

COPPELL BUSINESS CENTER II

1421 S. Belt Line Rd
Coppell, TX 75019

Office/Flex/Warehouse
For Lease

16,800 - 30,300 SF



Leasing Information:
214.740.3300

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

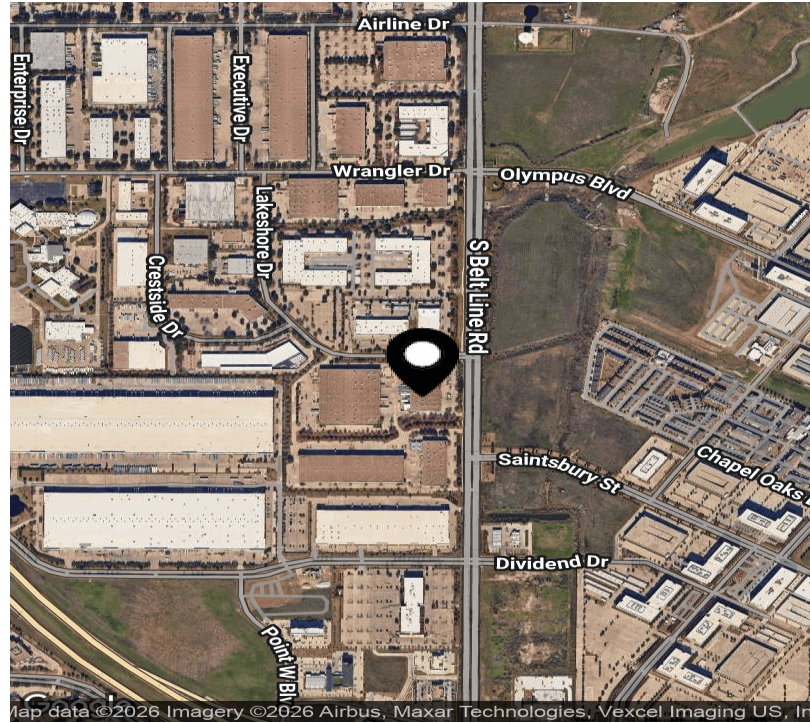
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16,800 - 30,300 SF



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 environment
- Immediate access to quality housing and retail

Availabilities

- 1421-100
- 1421-400

SF

- 16,800 SF
- 30,300 SF

Lease Rate

- Negotiable
- Negotiable

Date Available

- Immediately
- October 2026

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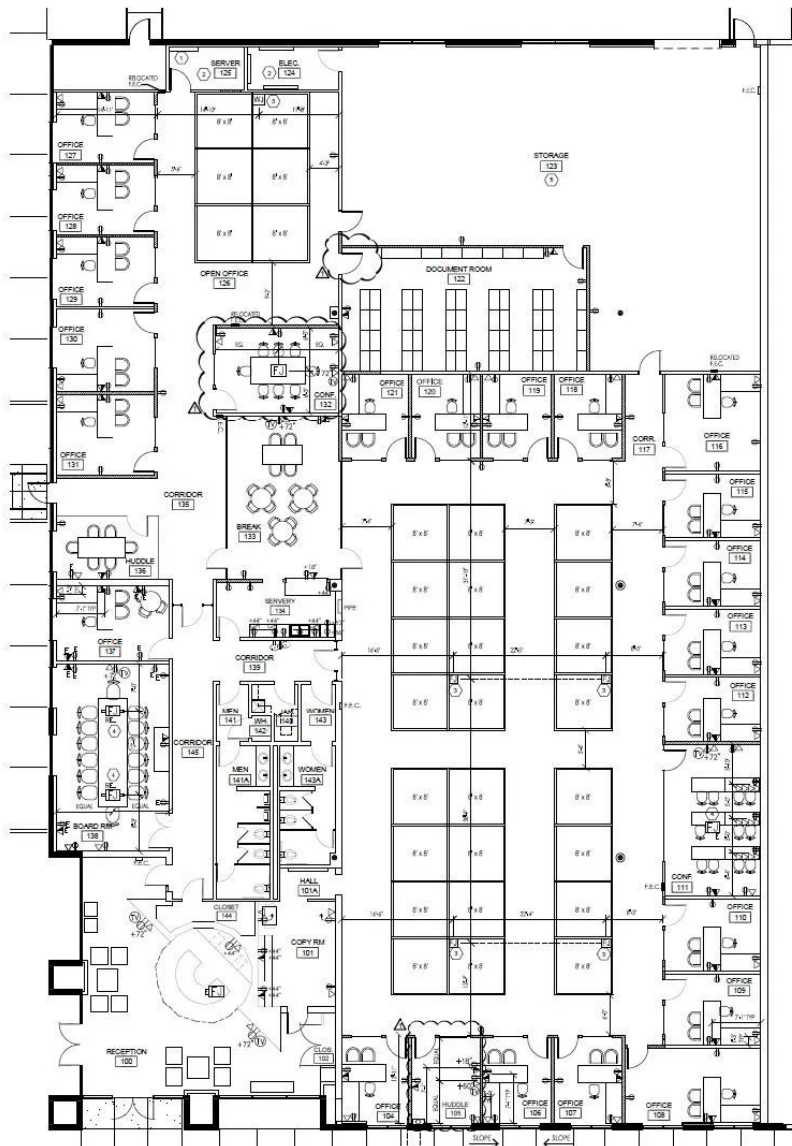
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COPPELL BUSINESS CENTER II

