

FOR LEASE OR SALE

# 75,459 SF Available

Hardin @ 121 | Collin McKinney Parkway, McKinney, Texas 75070



**LIGHT**

Industrial Zoning

**NEW**

Construction

**6.82**

Acres

**CLASS A**

Construction

**DIRECT ACCESS**

to Hwy 121

**DENSE**

Labor Pool

**Nathan Lawrence**

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A development by



**KBCADVISORS**

# Site Plan and Specifications



**6.82**  
Acres

**430'W x 195'D**  
Building Dimensions

**52'W x 55'D**  
Column Spacing

**60'**  
Staging Bays

**32'**  
Clear Height

**REAR**  
Load

**17**  
Dock High Doors

**2**  
Drive in Doors

**116'/158'**  
Truck Court

**78**  
Auto Parks

# Corporate Neighbors Map



### MISC

- 1 Sunset Amphitheater
- 2 Medical City McKinney
- 3 McKinney ISD Stadium
- 4 ONCOR Substation
- 5 McKinney Soccer Stadium at Craig Ranch
- 6 ONCOR Substation
- 7 Colin Country Technical College

### CAR DEALERSHIPS

- 1 Porsche Car
- 2 Brandon Tomes Subaru
- 3 Audi
- 4 McKinney Buick GMC
- 5 Brandon Tomes Volkswagen of McKinney
- 6 Pat Lobb Toyota of McKinney

### CORPORATE NEIGHBORS

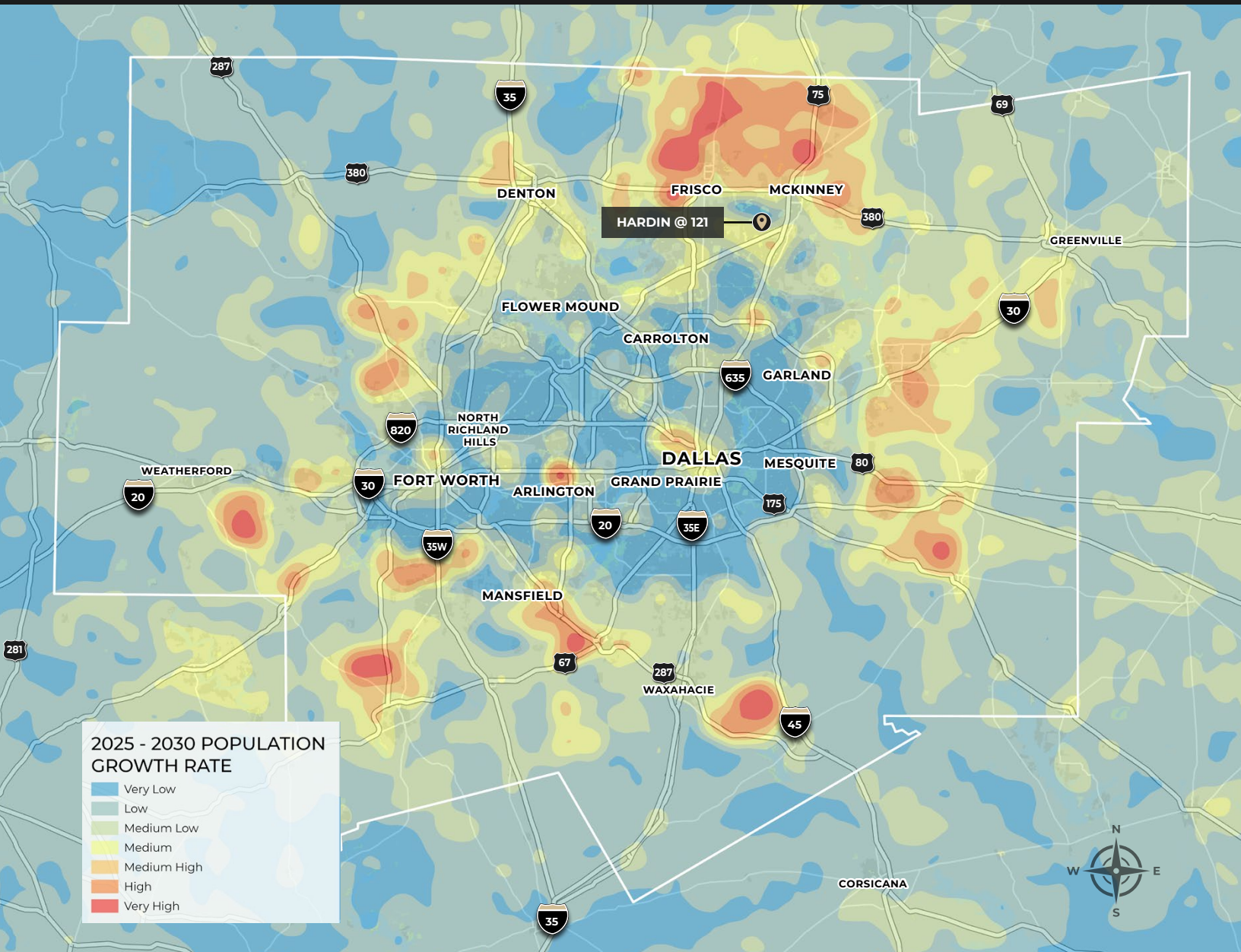
- 1 Trane Supply
- 2 Redbull
- 3 Syco
- 4 Rackmound Solutions
- 5 Amphenol Fiber Systems International
- 6 Xtera Inc.

### LODGING

- 1 SpringHill Suites
- 2 Home2 Suites
- 3 Tru By Hilton
- 4 Holiday Inn & Suites
- 5 TownePlace Suites by Marriott
- 6 Sheraton
- 7 Residence Inn by Marriott
- 8 Courtyard by Marriott
- 9 Home2 Suites




# Premier Regional Connectivity



**2025 - 2030 POPULATION GROWTH RATE**

- Very Low
- Low
- Medium Low
- Medium
- Medium High
- High
- Very High

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