

# MCC

MCKINNEY COMMERCE CENTER



LEASED BY:



LEE &  
ASSOCIATES

OWNED & DEVELOPED BY:

ROCKEFELLER  
GROUP

# PROJECT AERIAL



# SITE PLAN

## PROJECT OVERVIEW

- MCC consists of three class a buildings totaling 319,347 SF with the ability to be divisible down to 14,486 SF, and nearly any size in between
- The project provides unmatched, prime exposure and easy access on and off interstate 75, just 2 miles to highway 380, and 6 miles to highway 121 (via I-75)
- MCC offers logistical efficiency and modern industrial space in the booming McKinney market
- Securable car parks and truck courts with optional fencing and additional paved trailer storage
- 32' clear heights at each building
- MCC is an excellent choice for companies seeking visibility, with monument signage for all 3 buildings visible from I-75
- Each building includes insulated dock doors, warehouse led lighting (25 fc avg., motion sensors, battery backup, 12' whips) and significant power that includes 750 kVA Expandable to 2,500 kVA
- [Link to project](#)

## PROJECT HIGHLIGHTS

|                     |                                                                   |
|---------------------|-------------------------------------------------------------------|
| Location            | Northeast Quadrant of I-75 and Wilmeth Road<br>McKinney, TX 75071 |
| Total Building Area | 319,347 SF                                                        |
| Building A          | 75,436 SF (Divisible to 14,486)                                   |
| Building B          | 175,946 SF (Divisible to 46,673)                                  |
| Building C          | 67,965 SF (Divisible to 33,720)                                   |



# BUILDING A



## BUILDING DETAILS

|                        |                                           |
|------------------------|-------------------------------------------|
| Address                | 3200 N Central Expy<br>McKinney, TX 75071 |
| Available SF           | 36,127 SF                                 |
| Divisible to           | 14,486 SF & 21,641 SF                     |
| Office                 | Build to Suit                             |
| Clear Height           | 32'                                       |
| Dock Doors (9'x10')    | 12 (3 with levelers)                      |
| Ramped Doors           | 0 (Ramp can be added)                     |
| Typical Column Spacing | 60' x 40'                                 |
| Staging Bay            | 60' x 40'                                 |
| Building Dimensions    | 180' x 420'                               |
| Truck Court Depth      | 130'                                      |
| Parking Ratio          | ±1.27/1,000 SF                            |
| Sprinkler System       | ESFR                                      |
| Building Power         | 750 kVA Expandable to 2,500 kVA           |
| Building Configuration | Rear Load                                 |
| Roof Insulation        | R-25 Insulation                           |
| Notes                  | Frontage & Visibility from I-75           |

