

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	12,500 SF
MIN DIVISIBLE	5,000 SF
MAX CONTIGUOUS	12,500 SF
LEASE TERM	3 - 5 YEARS
RENTAL RATE	CALL FOR PRICING
NNN EXPENSES	\$3.65 / 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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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 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, two dock-high doors 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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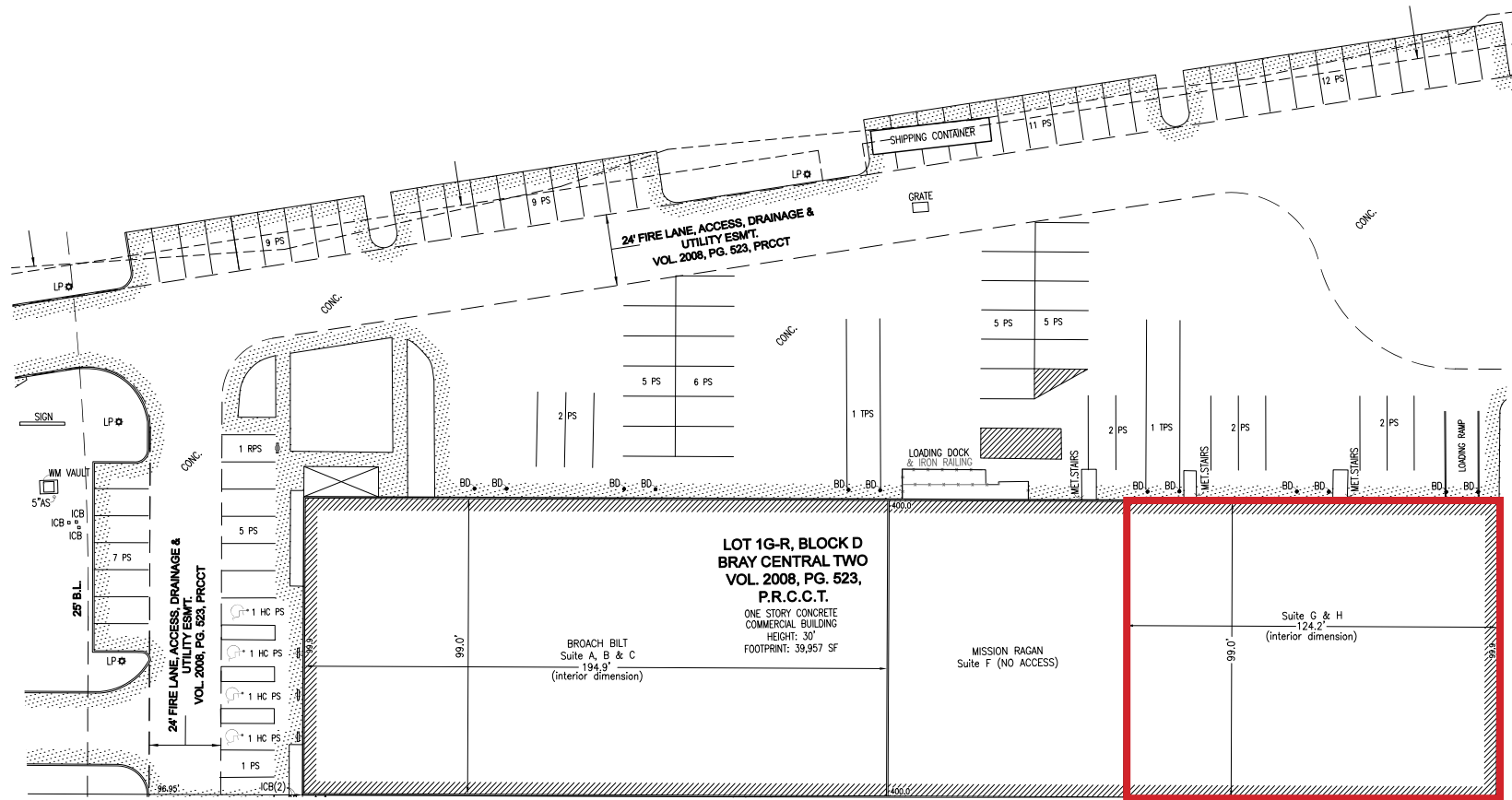
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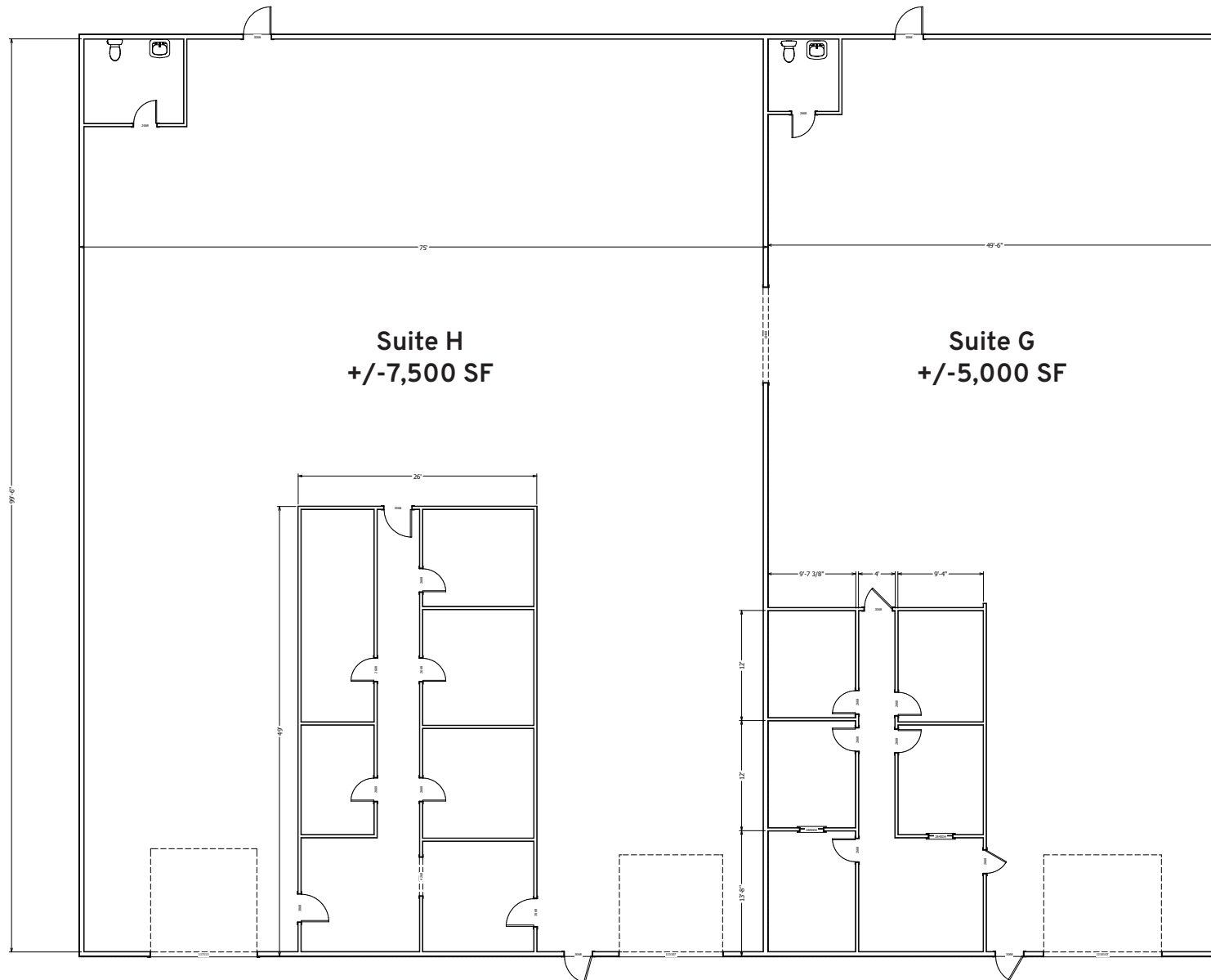
SITE PLAN

