



# /WILMETH @ MCKINNEY

## MCKINNEY, TX

± 202,270 SF INDUSTRIAL WAREHOUSE



### MARKETED BY:

# CBRE

#### JOHN HENDRICKS

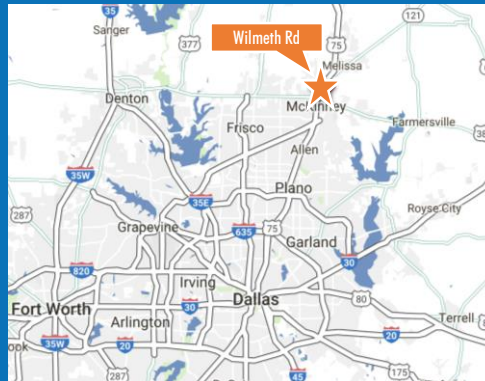
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### DEVELOPED BY:



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### BUILDING FEATURES

- 202,270 SF Available
- 32' Clear
- ESFR Sprinkler
- LED Warehouse Lighting with Motion Sensors – 25 FC @ 36" AFF in an Open Facility
- Skylights
- 213 Car Parking Spaces
- 43 Dock High Doors
- 2 Grade Level Doors
- 50' x 52' Column Spacing w/ 60' Bays
- Interior Warehouse Walls Painted White
- Columns Painted Safety Yellow 8' High
- 277/480 Volt/3-Phase, 4-Wire System. 2,000 Amp Service Expandable to 4,000 Amps
- ±95,500 SF of Future Outside Storage Area, Car Parking, or Trailer Parking (± 60 Trailer Parks or ± 195 Additional Parking Spaces)

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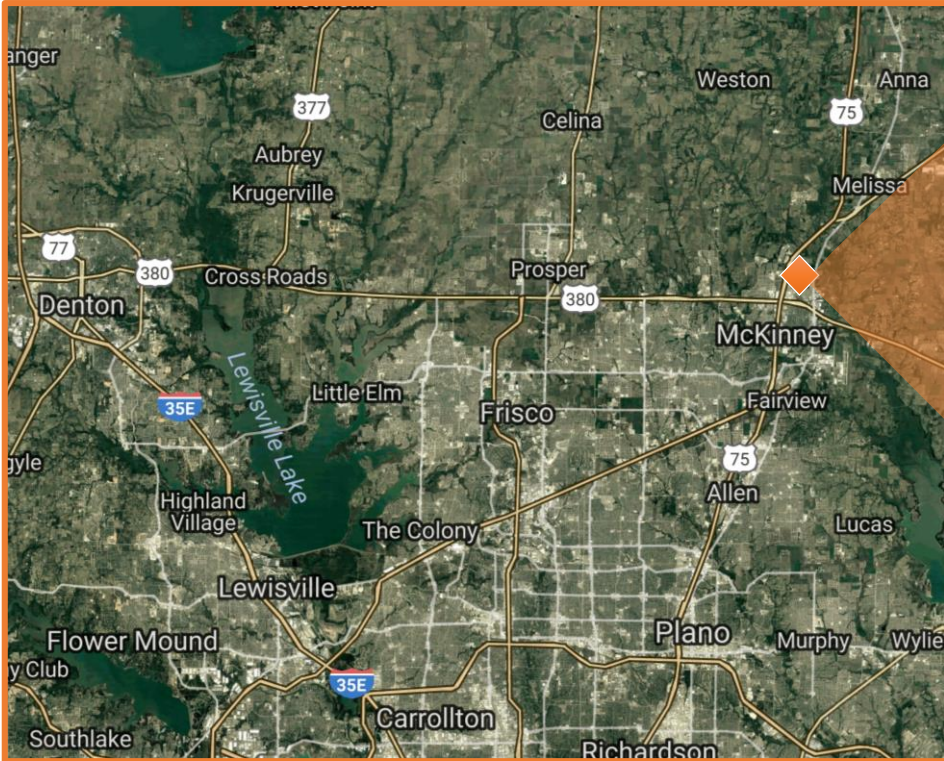
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### LOCATION BENEFITS:

- Adjacent to New PACCAR Truck Light Assembly Campus
- Adjacent to UPS – McKinney Hub
- Proximate to Decision Makers Homes
- Direct Access to US-75
- 50% Tax Abatement from City of McKinney

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