



STONELAKE SKYPARK



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**

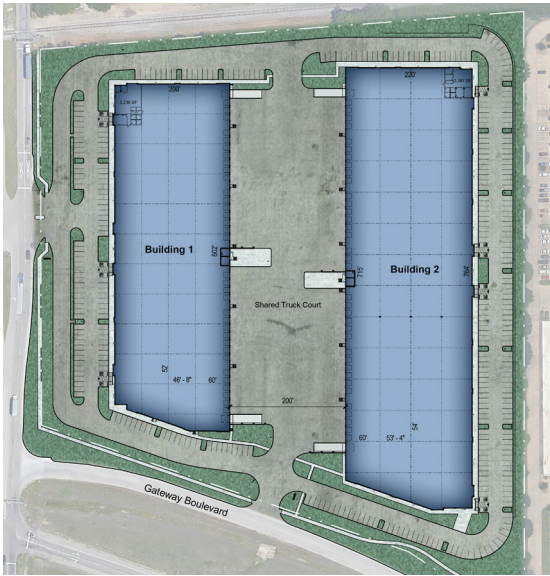
PROPERTY LOCATION | Stonelake Skyport

[MASTER SITE PLAN](#)

[GET DIRECTIONS](#)

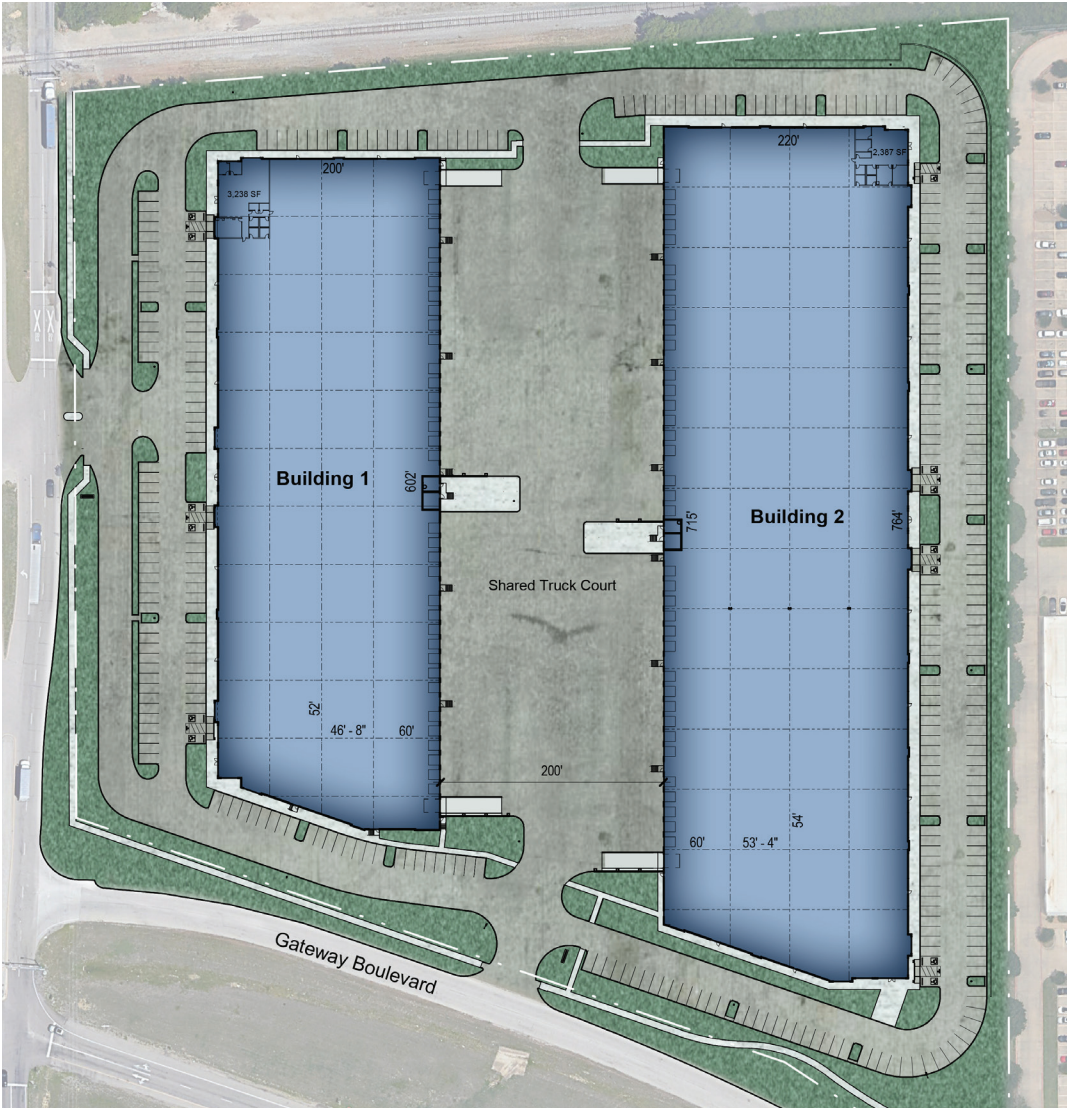
[PROPERTY VIDEO](#)

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



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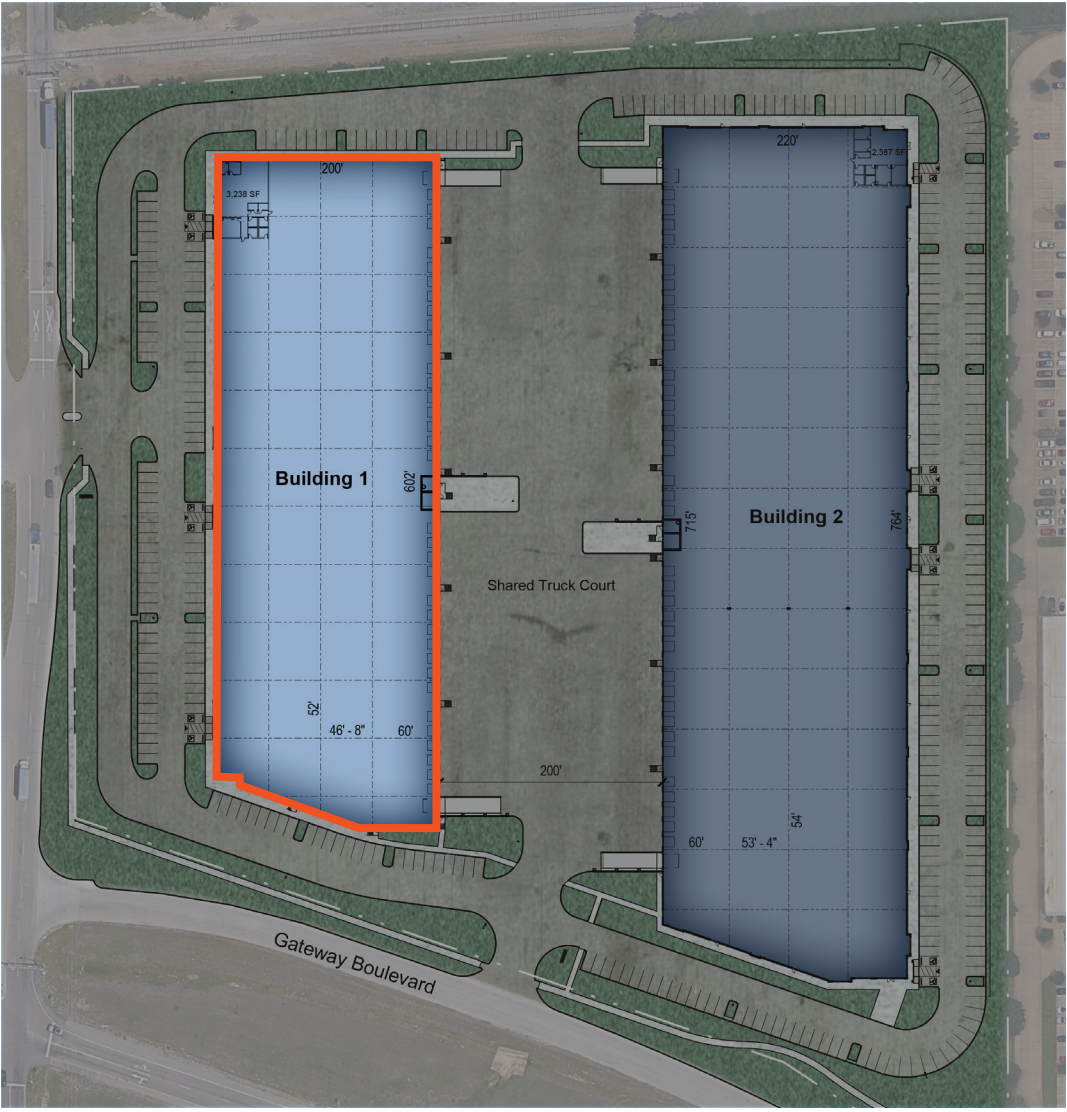
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SITE PLAN

