

AVAILABLE FOR SUBLEASE AT BELOW MARKET RATE

1600 S Airport Dr – Bldg 2, McKinney, TX 75069

38,687 SF Available on a 2-9 Year Term



Rare Outdoor Storage Opportunity

Call 312-212-0933 Now for More Information



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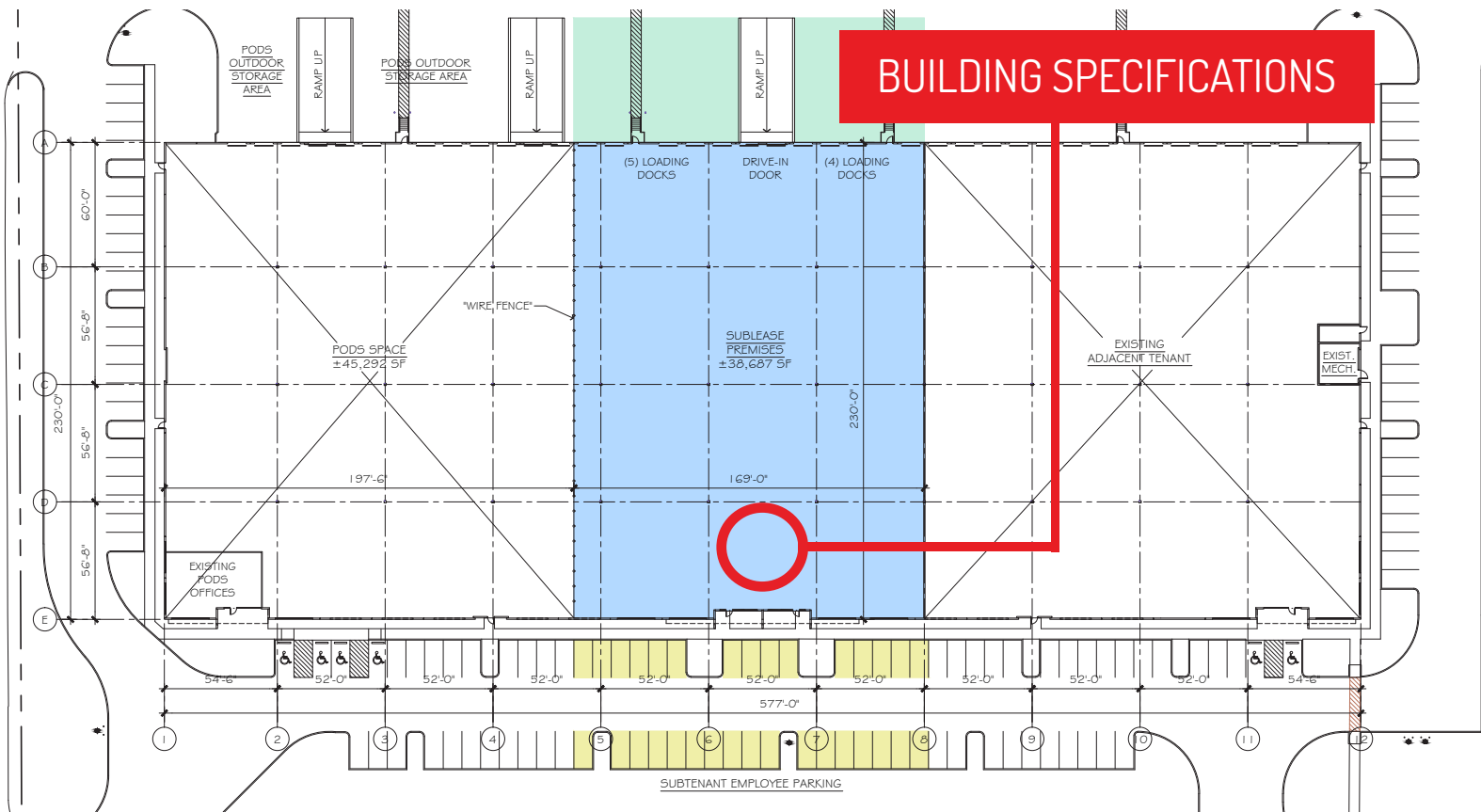
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AVAILABLE FOR SUBLEASE AT BELOW MARKET RATE

1600 S Airport Dr - Bldg 2, McKinney, TX 75069

38,687 Square Feet Available on a 2-9 Year Term

- Brand new building – delivered 2023
- Asking Rate of \$7.95 PSF NNN
- Operating Expenses (TICAM) of \$2.78 PSF
- Up to 38,687 SF Available
- 32' Clear Ceiling Height
- 52' x 55' Column Spacing
- Advanced ESFR Fire Suppression System
- TPO Roofing
- Class "A" Concrete Tilt-Wall Construction
- Rare Outdoor Storage Opportunity
- Oversized Drive-In (20' x '20') Door and Concrete Ramp
- 6 Loading Docks with Levelers
- 32 Parking Spaces



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- Adjacent to McKinney National Airport
- Excellent access to Texas State Highway 5
- Population of 476,835 within a 10-mile Radius
- Average Household Income of \$107,429 within a 10-mile radius

ACCESS & DEMOGRAPHICS

