

COPPELL BUSINESS CENTER II

1461 S. Belt Line Rd
Coppell, TX 75019

Office/Flex/Warehouse
For Lease

30,477 - 52,366 SF



Leasing Information:

Michael Peinado	Gil Stroube	Tom Kuhlmann
214.354.1668	214.632.7430	214.502.4985
mpeinado@lpc.com	gstroube@lpc.com	tkuhlmann@lpc.com

Lincoln

8111 Douglas Avenue
Suite 600
Dallas, TX 75225

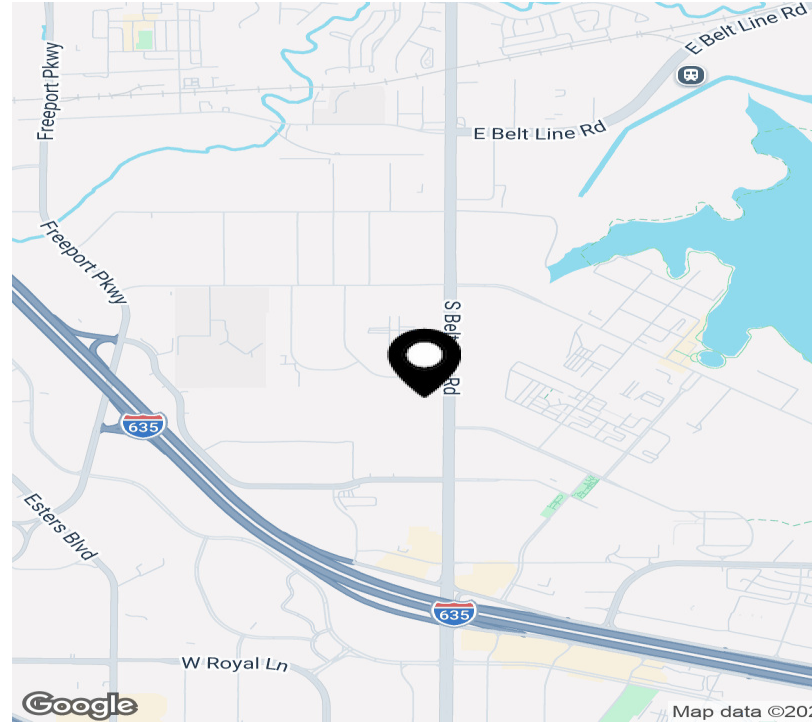
www.lpc.com

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Property Highlights

- Dock high loading
- Beltline Frontage
- Tenant maintains 24 hour control of premises
- Quality restaurants nearby
- Heavily landscaped
- Excellent corporate identity within a park-like environmental
- Immediate access to quality housing and retail

Availabilities

1461-500

1461-100

SF

30,477 SF

52,366 SF

Lease Rate

Negotiable

Negotiable

Date Available

Immediately

November 2026

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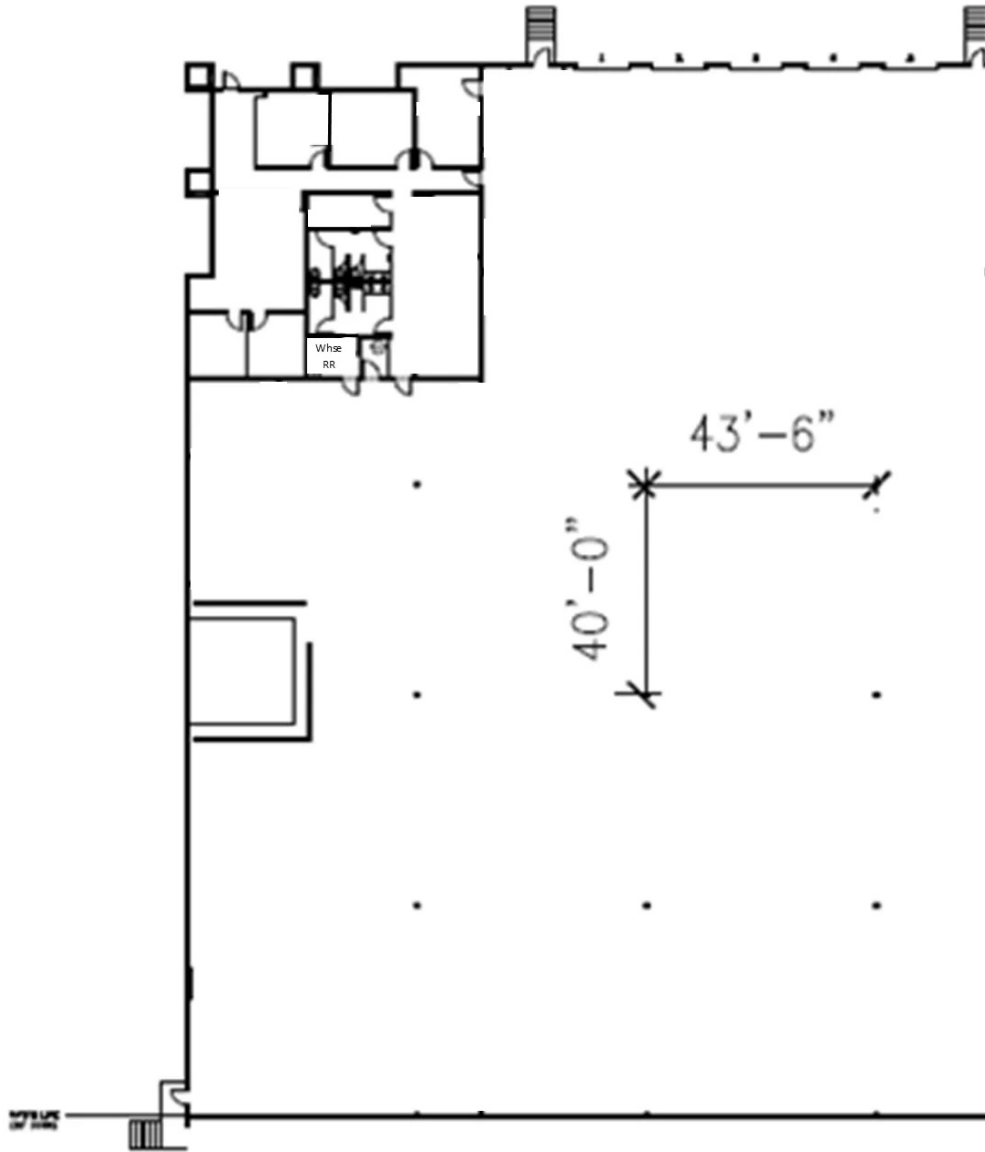
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1461 S. Belt Line Rd | Coppell, TX 75019