1421 S. Belt Line Rd | Coppell, TX 75019

1421 S. Beltline, Suite 100

16,800 SF



Suite	Size	Lease Rate	Description
1421-100	16,800 SF	Negotiable	20' Clear Height in warehouse Warehouse expandable Three (3) dock high doors Class IV Sprinkler Rear Load Dock high loading

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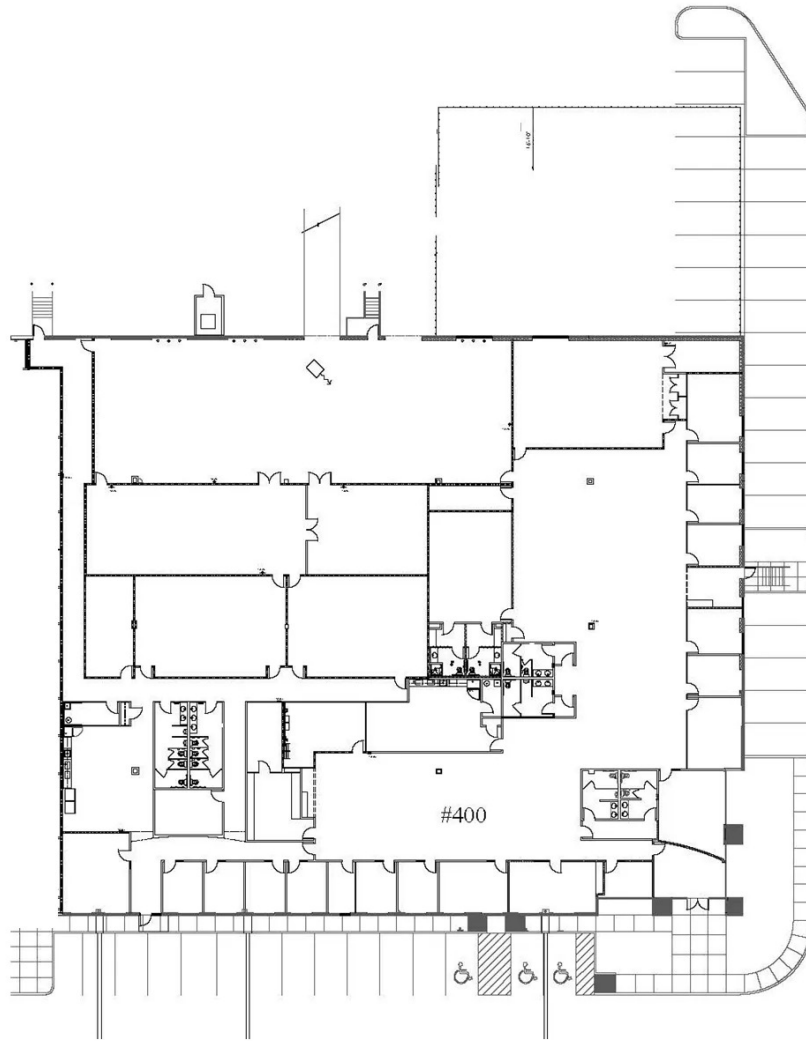
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COPPELL BUSINESS CENTER II

