



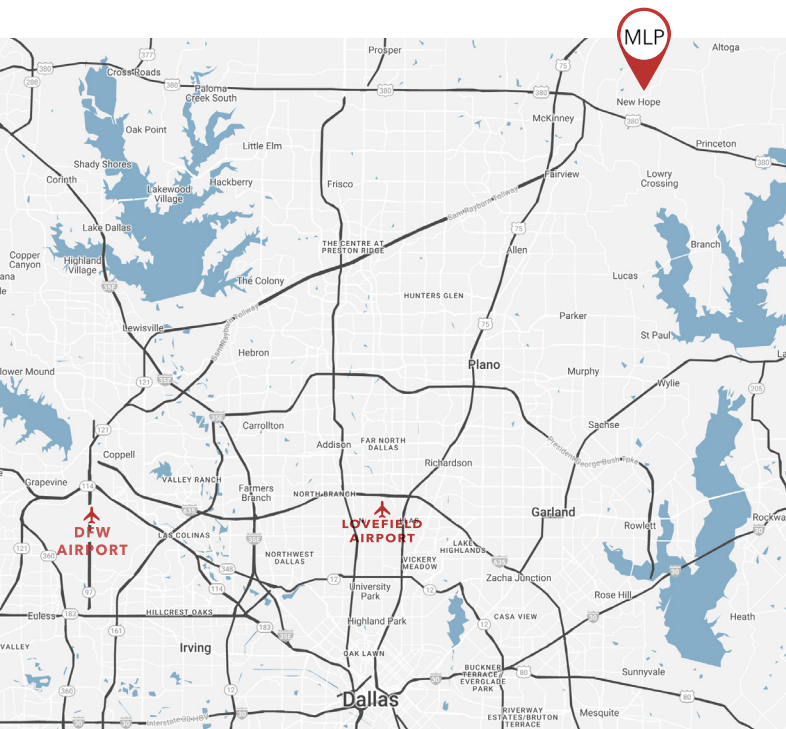
**M c K I N N E Y
L O G I S T I C S
P A R K**

**FOR LEASE
THREE BUILDINGS
TOTALING 525,636 SF**



McKINNEY LOGISTICS PARK

McINTYRE ROAD | MCKINNEY, TX



PROJECT HIGHLIGHTS

- Three Buildings Totaling 525,636 SF
- Spec Office: ± 1,996 SF per Building
- 32' Clear Height
- Ample Car Parks, Dock Doors and Trailer Stalls provided
- Two Storefront Entrances per Building
- 2,000 Amp Electrical Service
- 7" 4000 psi reinforced concrete slab
- Two (2) 12'X14' drive in ramp doors per building
- ESFR Sprinkler System

FOR LEASING INFORMATION:

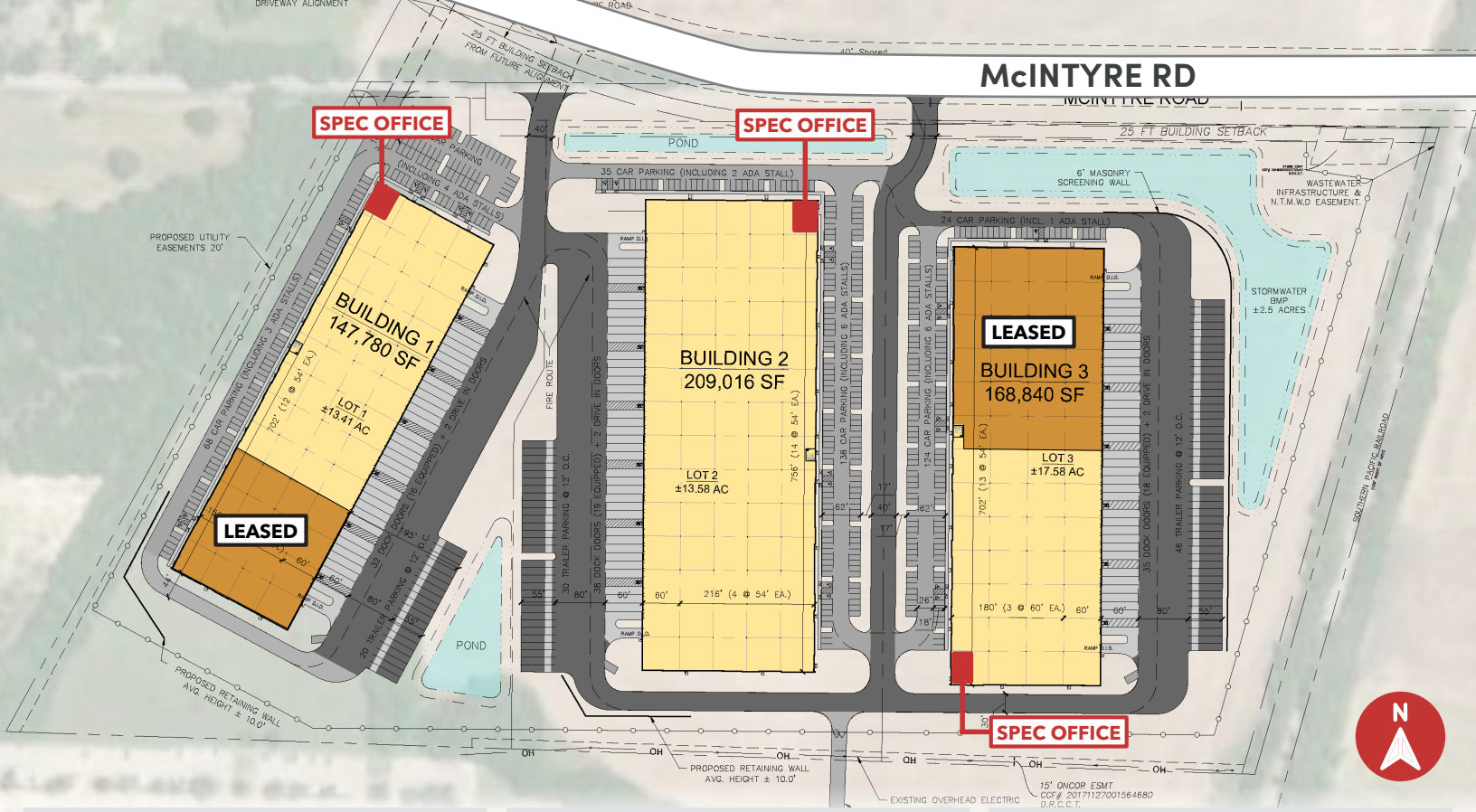


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DEVELOPED AND MANAGED BY:





BUILDING 1

Building Size	147,780 SF
Available Space	102,162 SF - Divisible to 45,524 SF
Spec Office	1,996 SF
Clear Height	32'
Building Dock Doors	24 docks (with 11 outfitted with 40,000lb pneumatic airbag levelers)
Ramps	1 (12 x 14)
Building Depth	210'
Column Spacing	50' x 54' (60' Speed Bay)
Car Parks	146 (Full Building)
Trailer Stalls	20 Dedicated
Sprinkler	ESFR
Amenities	Two storefront entrances 2000 Amp Service Warehouse Lighting at 25 footcandles 7" 4000 psi reinforced concrete slab Whiteboxed Warehouse

BUILDING 2

Building Size	209,016 SF
Available Space	209,016 SF - Divisible to 104,508 SF
Spec Office	1,996 SF
Clear Height	32'
Building Dock Doors	38 docks (with 19 outfitted with 40,000lb pneumatic airbag levelers)
Ramps	2 (12 x 14)
Building Depth	276'
Column Spacing	50' x 54' (60' Speed Bay)
Car Parks	173 (Full Building)
Trailer Stalls	30 Dedicated
Sprinkler	ESFR
Amenities	Two storefront entrances 2000 Amp Service Warehouse Lighting at 25 footcandles 7" 4000 psi reinforced concrete slab Whiteboxed Warehouse

BUILDING 3

Building Size	168,840 SF
Available Space	91,354 SF
Spec Office	1,996 SF
Clear Height	32'
Building Dock Doors	20 DH (with 10 outfitted with 40,000lb pneumatic airbag levelers)
Ramps	1 (12 x 14)
Building Depth	240'
Column Spacing	60' x 54' (60' Speed Bay)
Car Parks	148 (Full Building)
Trailer Stalls	26 Dedicated
Sprinkler	ESFR
Amenities	Two storefront entrances 2000 Amp Service Warehouse Lighting at 25 footcandles 7" 4000 psi reinforced concrete slab Whiteboxed Warehouse

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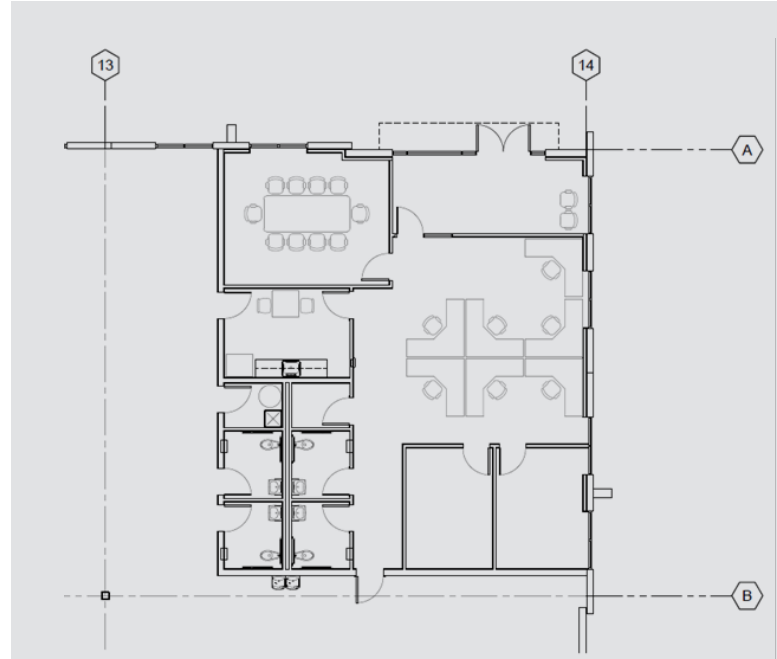
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PROGRESS PHOTOS



SPEC OFFICE - 1996 SF

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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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