1461 S. Beltline | Suite 500

30,477 SF



Suite	Size	Lease Rate	Description
1461-500	30,477 SF	Negotiable	480V 600A 3 phase power 100% HVAC 24' Clear height ESFR sprinkler Five (5) dock high doors 100% AC potential

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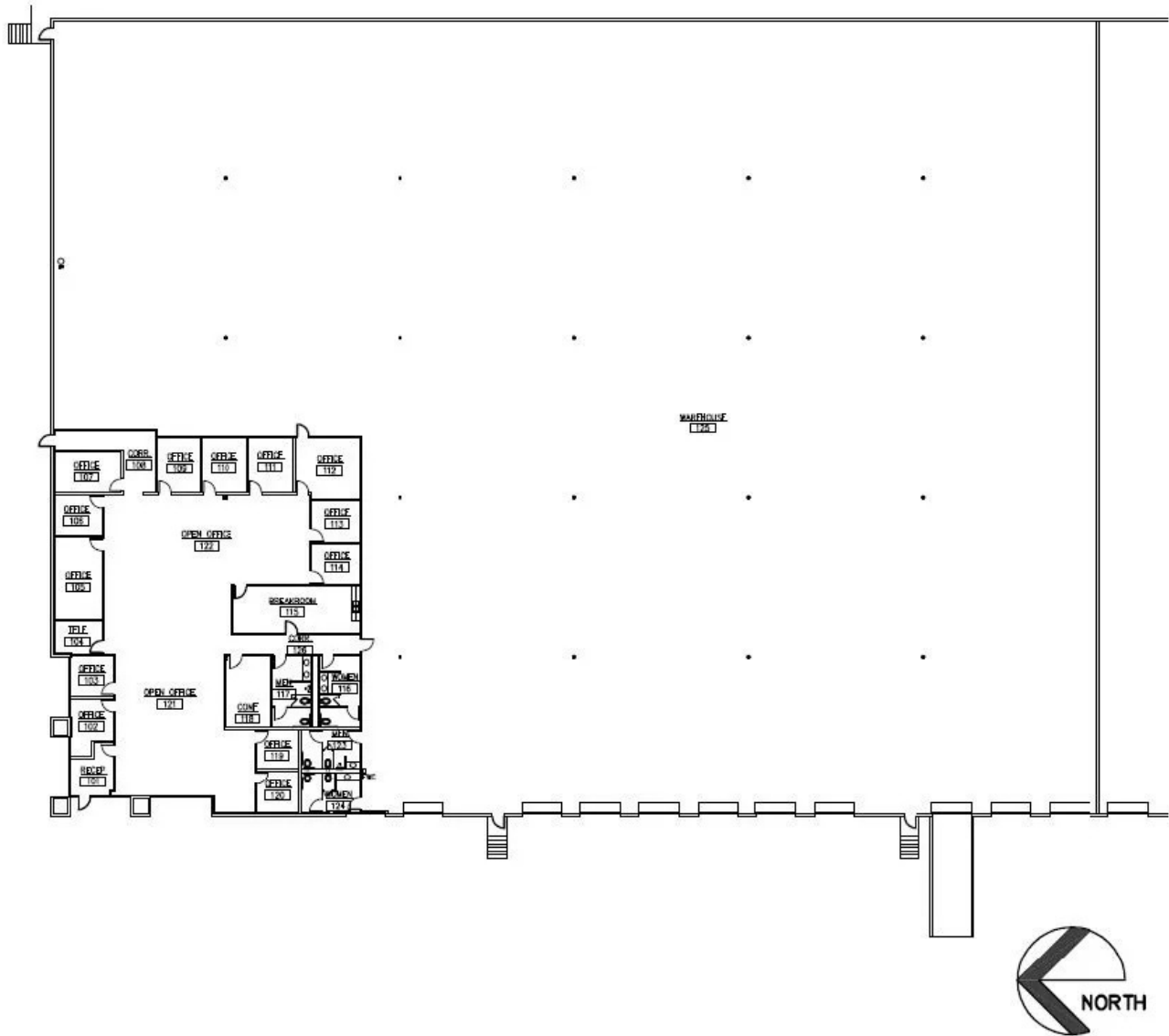
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1461 S. Beltline | Suite 100

