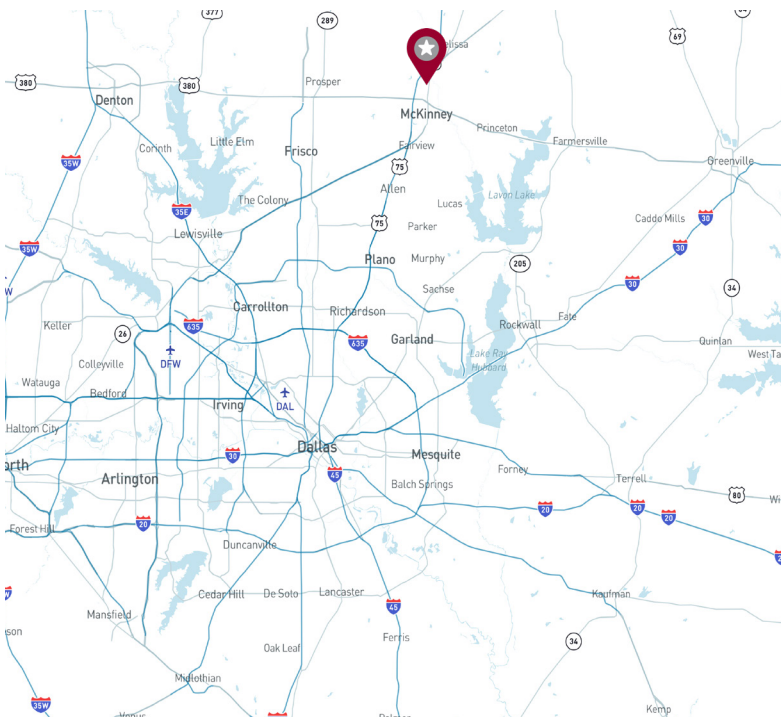




FOR SALE / LEASE 225,140 SF

2010 N McDonald Street, McKinney, TX 75071



PROJECT HIGHLIGHTS

- Q4 2026 Delivery
- Class A Rear Load Industrial
- 225,140 SF, Divisible to 53,301 SF
- 5,656 SF Spec Office
- Highway visibility on hard corner of Hwy 5 & McIntyre Rd
- Three (3) Storefronts
- Ability to fully secure truck court
- 3,000 amps of 480V Electrical Power

FOR LEASING INFORMATION:



Adam Graham, SIOR, CCIM
214.335.3320
agraham@lee-associates.com

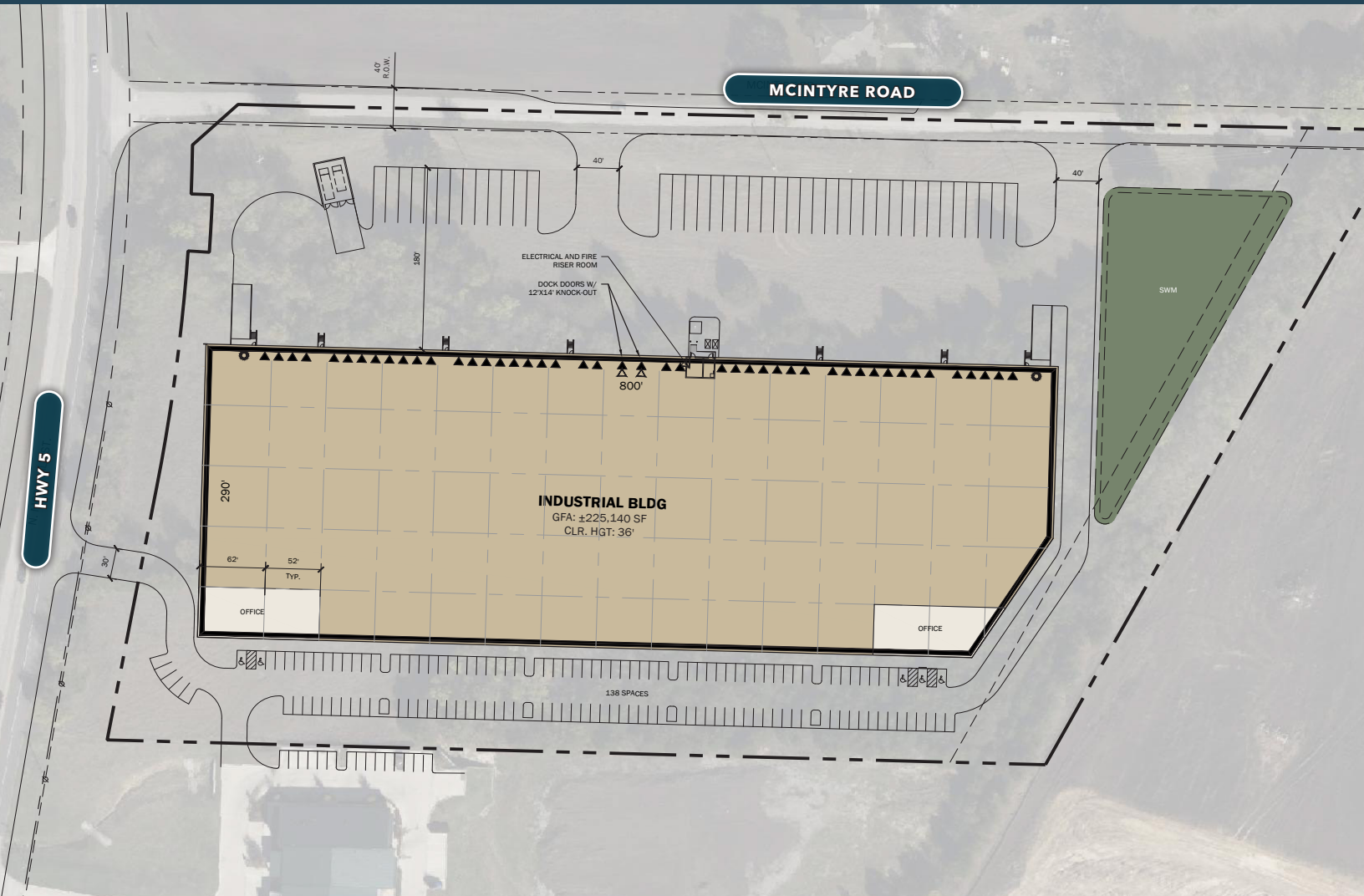
Alex Wilson
443.370.3427
alexw@lee-associates.com

Tomas Wilson
857.297.7000
twilson@lee-associates.com

JOINT VENTURE OF:



MCKINNEY 5 LOGISTICS



BUILDING DETAILS

Building Size	225,140 SF Divisible to 53,301 SF
Office	5,656 SF Spec Office
Clear Height	36'
Dock Doors	46 (9' x 10')
Drive-In Doors	2 (12'x 14')

Trailer Stalls	42
Car Parks	140
Sprinkler	ESFR
Building Depth	290'
Column Spacing	60' x 52'

FOR LEASING INFORMATION:



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agraham@lee-associates.com

Alex Wilson
443.370.3427
alexw@lee-associates.com

Tomas Wilson
857.297.7000
twilson@lee-associates.com

JOINT VENTURE OF:



PROJECT AERIAL



FOR LEASING INFORMATION:



