

# WAREHOUSE SPACE FOR LEASE

## NEAR MCKINNEY NATIONAL AIRPORT

### 180 INDUSTRIAL BLVD - MCKINNEY, TX 75069

**CAREY COX**  
A REAL ESTATE COMPANY

## INDUSTRIAL FOR LEASE

TOTAL SF	28,350 SF
AVAILABLE SF	1,250 SF
MIN DIVISIBLE	1,250 SF
MAX CONTIGUOUS	1,250 SF
RENT RATE	\$14.00 /SF + NNN
NNN EXPENSES	\$3.85 PSF

## FEATURES

CEILING HEIGHT	15'
DRIVE IN DOORS	1 PER UNIT
ZONING	INDUSTRIAL
TENANCY	MULTIPLE
RESTROOM	1 PER UNIT
OFFICE SPACE	VARIES BY UNIT
TERM	1-5 YEARS
HVAC	VARIES BY UNIT



## AVAILABLE SUITES

SUITE A

1,250 SF

[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003  
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Nathan Cox / 972.632.5050

David Cox / 972.333.3900

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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## WAREHOUSE SPACE FOR LEASE

Just east of Highway 5 near McKinney National Airport, 180 Industrial Boulevard offers versatile flex space, ideal for warehouse, distribution, or light-industrial use. Each unit features a 10' x 10' overhead door, glass entry, private restroom and a separate utility meter. Its strategic location provides seamless access to major roadways and regional transit, making it a prime choice for logistics-focused or scaling businesses seeking functionality, accessibility, and affordability in one location.

## NEARBY BUSINESSES



## DEMOGRAPHICS

2023 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	1,600	20,241	52,456
Median Household Income	\$43,656	\$71,303	\$91,420

## NEARBY TRAFFIC COUNTS

STREET	VPD
INDUSTRIAL BLVD @ LAVON DR	21,361
INDUSTRIAL BLVD @ WESTMORELAND DR	20,805

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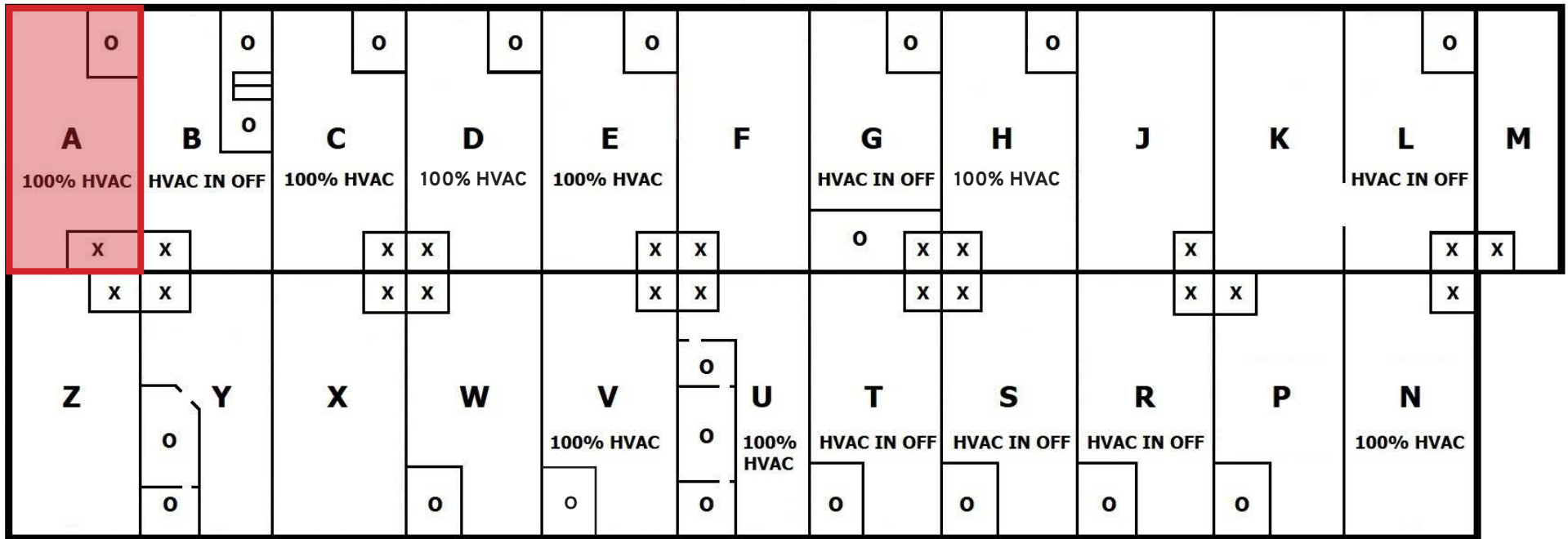
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# SITE PLAN

Each suite is 1,250 SF and has a  
storefront door and 10'x10' roll-up door

O: OFFICE  
X: RESTROOM

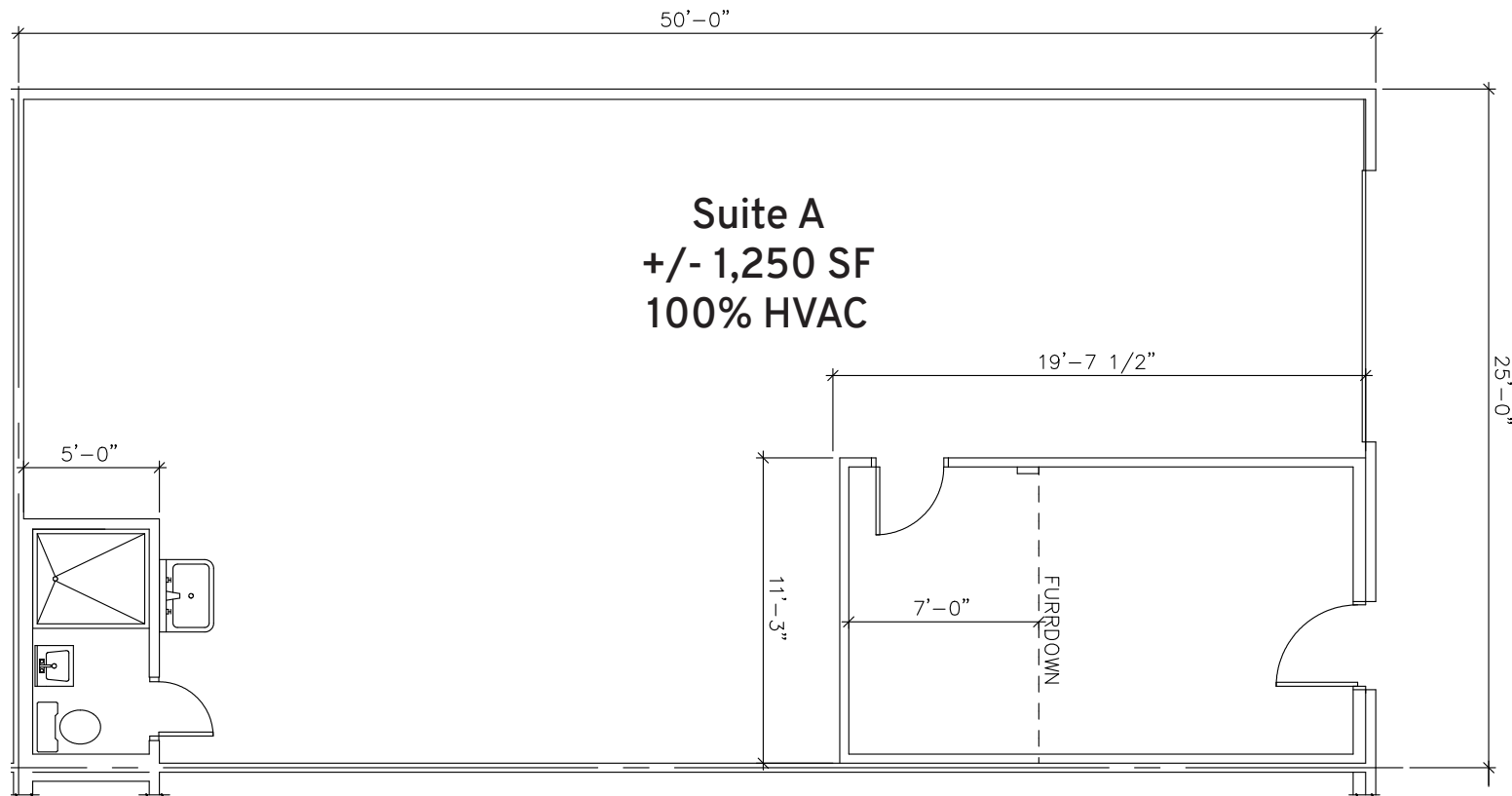


ALL SPACES HAVE:

- 50' X 25' = 1250 SF
- 10 X 10 OVERHEAD DOOR
- 1 RESTROOM
- 1 GLASS PEDESTRIAN DOOR
- SEPARATE UTILITY METERS

# FLOOR PLAN

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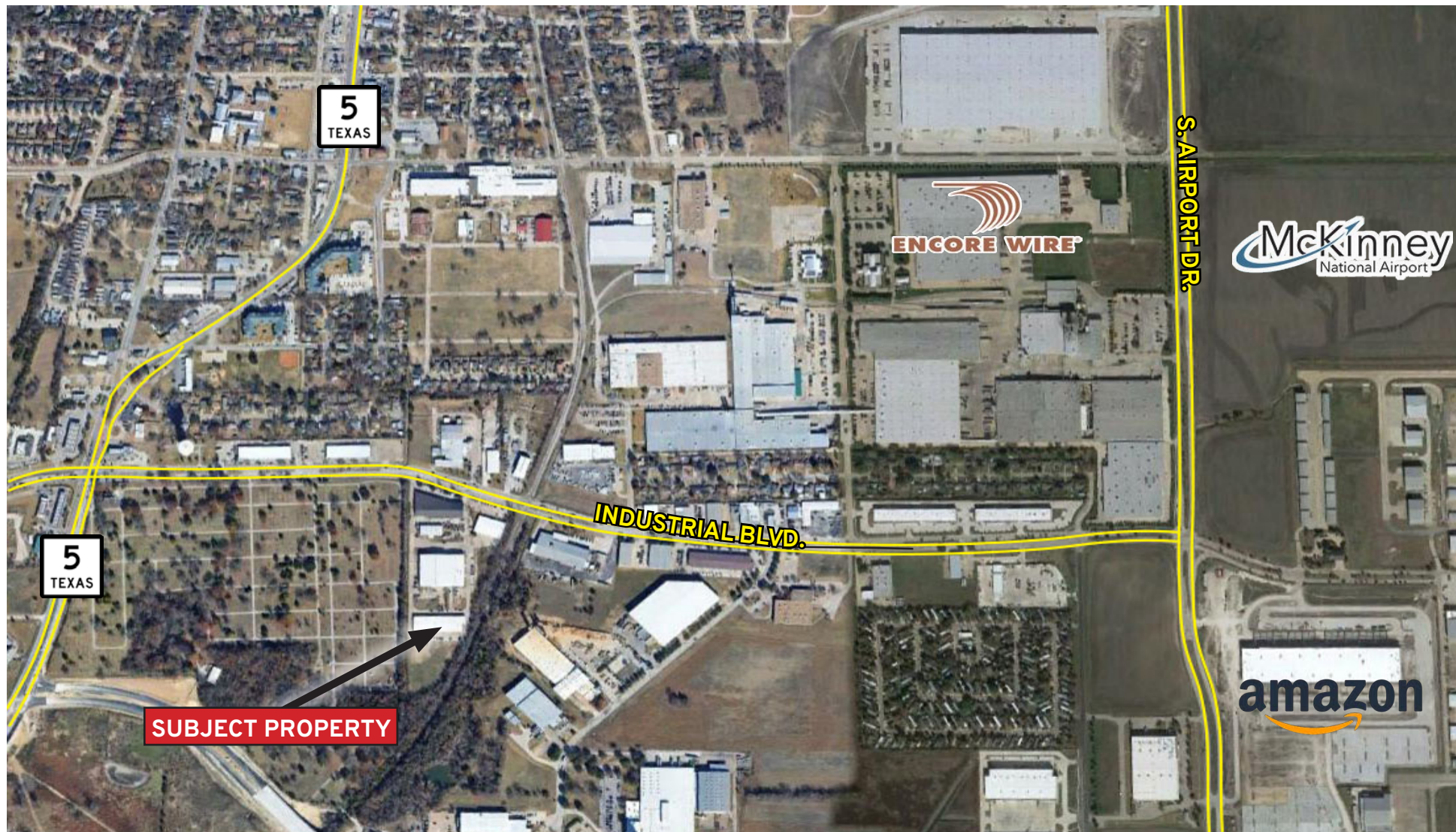
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[dc Cox@careycoxcompany.com](mailto:dc Cox@careycoxcompany.com)