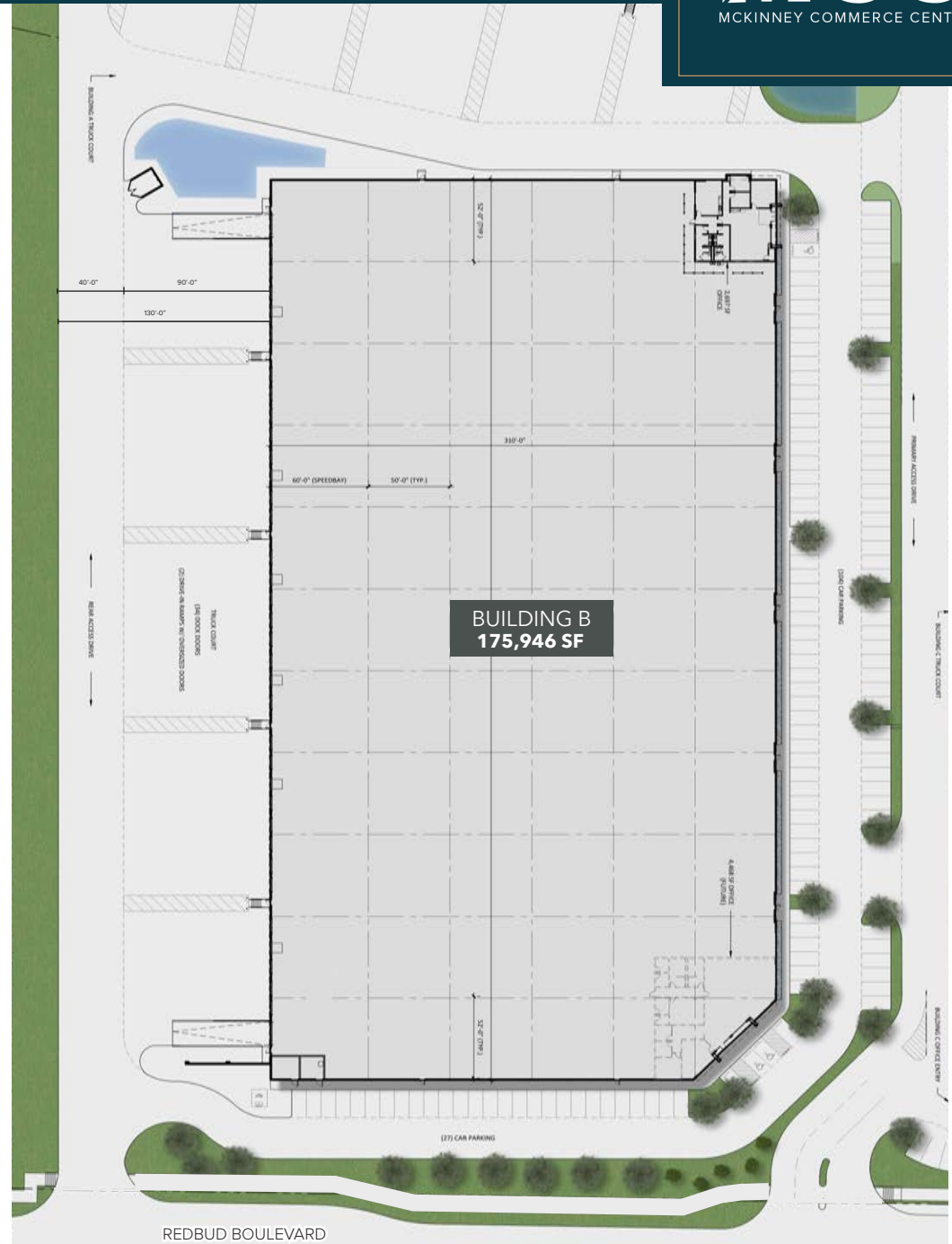


# BUILDING B



## BUILDING DETAILS

|                        |                                                              |
|------------------------|--------------------------------------------------------------|
| Address                | 3371 Redbud Blvd<br>McKinney, TX 75071                       |
| Total Building Size    | 175,946 SF                                                   |
| Divisible to           | 46,673 SF                                                    |
| Spec Office            | 2,697 SF                                                     |
| Clear Height           | 32'                                                          |
| Dock Doors (9'x10')    | 34 (6 with levelers)                                         |
| Ramped Doors (12'x14') | 2                                                            |
| Typical Column Spacing | 50' x 52'                                                    |
| Staging Bay            | 60' x 52'                                                    |
| Building Dimensions    | 310' x 572'                                                  |
| Truck Court Depth      | 130'                                                         |
| Car Parks              | 131                                                          |
| Sprinkler System       | ESFR                                                         |
| Power                  | 750 kVA Expandable to 2,500 kVA                              |
| Building Configuration | Rear Load                                                    |
| Notes                  | Excellent visibility & access to I-75. Can be fully secured. |



