

SANDY LAKE

One Twenty One

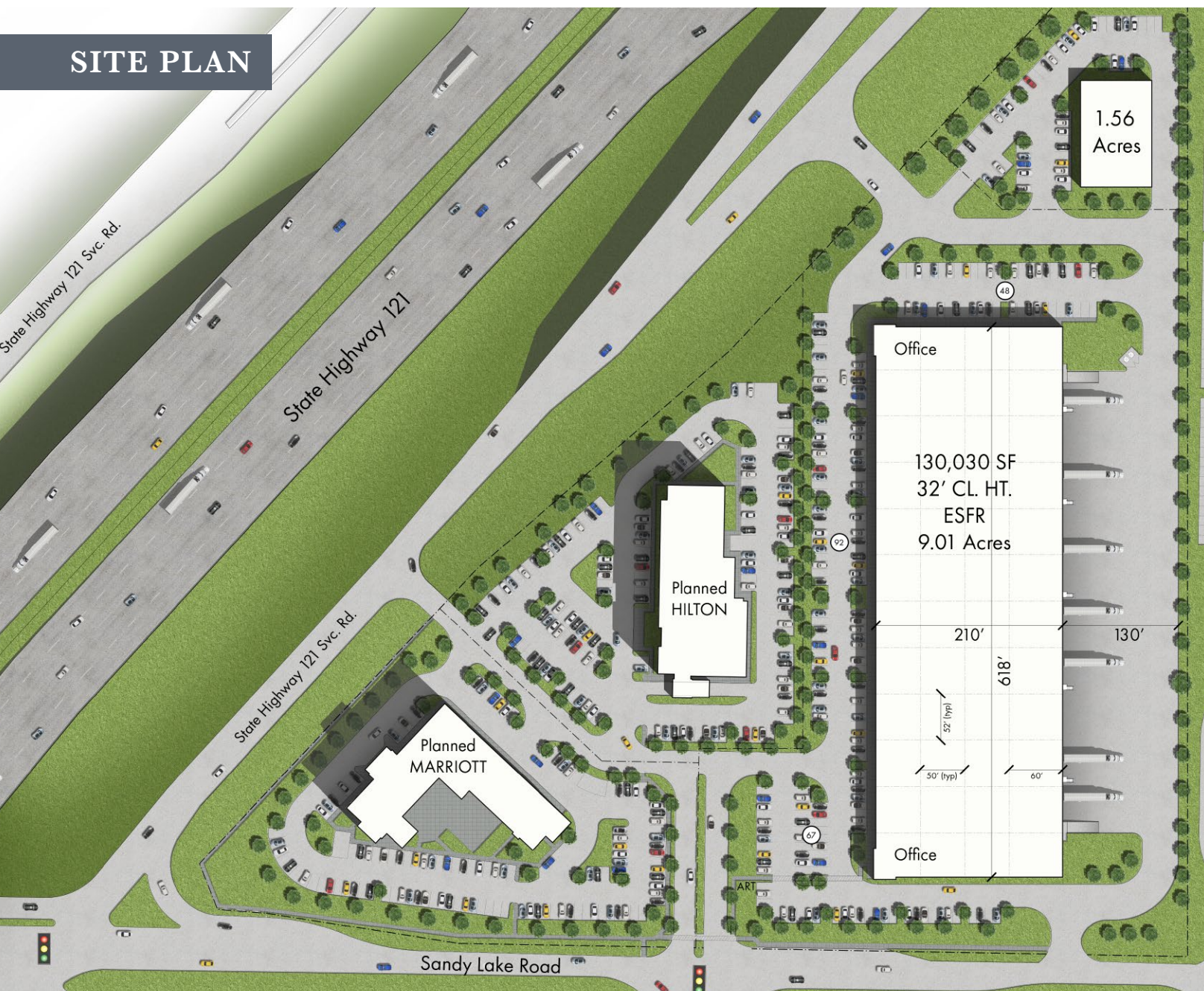
NEW 130,030 SF PROJECT ON SH-121
PREMIER CENTRAL METROPLEX LOCATION
NORTH SIDE OF DFW INTERNATIONAL AIRPORT



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SITE PLAN

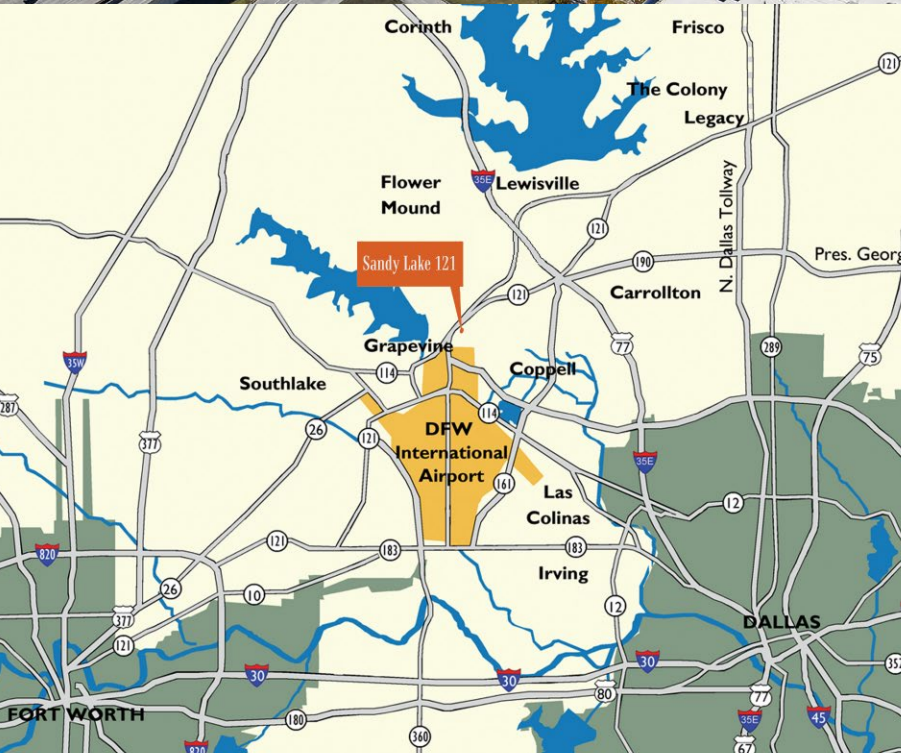


DEVELOPMENT OVERVIEW:

- Site Area: 9.018 acres in Coppell, Texas
- Building Area: 130,030 square feet
- 130-foot wide 7" thick concrete truck court
- Project access drives to Sandy Lake Road and State Highway 121
- ESFR fire sprinkler system
- Appealing architectural design
- Abundant landscaping
- Full-cover illumination of parking lot and truck court
- 201 car parking spaces independent of truck court
- Triple Freeport Inventory Tax Exemption

BUILDING & SITE FEATURES:

- 32' clear height providing flexible high cube storage
- 50' x 52' bay spacing with 60' staging bay
- 6" thick reinforced 4,000 psi concrete floor slab
- Exterior tenant signage available
- 33 dock doors (9' x 10') and two (2) dock doors (11' x 14') with ramps
- LED lighting
- Roof-mounted fans and wall-mounted louvers provide warehouse ventilation and air flow
- Dual pane insulated glass at all office areas
- Office finish to include custom design and energy efficient technology



PREMIER LOCATION:

- Prominent location in the center of the D/FW Metroplex
- Direct access to Sandy Lake Road, Royal Lane, 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
- Outstanding demographics in surrounding communities
- Adjacent to Grapevine Mills Mall, Bass Pro, abundant restaurants and retail amenities