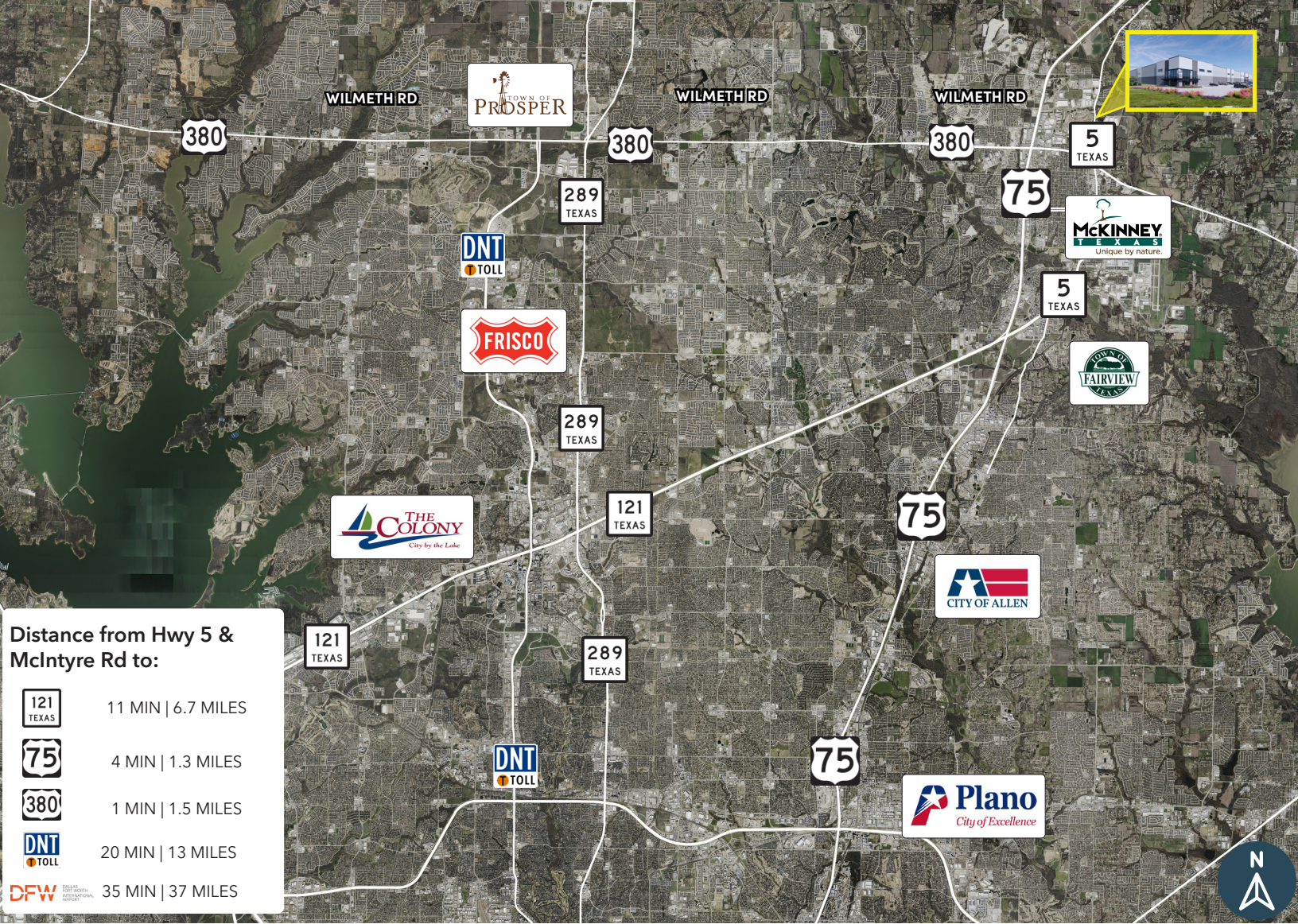
Adam Graham, SIOR, CCIM
214.335.3320
agraham@lee-associates.com

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alexw@lee-associates.com

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JOINT VENTURE OF:





Distance from Hwy 5 & McIntyre Rd to:

	11 MIN 6.7 MILES
	4 MIN 1.3 MILES
	1 MIN 1.5 MILES
	20 MIN 13 MILES
	35 MIN 37 MILES

LABOR HIGHLIGHTS

White-Collar Workers

(10 mile radius)

63,500

Average Wage:
\$127,902

Blue-Collar Workers

(10 mile radius)

24,500

Average Wage:
\$47,493

AREA HIGHLIGHTS

- McKinney #1 Best Place to Live in America - Money Magazine
- McKinney #6 Fastest Growing City in the Nation - 2019 Census
- Abundant Amount of Retail, Restaurants and Entertainment Within 2 Miles
- McKinney #16 Safest City in the Country - Smart Asset

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JOINT VENTURE OF:

