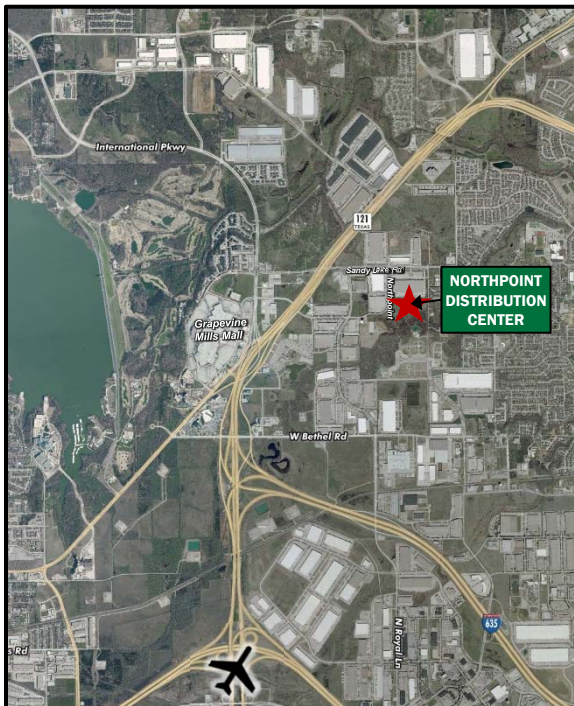
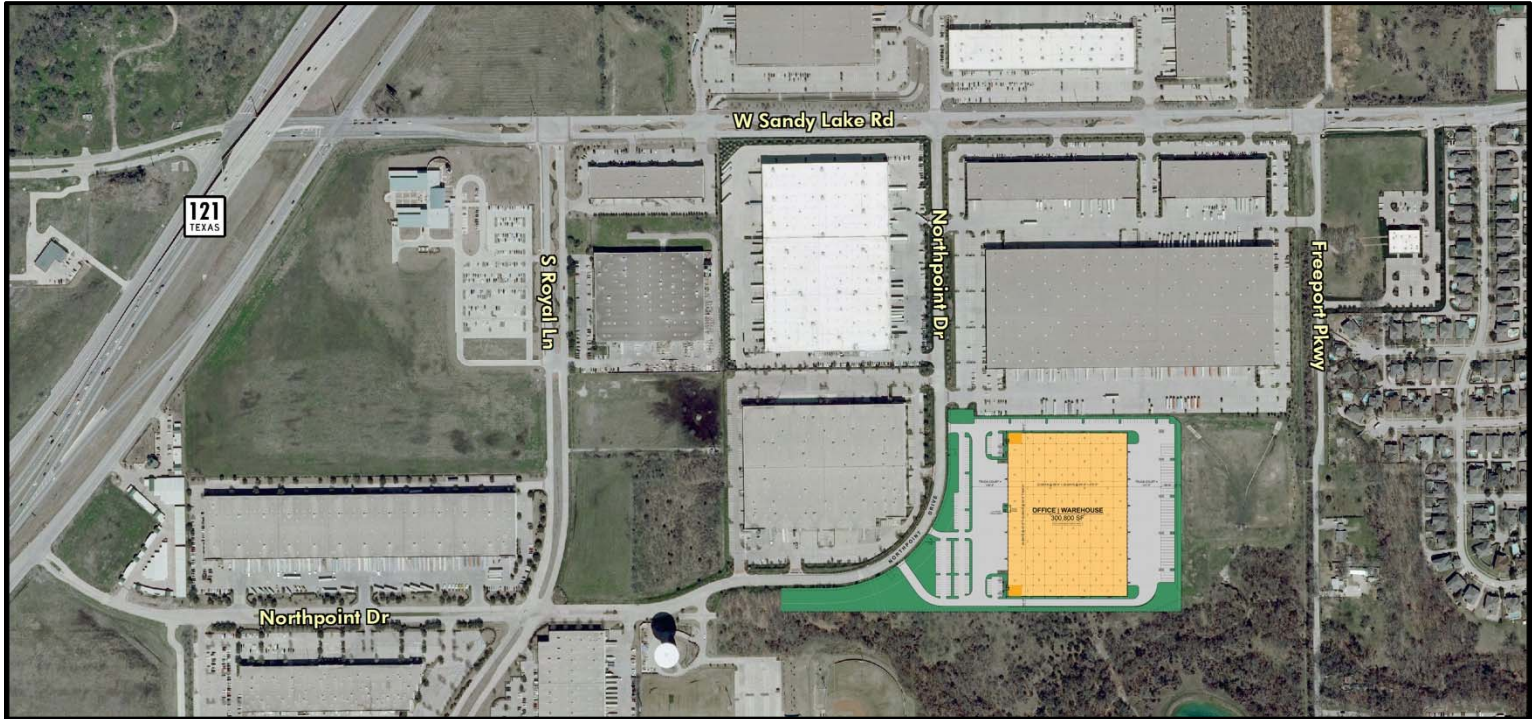


# FOR LEASE

**NORTHPOINT DISTRIBUTION CENTER**  
**350 S. NORTHPOINT DRIVE, COPPELL, TX**  
**300,800 SQUARE FEET AVAILABLE**



## Area Highlights

- ◆ In Place Tax Abatement with City of Coppel
- ◆ Triple Freeport
- ◆ Centrally located in Coppel near amenities including restaurants, retail and hotels
- ◆ Easy access to IH-635, SH 121, SH 114 and IH-35E
- ◆ 4 Miles to DFW Airport
- ◆ 1 Mile to US Post Office Bulk Mail Facility

