

# COPPELL BUSINESS CENTER II

1421 + 1461 S. Belt Line Rd  
Coppell, TX 75019

Office/Flex/Warehouse For Lease  
16,800, 30,477 & 30,300 SF



Leasing Information:  
214.740.3300

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

## Lincoln

8111 Douglas Avenue  
Suite 600  
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[www.lpc.com](http://www.lpc.com)

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16,800, 30,477 & 33,030 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 environmental
- Immediate access to quality housing and retail

### Availabilities

1421-100	16,800 SF	Negotiable	Immediately
1421-400	30,300 SF	Negotiable	July 2026
1461-500	30,477 SF	Negotiable	Immediately

### Lease Rate

### Date Available

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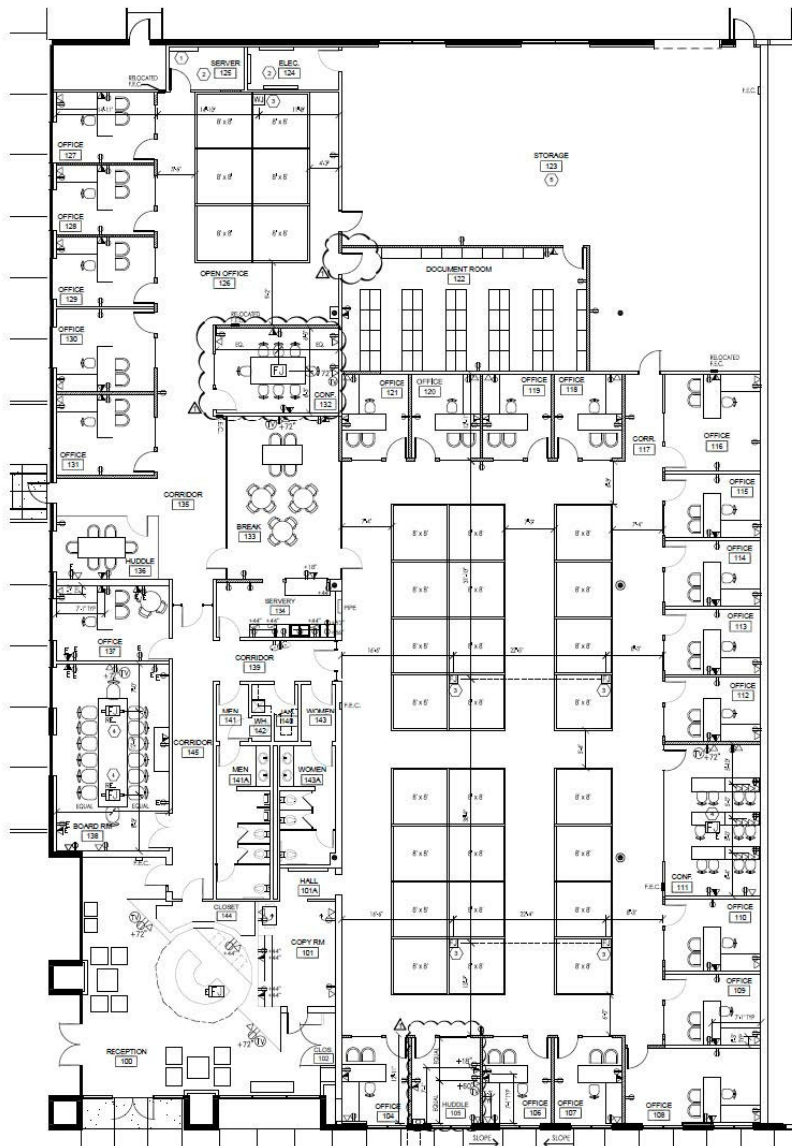
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1421 + 1461 S. Belt Line Rd | Coppell, TX 75019

