
- ❖ Direct routes to Monterrey, Mexico, and other NAFTA Maquiladoras locations bordering US and Mexico
- ❖ Strategic regional distribution location with direct routes to all southern states: Arizona, New Mexico, Colorado, Oklahoma, Kansas, Missouri, Arkansas, Louisiana, Mississippi and Texas
- ❖ Outstanding demographics in surrounding communities



Owned and Managed by


For leasing information, call
 Myers & Crow Company, Ltd. (214) 520-7800
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Development Overview

- ❖ Site Area: 31.57 acres
- ❖ Building Area: 604,800 square feet
- ❖ Prominent location in the center of the D/FW Metroplex, adjacent to D/FW International Airport
- ❖ 7" deep, 190' wide concrete truck court and trailer parking area
- ❖ Well lit and secured truck court and trailer parking area with fence and electric access gates available
- ❖ Project access drives to Sandy Lake Road and State Highway 121
- ❖ Digital camera exterior security system available
- ❖ ESFR fire sprinkler system
- ❖ Appealing architectural design
- ❖ Abundant landscaping
- ❖ 120 trailer parking positions
- ❖ Full-cover illumination of parking lots and truck courts including exterior building lights and 22 pole lights
- ❖ Car parking areas independent of truck courts
- ❖ Triple Freeport Inventory Tax Exemption

Building Features

- ❖ 32' – 35' clear height providing flexible high cube storage
- ❖ Cross dock design
- ❖ 52' x 42' bay spacing with 60' staging bays
- ❖ 6" thick reinforced 4,000 psi concrete floor slab
- ❖ Exterior tenant signage available
- ❖ 98 dock doors (9' x 10') and 2 dock doors (11' x 14') with ramps
- ❖ Clerestory and skylights provide natural warehouse lighting
- ❖ Warehouse finish design to include metal halide lighting and dock equipment
- ❖ 36 – 30,000 cfm roof-mounted fans and 17 motorized wall-mounted louvers provide warehouse ventilation and air flow
- ❖ Dual pane insulated glass at all office areas
- ❖ Office finish design to include energy efficient technology and amenities including digital energy management HVAC system