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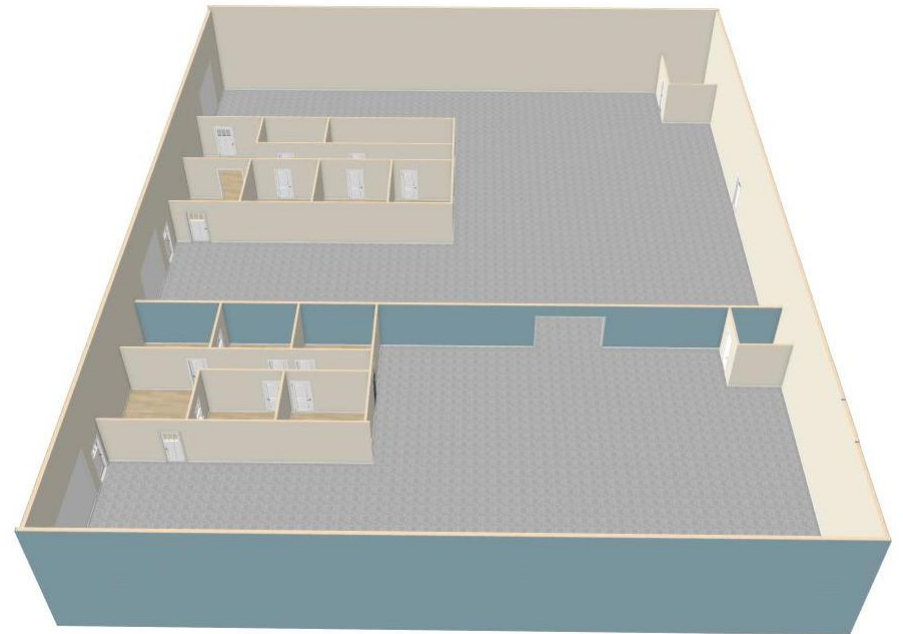
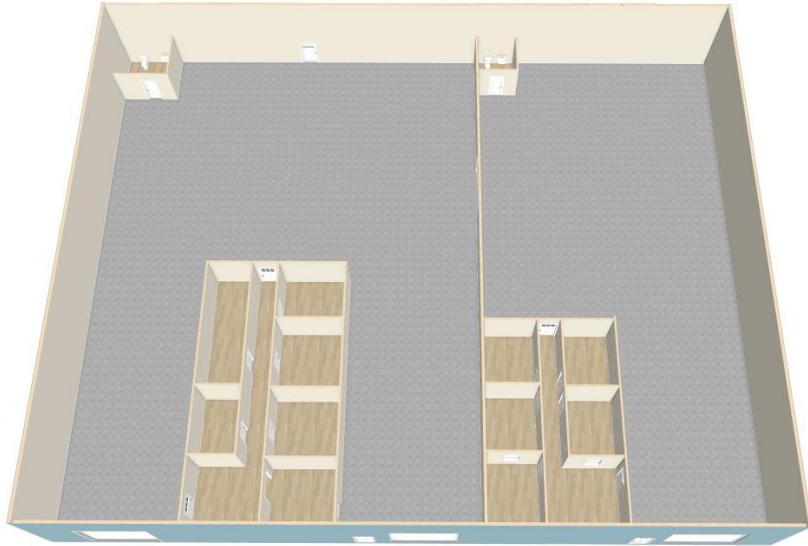
FLOOR PLAN

