



# MCC

MCKINNEY COMMERCE CENTER

LEASED BY:



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 14,442 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 500 kVA Expandable to 2,500 kVA

## PROJECT HIGHLIGHTS

Location	TBD   McKinney, TX 75071
Total Building Area	319,347 SF
Building A	75,436 SF (Divisible to 14,442)
Building B	175,946 SF (Divisible to 78,996)
Building C	67,965 SF (Divisible to 33,720)





# BUILDING A



## BUILDING DETAILS

Total Building Size	75,436 SF
Divisible to	14,442 SF
Spec Office	2,288 SF
Clear Height	32'
Dock Doors (9'x10')**	23* (6 with levelers)
Ramped Doors (12'x14')	1
Typical Column Spacing	60' x 40'
Staging Bay	60' x 40'
Building Dimensions	180' x 420'
Truck Court Depth	130'
Car Parks	96
Sprinkler System	ESFR
Power	500 kVA Expandable to 2,500 kVA
Building Configuration	Rear Load
Roof	Upgraded R-25 Insulation

\*\*Five of these 9' x 10' positions were designed with knockout panels to accommodate future expansion to 12' x 14' doors with ramp





# BUILDING B



## BUILDING DETAILS

Total Building Size	175,946 SF
Divisible to	78,996 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	500 kVA Expandable to 2,500 kVA
Building Configuration	Rear Load





# BUILDING C



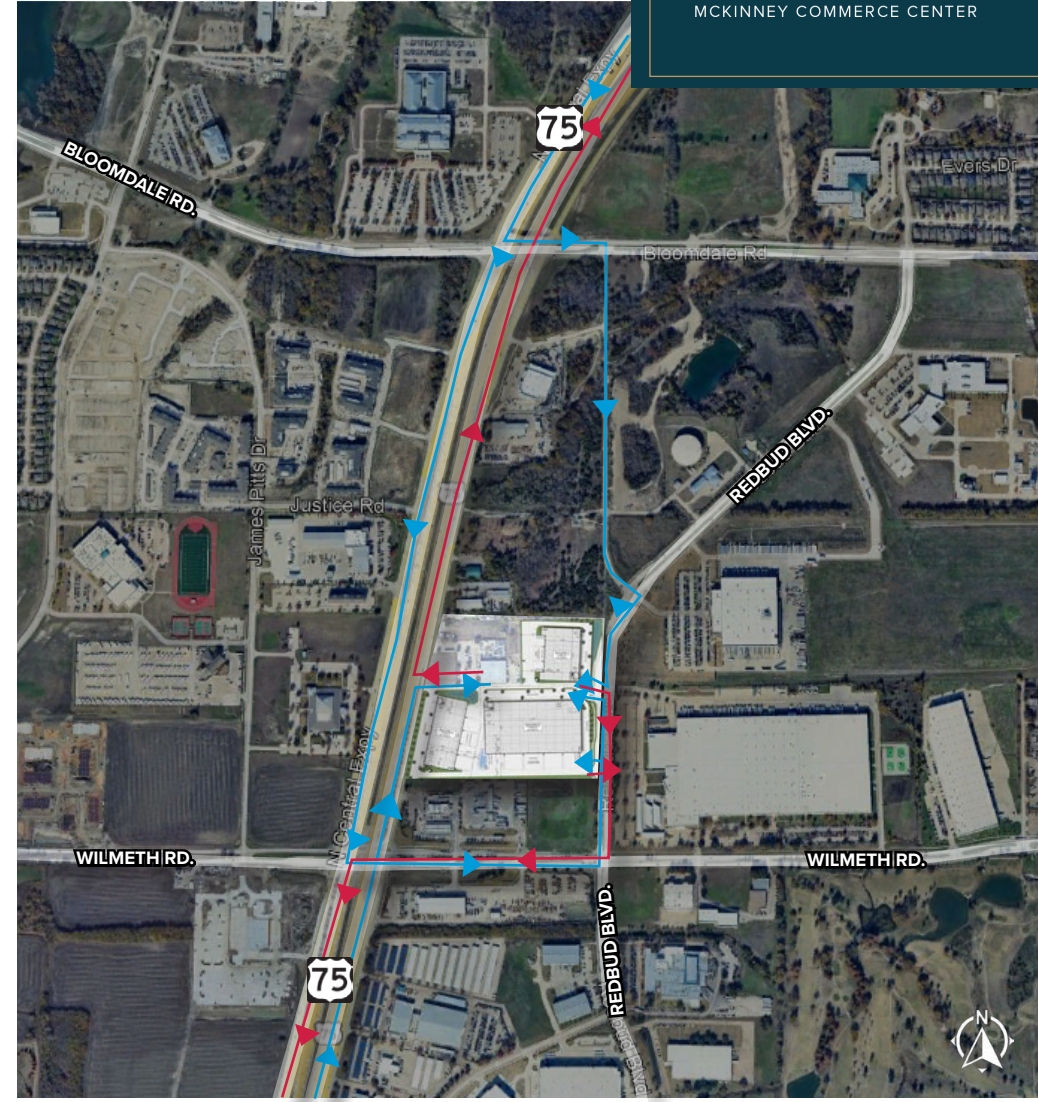
## BUILDING DETAILS

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
Sprinkler System	ESFR
Power	500 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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