1421 S. Belt Line Rd | Coppell, TX 75019

1421 S. Beltline, Suite 400

30,300 SF



Suite	Size	Lease Rate	Description
1421-400	30,300 SF	Negotiable	Available July 2026 Two (2) dock high doors One (1) ramp

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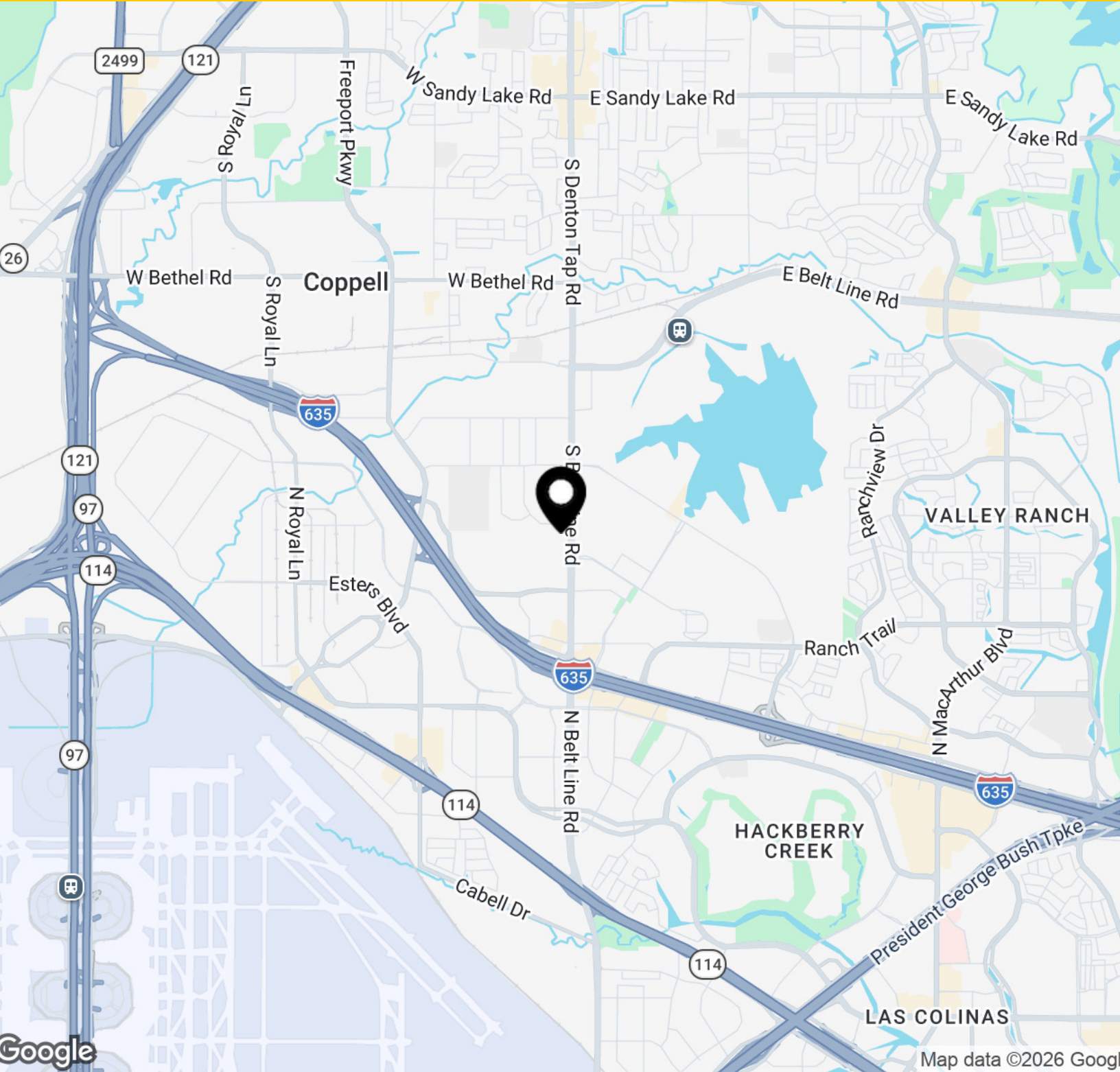
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