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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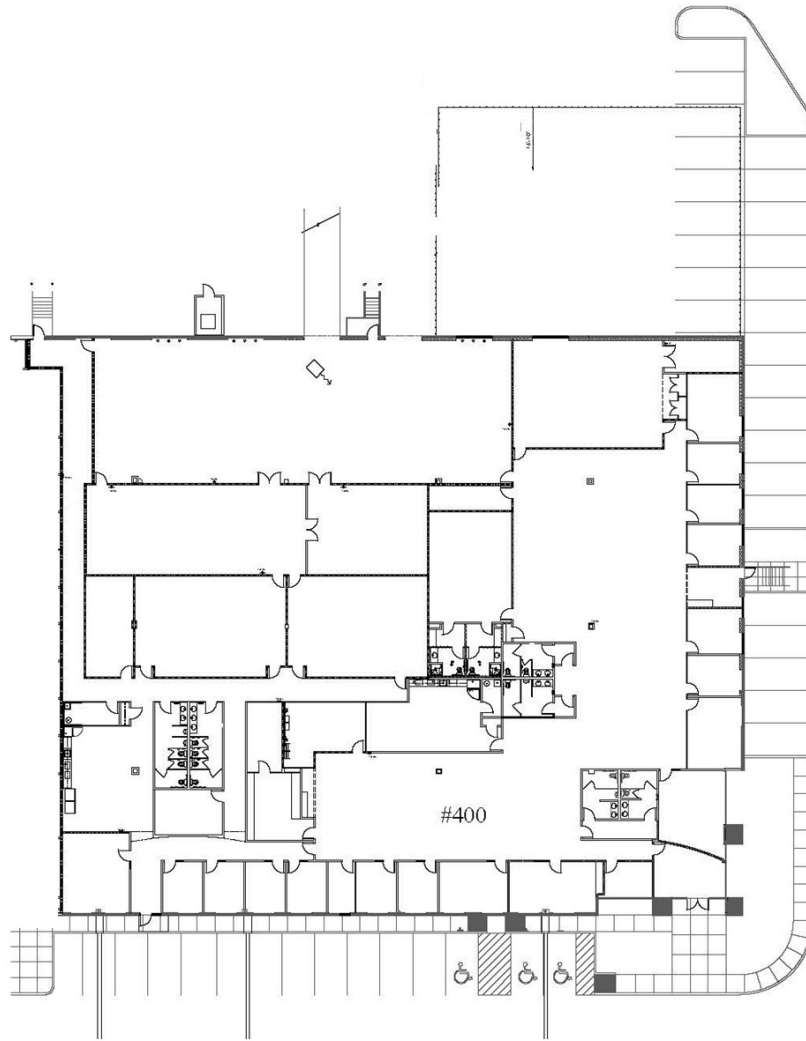
**Lincoln**

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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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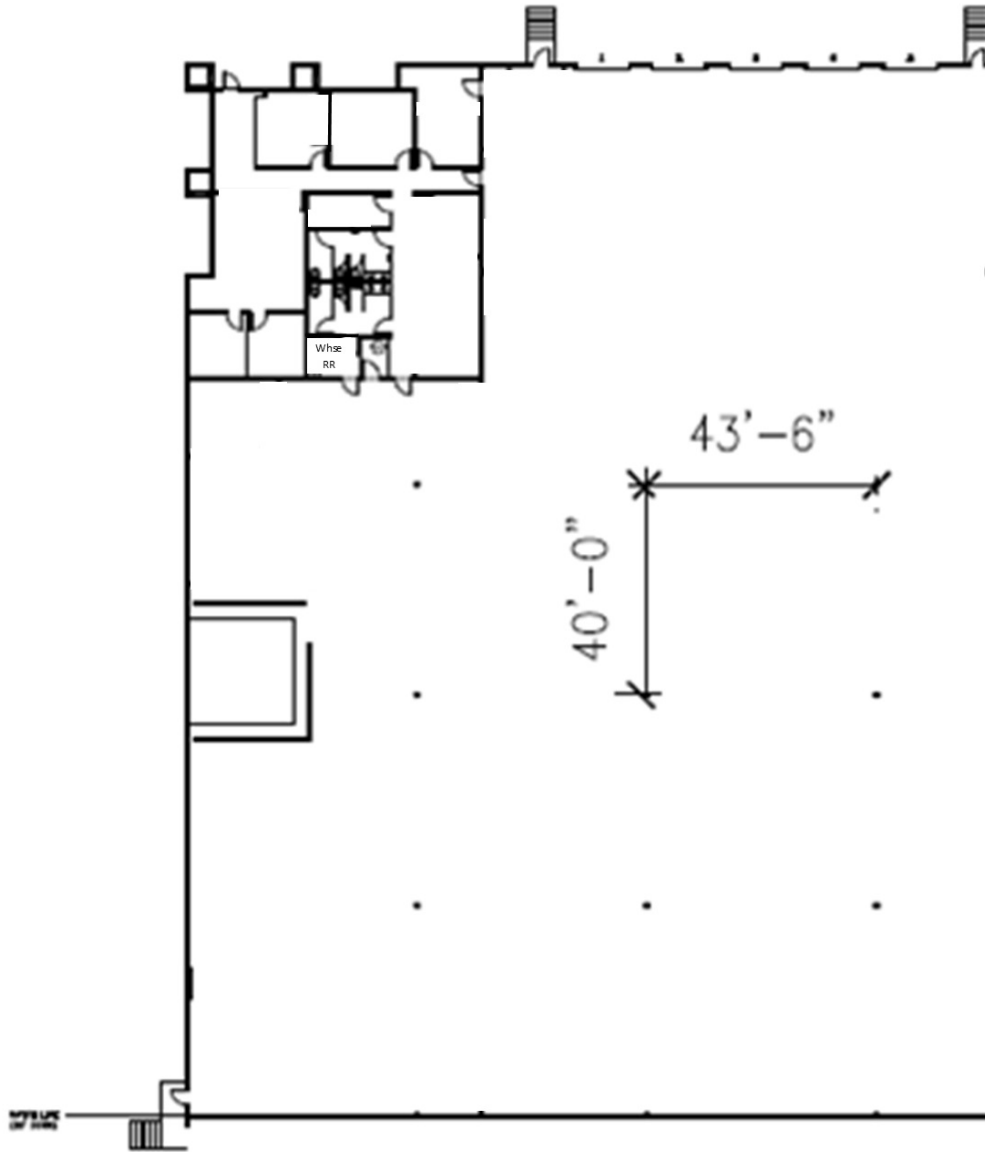
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1461 S. Beltline, Suite 500