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3D FLOOR PLAN

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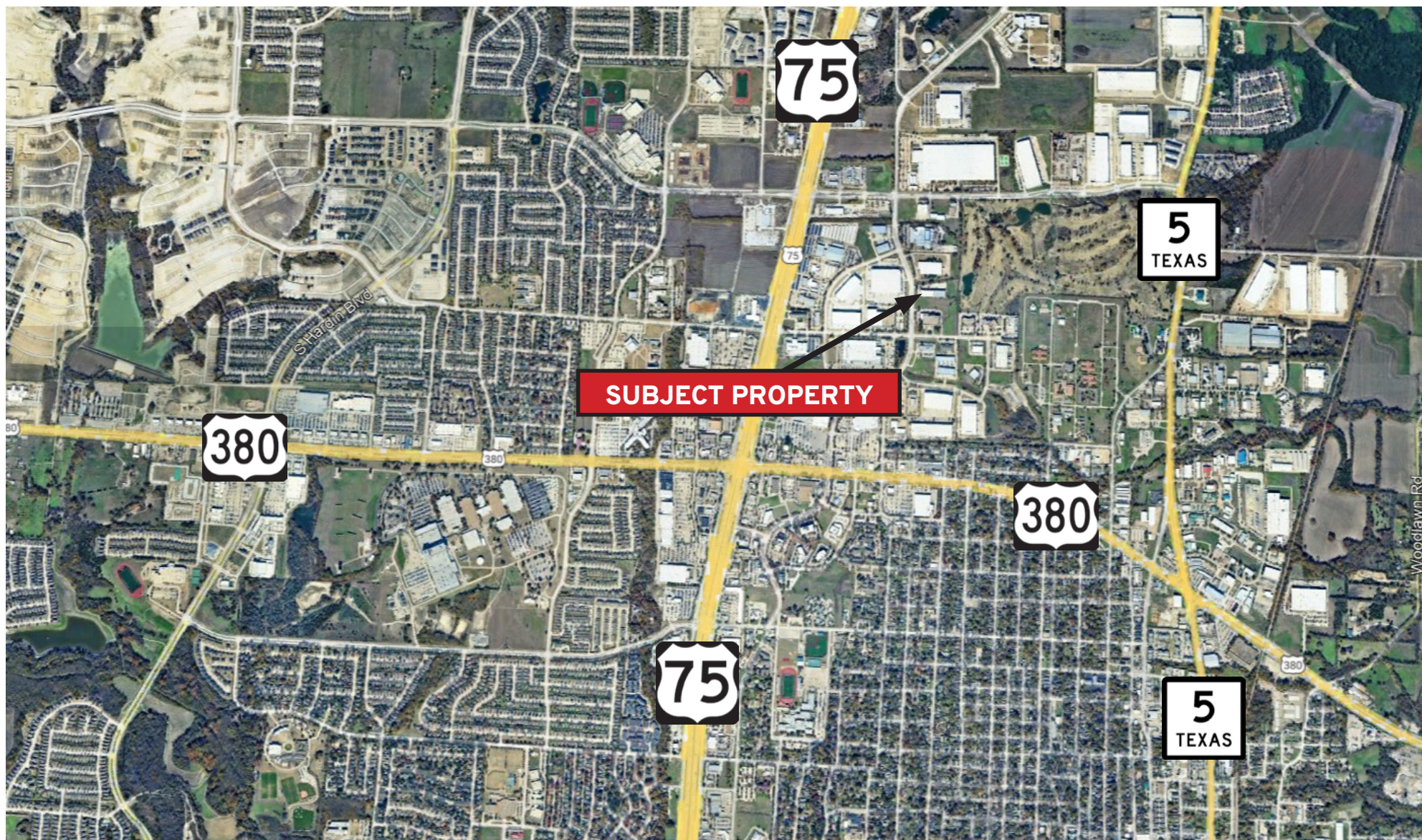


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- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- 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.

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:**

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.

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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

IABS 1-1