***Estimated Completion October 2013***



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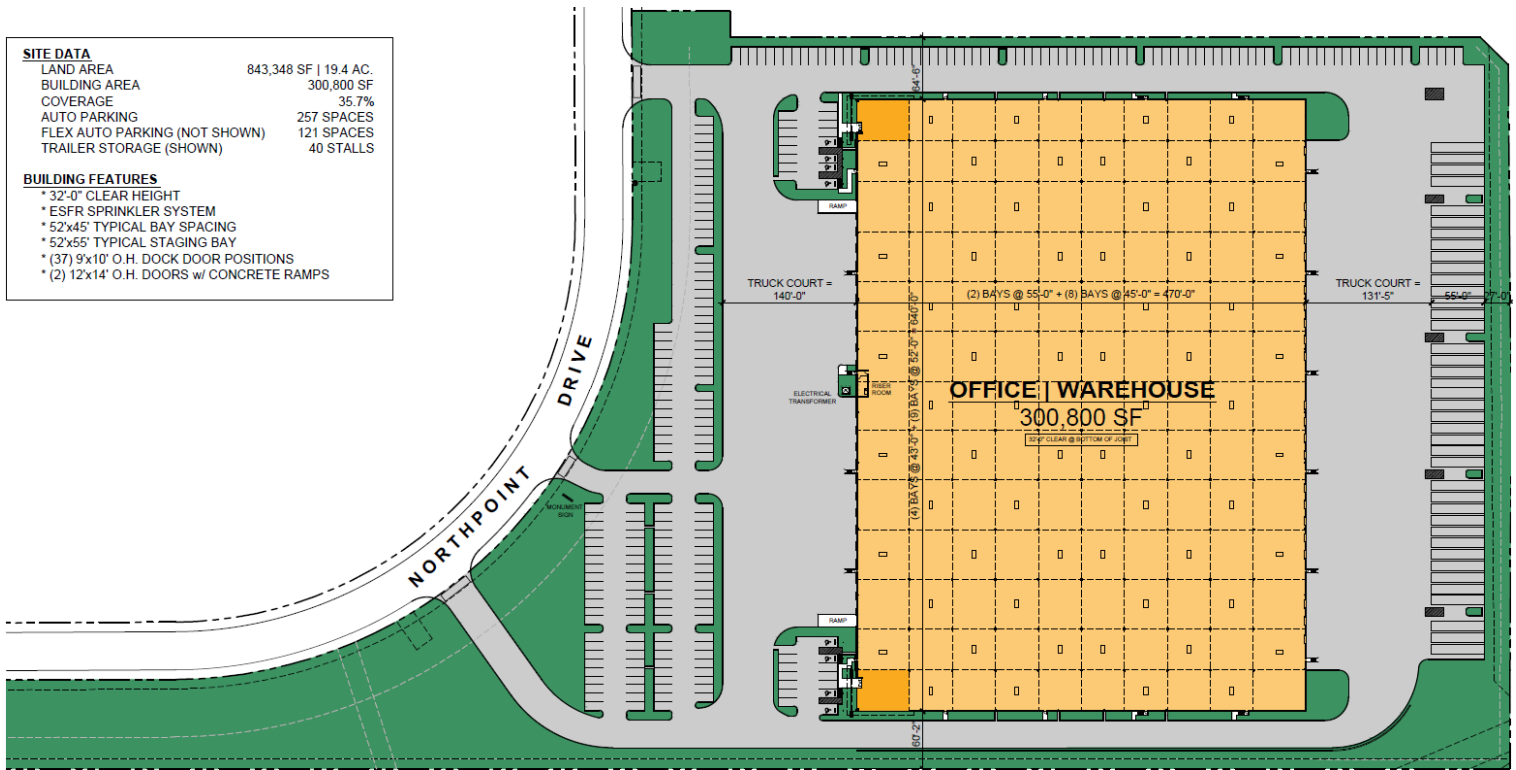
# FOR LEASE

## NORTHPOINT DISTRIBUTION CENTER 350 S. NORTHPOINT DRIVE, COPPELL, TX 300,800 SQUARE FEET AVAILABLE

SITE DATA	
LAND AREA	843,348 SF   19.4 AC.
BUILDING AREA	300,800 SF
COVERAGE	35.7%
AUTO PARKING	257 SPACES
FLEX AUTO PARKING (NOT SHOWN)	121 SPACES
TRAILER STORAGE (SHOWN)	40 STALLS

BUILDING FEATURES	
* 32'-0" CLEAR HEIGHT	
* ESFR SPRINKLER SYSTEM	
* 52'x45' TYPICAL BAY SPACING	
* 52'x55' TYPICAL STAGING BAY	
* (37) 9'x10' O.H. DOCK DOOR POSITIONS	
* (2) 12'x14' O.H. DOORS w/ CONCRETE RAMPS	



### Building Highlights

- ◆ Total Building Size - 300,800 Square feet
- ◆ 32' Clear Height
- ◆ 470' Building Depth
- ◆ 45' x 52' Typical Bay Spacing (55' x 52' Staging Bay)
- ◆ 37 Dock Doors, 2 Drive-In Doors
- ◆ 40 Trailer Storage Positions
- ◆ 257 Car Parks
- ◆ ESFR Sprinkler System



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