



# STONELAKE SKYPORT



**CLASS A NEW CONSTRUCTION**  
*Adjacent to DFW International Airport*

20,800 - 282,512 SF  
Class A Industrial Development

850 South Royal Lane  
Coppell, Texas

DEVELOPED & OWNED BY



LEASED BY





**STONELAKE  
SKYPORT**

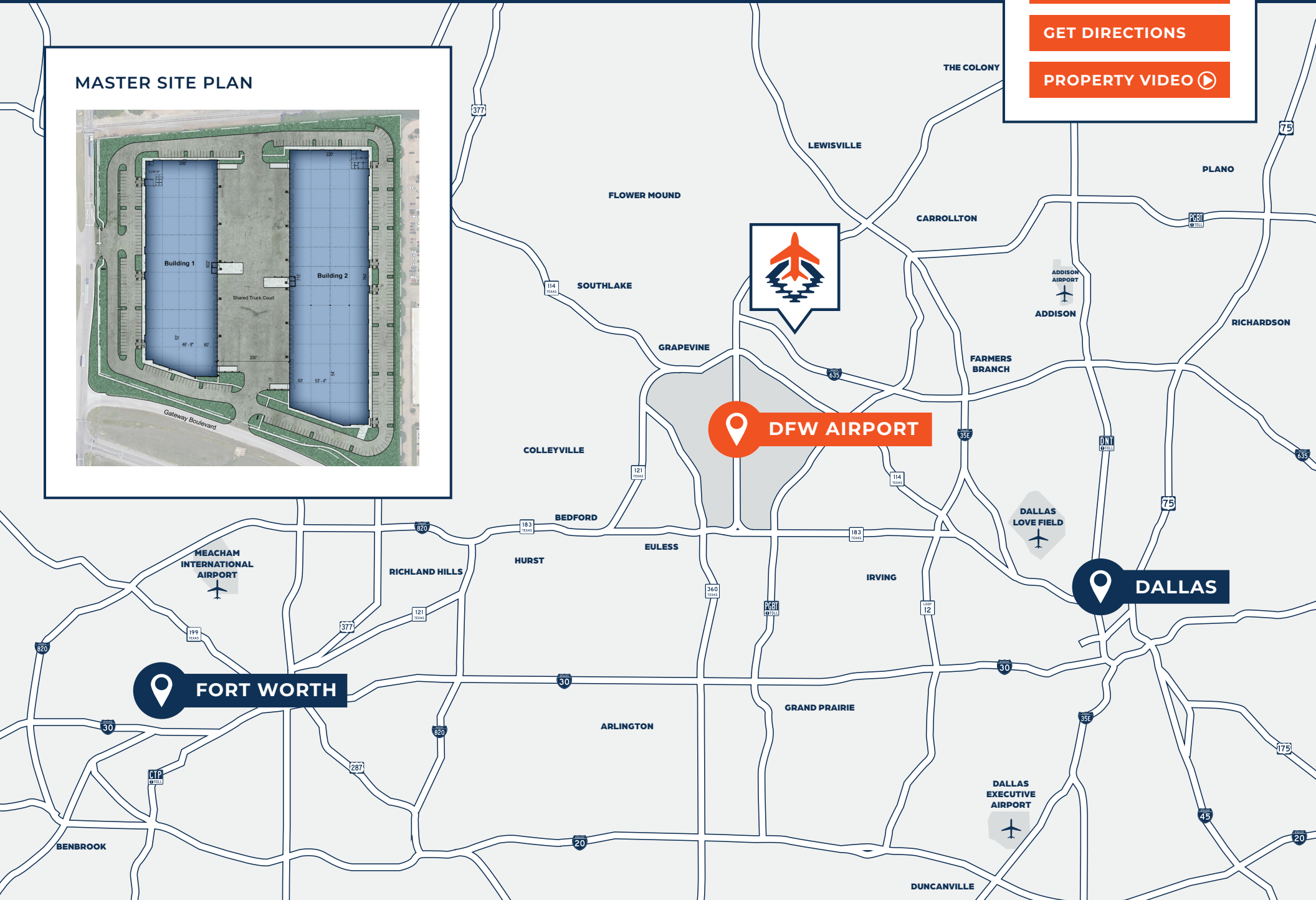
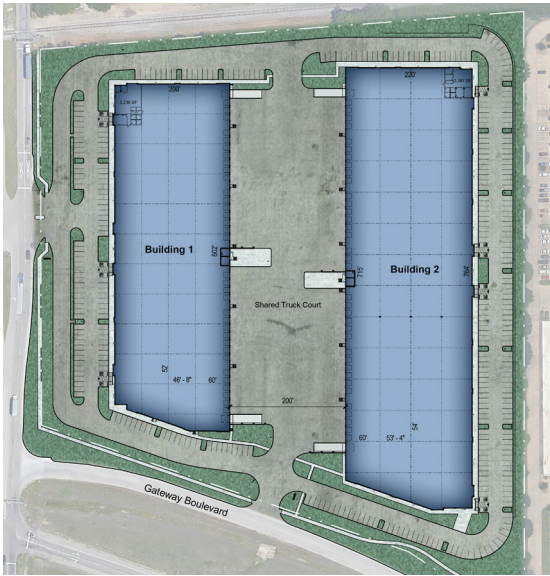
# PROPERTY LOCATION | Stonelake Skyport

