

For Lease or Sale

631 S Royal Lane - Coppell, TX 75019

FREEMPORT NORTH SUBMARKET



**CITADEL
PARTNERS**

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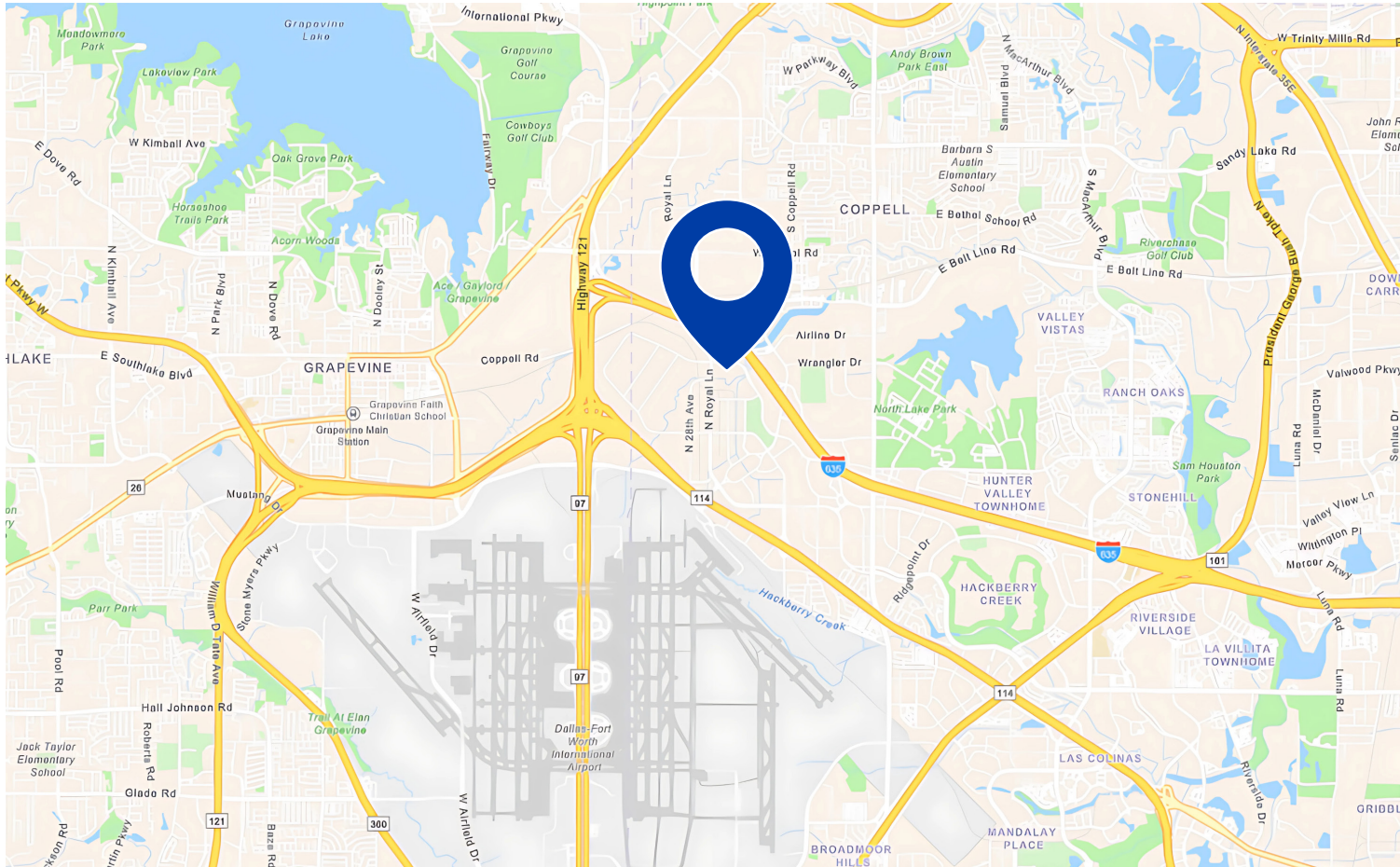
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Property Highlights

- 51,360 RSF Building Size
- 40,000 RSF Available
- Raised Floor Throughout
- 100% HVAC
- Available Q2 2026
- Backup Generator on Site Dedicated to Suite
- 7.00/1,000 Parking Ratio
- Call for Pricing
- Zoned Light Industrial
- Built 2007
- Flex/Office Build-out
- 6.41 Acres
- 18' Clear Height
- 277/480V 3-Phase – 1600 Amps

Location Map



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