# BUILDING C

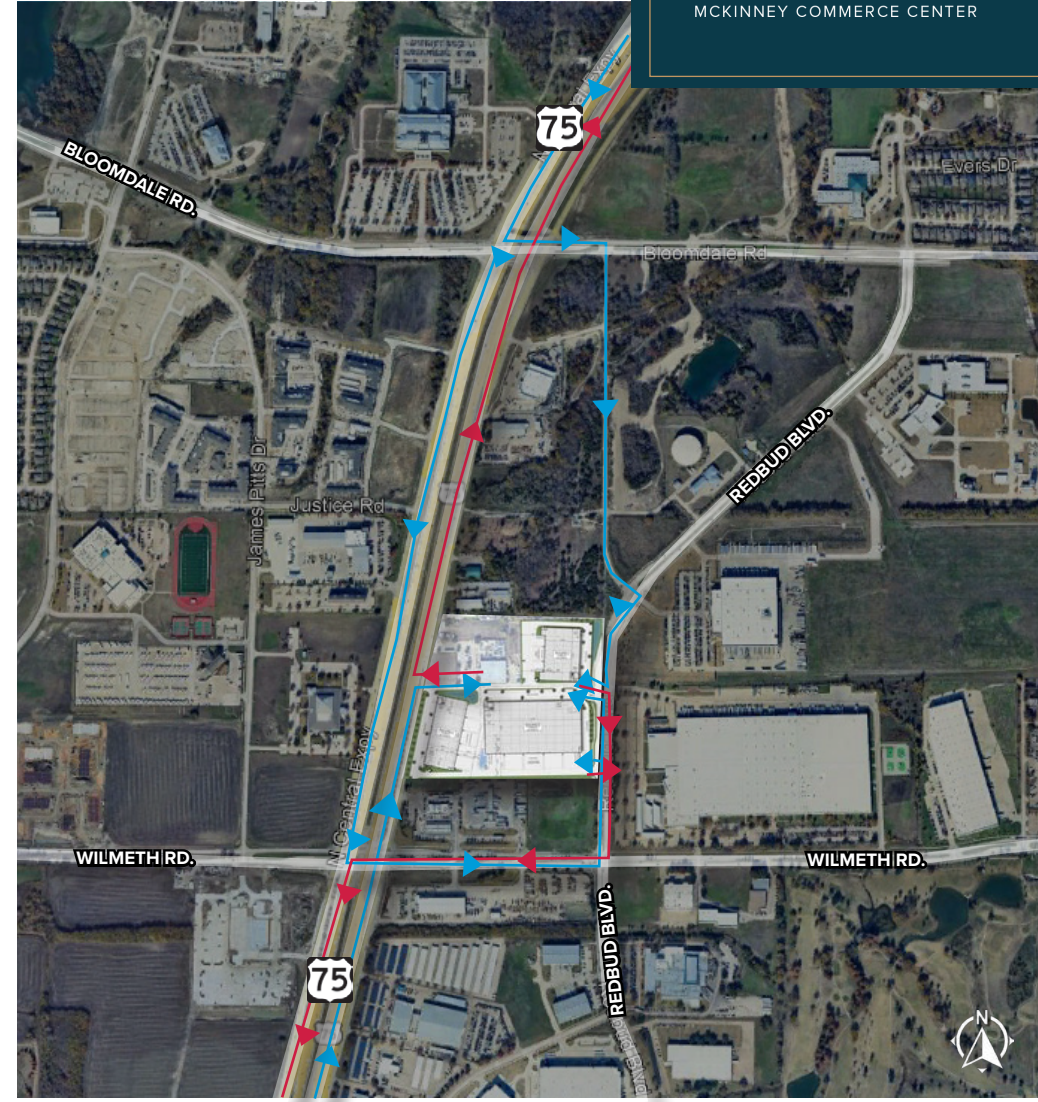


## BUILDING DETAILS

|                        |                                        |
|------------------------|----------------------------------------|
| Address                | 3361 Redbud Blvd<br>McKinney, TX 75071 |
| Total Building Size    | 67,965 SF                              |
| Divisible to           | 33,720 SF                              |
| Spec Office            | 2,697 SF                               |
| Clear Height           | 32'                                    |
| Dock Doors (9'x10')    | 12 (4 with levelers)                   |
| Ramped Doors (12'x14') | 2                                      |
| Typical Column Spacing | 50' x 52'                              |
| Staging Bay            | 60' x 52'                              |
| Building Dimensions    | 210' x 312'                            |
| Truck Court Depth      | 128' - 139'                            |
| Car Parks              | 62 (expandable)                        |
| Sprinkler System       | ESFR                                   |
| Power                  | 750 kVA Expandable to 2,500 kVA        |
| Building Configuration | Rear Load                              |



# LOCATION & INGRESS/EGRESS MAP



## DRIVE TIMES:



Highway 75  
.2 MI | 1 MIN



Highway 380  
2 MI | 3 MIN



Highway 121  
6 MI | 6 MIN



Dallas North Tollway  
12 MI | 20 MIN



George Bush Turnpike  
16 MI | 18 MIN



Interstate 35  
27 MI | 25 MIN



Interstate 635  
30 MI | 30 MIN



Downtown Dallas  
34 MI | 35 MIN

# LOCATION HIGHLIGHTS



- The location provides quick access to DFW International Airport, the Dallas-Fort Worth Metroplex, and major industrial corridors, allowing businesses to efficiently serve regional and national markets.
- McKinney is one of the fastest-growing cities in Collin County, attracting industrial and logistics businesses due to its strong infrastructure and business-friendly policies.
- The area provides access to a skilled workforce, supporting industrial, logistics, and office roles.
- Proximity to Corporate Neighbors: The development is situated near leading industrial, technology, and logistics firms, making it a strategic location for companies looking to align with major players in the market.
- Traffic Count – approximately 149,000 vehicles per day

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