

# WAREHOUSE/FLEX SPACE IN MCKINNEY

## BRAY CENTRAL BUSINESS PARK

2140 REDBUD BOULEVARD - MCKINNEY, TX 75069

**CAREY COX**  
A REAL ESTATE COMPANY

### PROPERTY SUMMARY

BUILDING SF	40,000 SF
AVAILABLE SF	7,500 SF
MIN DIVISIBLE	7,500 SF
MAX CONTIGUOUS	7,500 SF
LEASE TERM	3 - 5 YEARS
RENTAL RATE	CALL FOR PRICING
NNN EXPENSES	\$4.00 /SF

### FEATURES

ZONING	LIGHT MANUFACTURING
BUILDING TENANCY	MULTIPLE
PARKING	85 SPACES
POWER	1300 AMPS 3-PHASE SINGLE PHASE
GRADE LEVEL DOORS	2
DRIVE-IN RAMPS	1



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### WAREHOUSE FOR LEASE IN MCKINNEY

Flex/warehouse space for lease at 2140 N Redbud Blvd in McKinney, TX. Built in 1997, the space features 24-foot clear height, one dock-high door and one drive-in ramp. Located in the Bray Central Business Park, the building offers excellent truck access, heavy power, and is zoned for light industrial use. Positioned less than half a mile from US-75 and SH 380, it offers strong logistical convenience and visibility. The property includes ample surface parking, and is well-suited for distribution, light manufacturing, or combined office/warehouse operations.



### DEMOGRAPHICS

2024 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	3,130	50,804	126,648
Average Household Income	\$83,700	\$103,633	\$123,802

### TRAFFIC COUNTS

WILMETH & REDBUD	9,694 VPD
WILMETH & US 75	15,453 VPD

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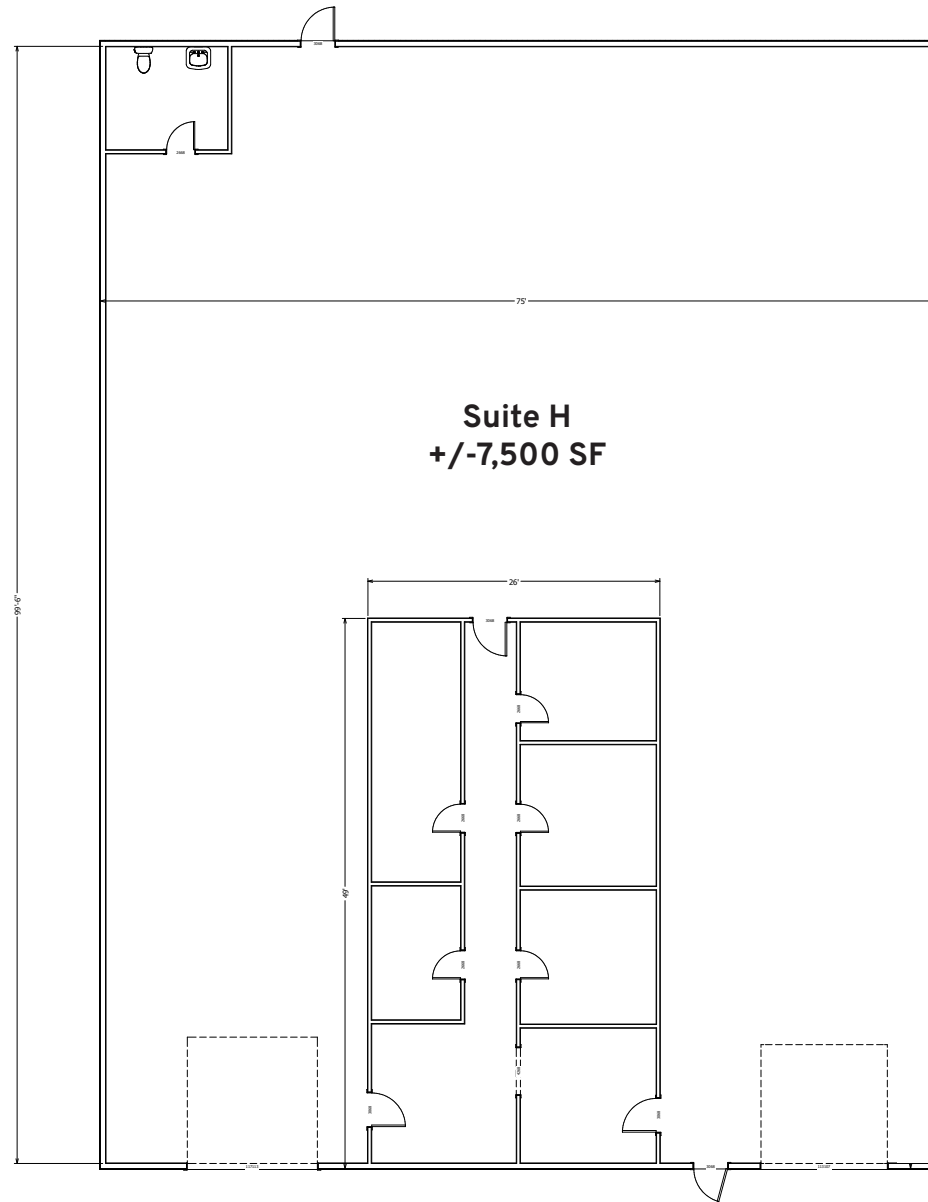
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# FLOOR PLAN





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