[MASTER SITE PLAN](#)

[GET DIRECTIONS](#)

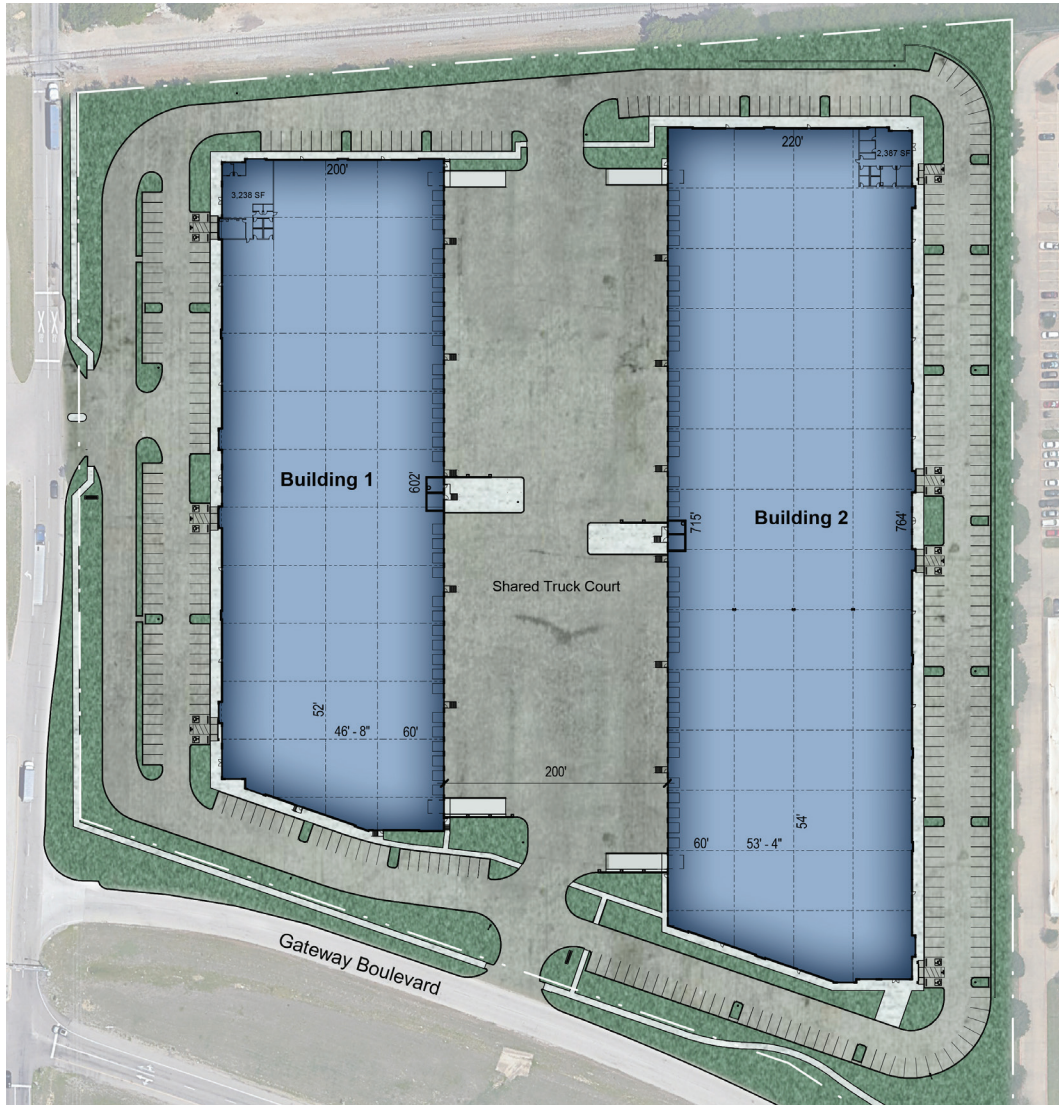
[PROPERTY VIDEO](#)