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**PROPERTY LOCATIONS HERE**

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# SURROUNDING AREA

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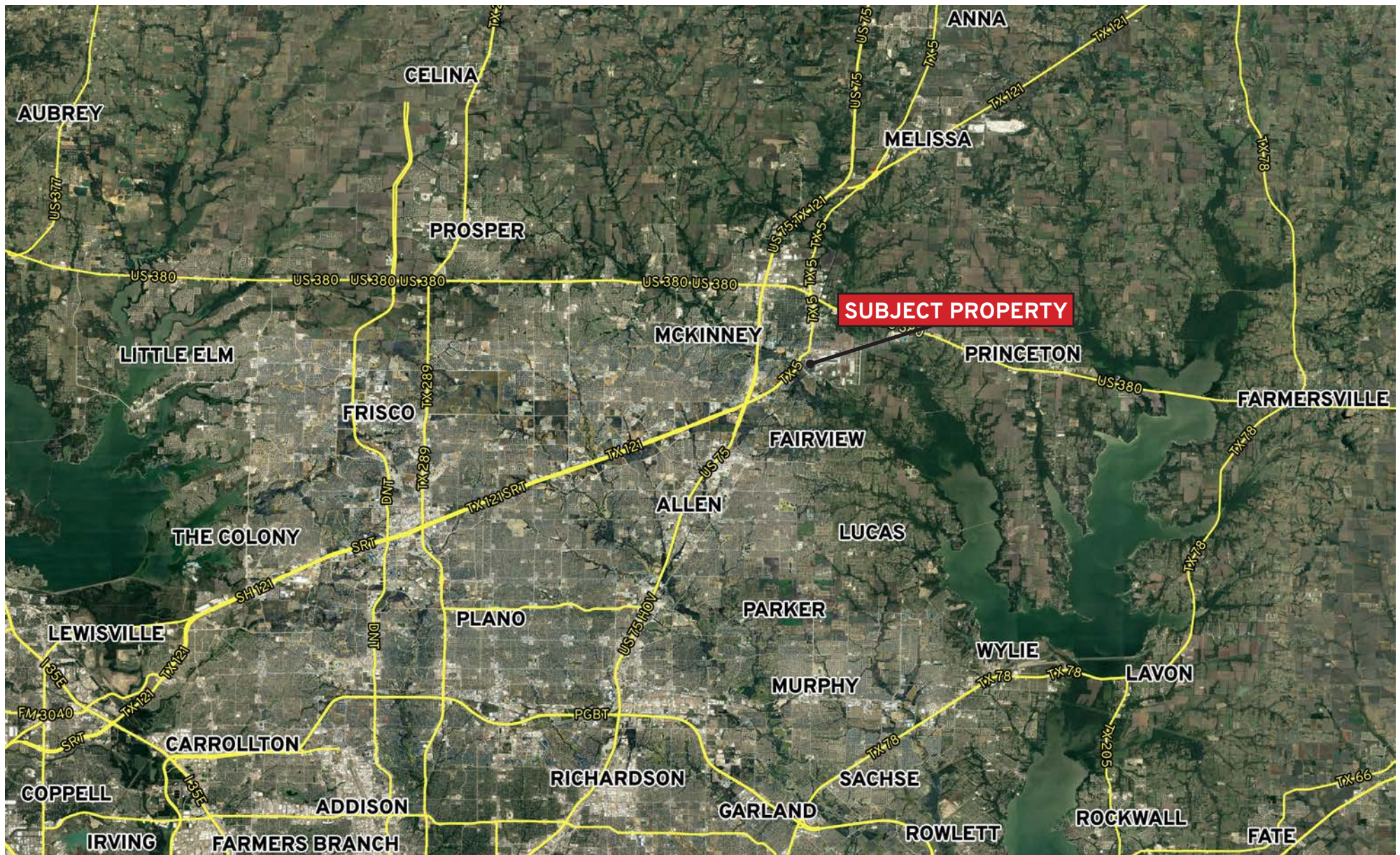
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# METROPLEX LOCATION

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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