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 Cross dock loading

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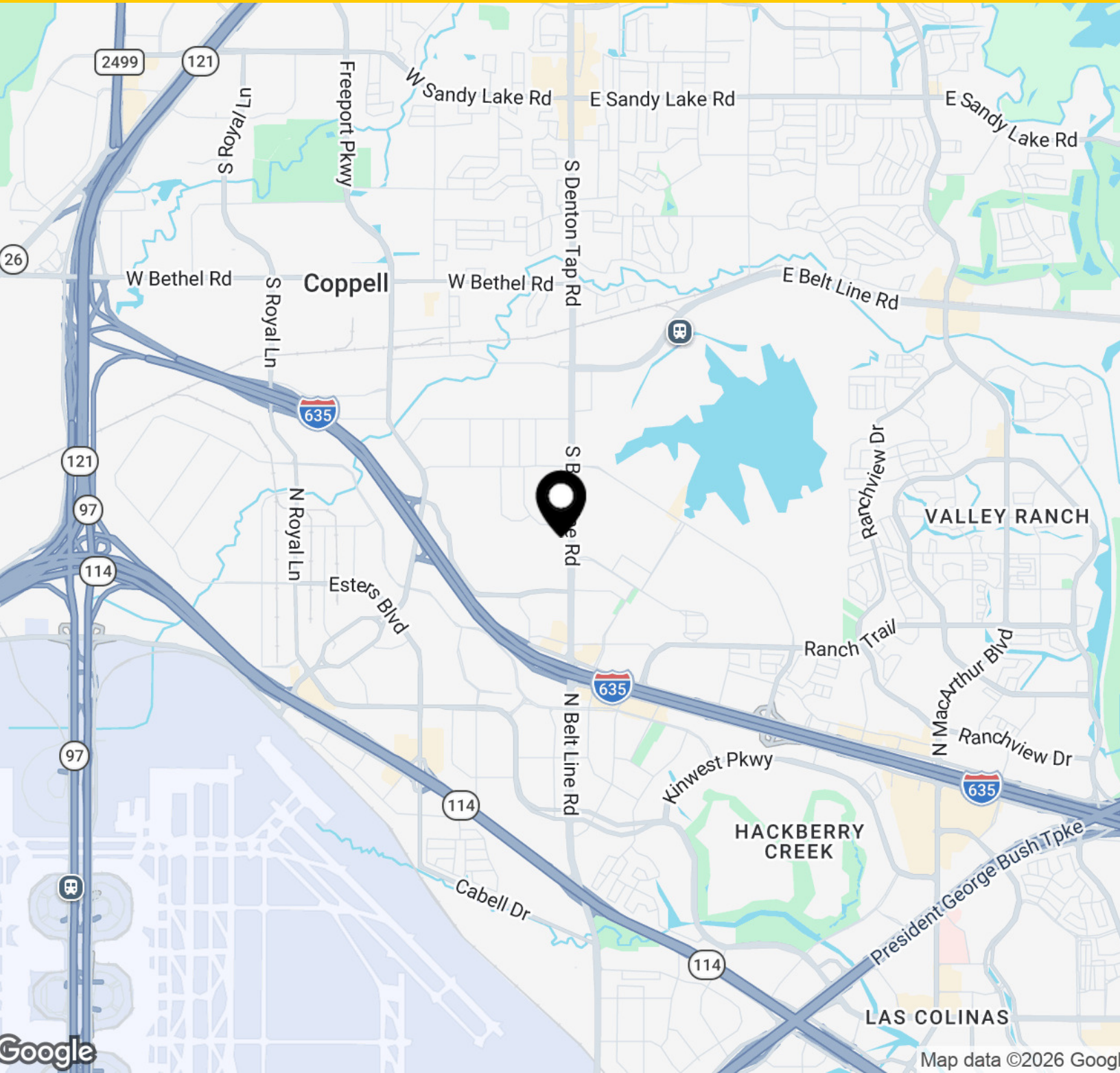
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