## MASTER SITE PLAN





# MASTER SITE PLAN



## HIGHLIGHTS

- Class A Brand New Construction
- Two Building Project: 282,512 SF
- 36' Clear Heights
- Offering Rear Load Configurations
- Highway Frontage Facing LBJ Freeway
- Triple Freeport Tax Exemption
- Strong Parking Count
- Move-In Ready: Spec Office, LED Lighting (30 FC)

## LOCATION STRENGTHS

- Directly Adjacent to DFW International Airport
- Direct Access to I-635 and Hwy 121
- Strong Corporate Neighbors
- Outstanding Labor Pool
- Central Location within DFW Metroplex
- East DFW Airport/Las Colinas Industrial Submarket
- Great Access, Surrounding Amenities, and Demographics

### BUILDING 1 SPECS

|              |            |
|--------------|------------|
| Available SF | 117,608 SF |
| Clear Height | 36'        |
| Car Parks    | 137        |

### BUILDING 2 SPECS

|              |            |
|--------------|------------|
| Available SF | 164,904 SF |
| Clear Height | 36'        |
| Car Parks    | 224        |





# SITE PLAN

## BUILDING 1 | 850 South Royal Lane

|  |                               |                                      |
|--|-------------------------------|--------------------------------------|
|  | <b>TOTAL SIZE</b>             | 117,608 SF                           |
|  | <b>DIVISIBLE TO</b>           | 20,800 SF                            |
|  | <b>SPECULATIVE OFFICE</b>     | 3,200 SF                             |
|  | <b>BUILDING DEPTH</b>         | 200'                                 |
|  | <b>TYPICAL BAY SIZE</b>       | 46'8" x 52'                          |
|  | <b>STAGING BAY</b>            | 60'                                  |
|  | <b>CLEAR HEIGHT</b>           | 36'                                  |
|  | <b>LOADING</b>                | Rear Load                            |
|  | <b>DOCK DOORS</b>             | 34                                   |
|  | <b>OVERSIZED RAMPED DOORS</b> | 2 - 12' x 14'                        |
|  | <b>SPRINKLER SYSTEM</b>       | ESFR                                 |
|  | <b>TRUCK COURT DEPTH</b>      | 200' Shared                          |
|  | <b>PARKING</b>                | 137                                  |
|  | <b>LIGHTING</b>               | LED Lights on Motion Sensors (30 FC) |