BUILDING 1 | 850 South Royal Lane

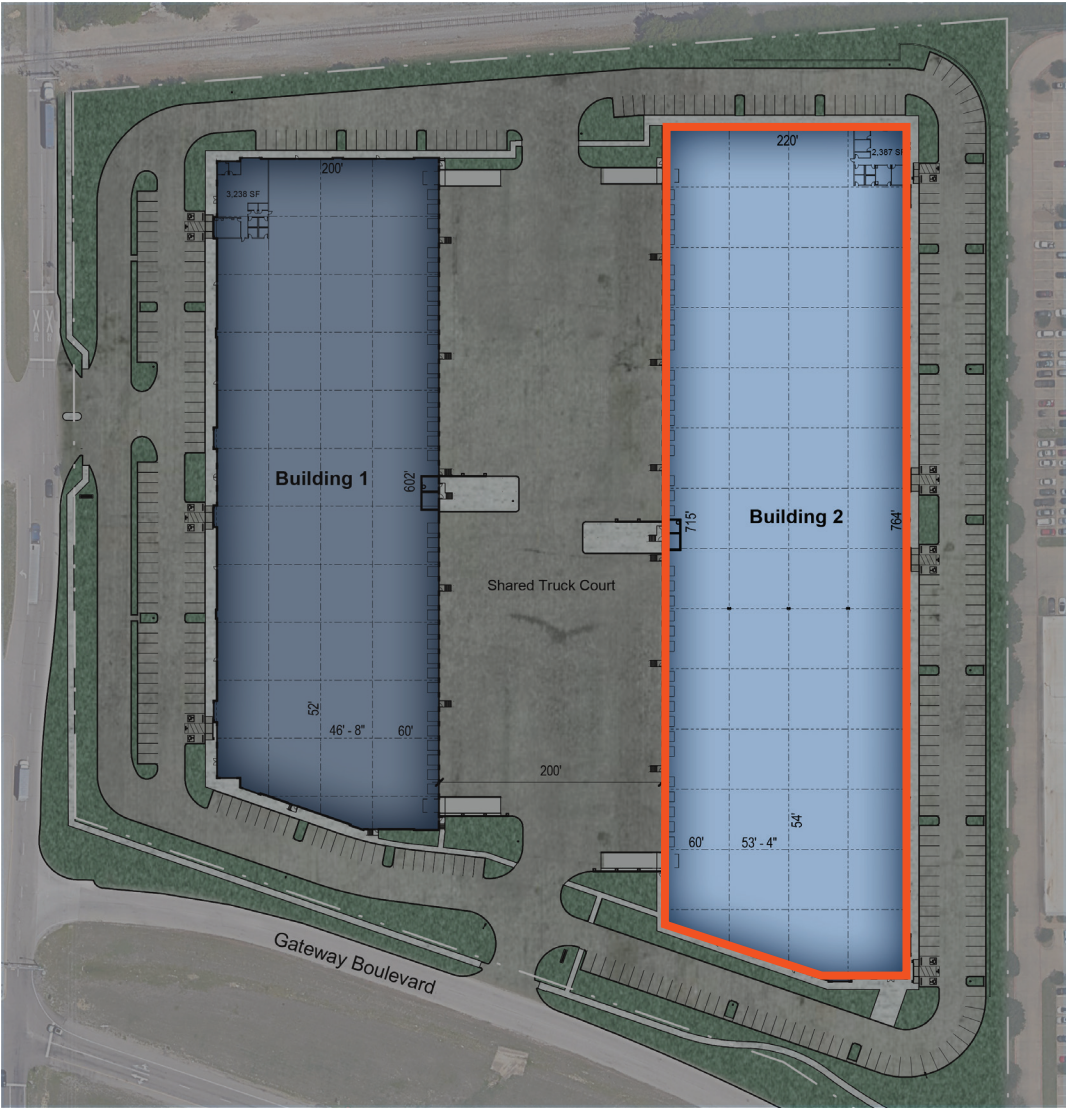
	TOTAL SIZE	117,608 SF
	DIVISIBLE TO	20,800 SF
	SPECULATIVE OFFICE	3,200 SF
	BUILDING DEPTH	200'
	TYPICAL BAY SIZE	46'8" x 52'
	STAGING BAY	60'
	CLEAR HEIGHT	36'
	LOADING	Rear Load
	DOCK DOORS	34
	OVERSIZED RAMPED DOORS	2 - 12' x 14'
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	200' Shared
	PARKING	137
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



SITE PLAN

BUILDING 2 | 1020 Gateway Boulevard

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



MAP

CORPORATE NEIGHBORS



MAP

INGRESS / EGRESS



DRIVING DISTANCES	
I-635	Immediate
Highway 121	1.5 Miles
Highway 114	2.5 Miles
DFW Airport	2.9 Miles
PCBT	5.5 Miles
Highway 360	6.6 Miles
I-35	8.2 Miles
Highway 183	9 Miles

	INGRESS
	EGRESS





GATEWAY DRIVE

N ROYAL LANE



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