52,366 SF



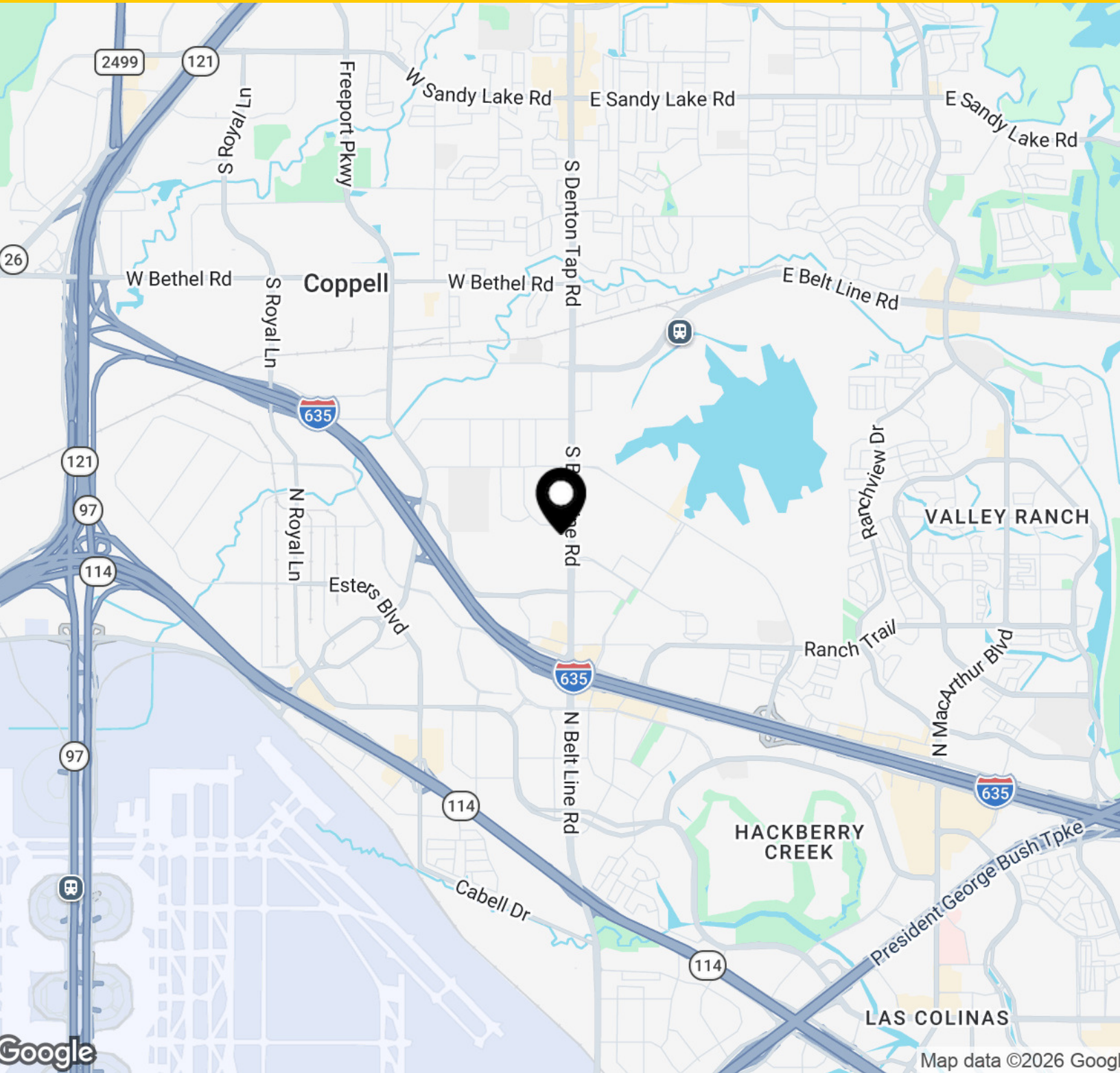
Suite	Size	Lease Rate	Description
1461-100	52,366 SF	Negotiable	Approximately 7,047 SF office Nine (9) dock high doors One (1) concrete ramp Fully sprinklered

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