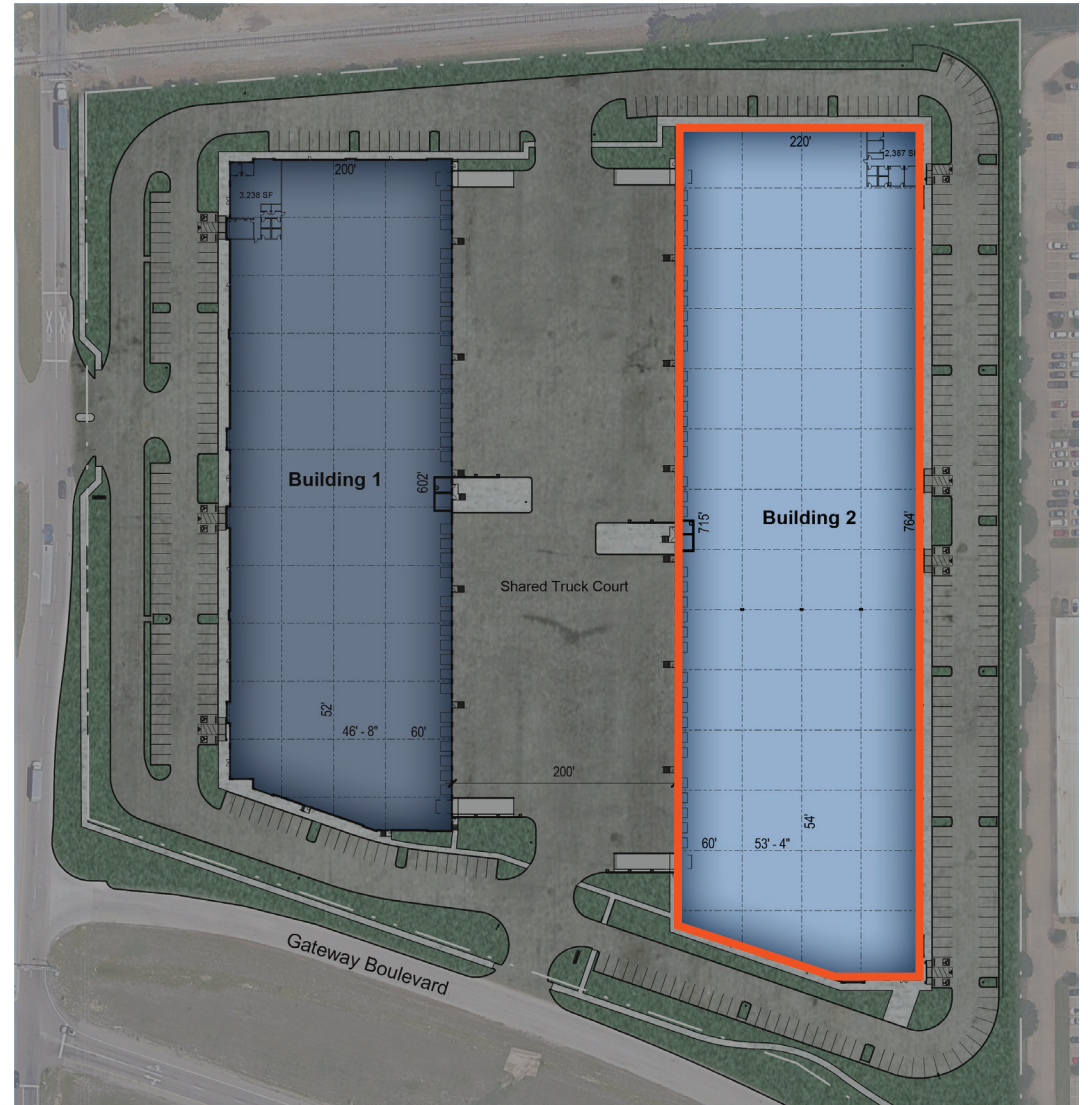




# SITE PLAN

**BUILDING 2** | 1020 Gateway Boulevard

|  |                               |                                      |
|--|-------------------------------|--------------------------------------|
|  | <b>TOTAL SIZE</b>             | 164,904 SF                           |
|  | <b>DIVISIBLE TO</b>           | 35,640 SF                            |
|  | <b>SPECULATIVE OFFICE</b>     | 2,488 SF                             |
|  | <b>BUILDING DEPTH</b>         | 220'                                 |
|  | <b>TYPICAL BAY SIZE</b>       | 53'4" x 54'                          |
|  | <b>STAGING BAY</b>            | 60'                                  |
|  | <b>CLEAR HEIGHT</b>           | 36'                                  |
|  | <b>LOADING</b>                | Rear Load                            |
|  | <b>DOCK DOORS</b>             | 36                                   |
|  | <b>OVERSIZED RAMPED DOORS</b> | 2 - 12' x 14'                        |
|  | <b>SPRINKLER SYSTEM</b>       | ESFR                                 |
|  | <b>TRUCK COURT DEPTH</b>      | 200' Shared                          |
|  | <b>PARKING</b>                | 224                                  |
|  | <b>LIGHTING</b>               | LED Lights on Motion Sensors (30 FC) |



# MAP

## CORPORATE NEIGHBORS



# MAP

## INGRESS / EGRESS





INTERSTATE  
TEXAS  
635

GATEWAY DRIVE

N ROYAL LANE





# STONELAKE SKYPORT

## FOR LEASING INFORMATION

**Andrew Gilbert**

972.280.8312

[agilbert@holtlunsford.com](mailto:agilbert@holtlunsford.com)

**Keaton Brice**

972.421.1956

[kbrice@holtlunsford.com](mailto:kbrice@holtlunsford.com)

**Blake Wilson**

214.220.7297

[bwilson@stonelake.com](mailto:bwilson@stonelake.com)

DEVELOPED & OWNED BY



LEASED BY



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.