



McKINNEY

FOR LEASE | 201,760 SF | DIVISIBLE



FOR LEASING INFORMATION:



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FOR DEVELOPMENT INFORMATION:



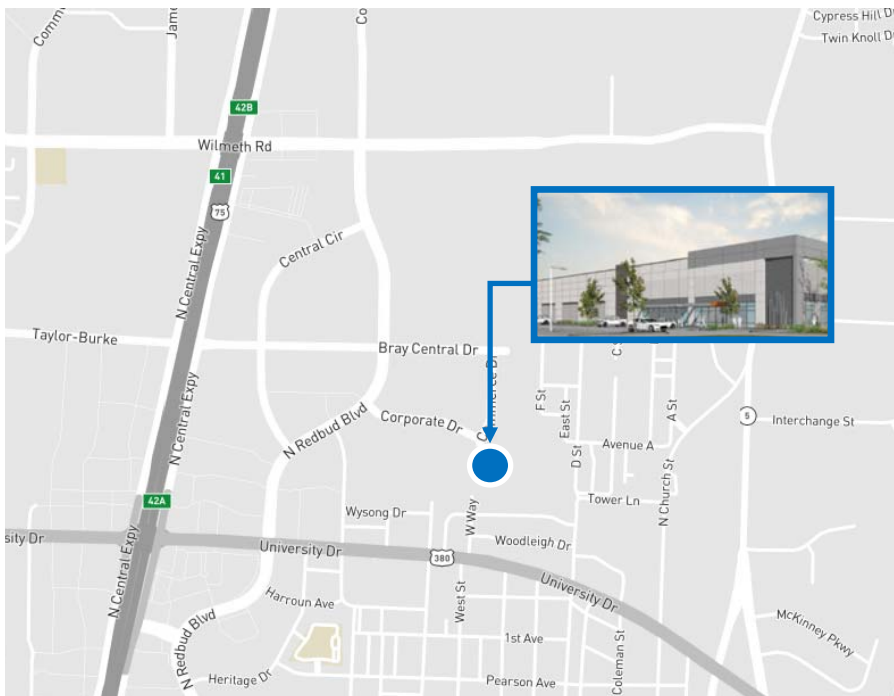
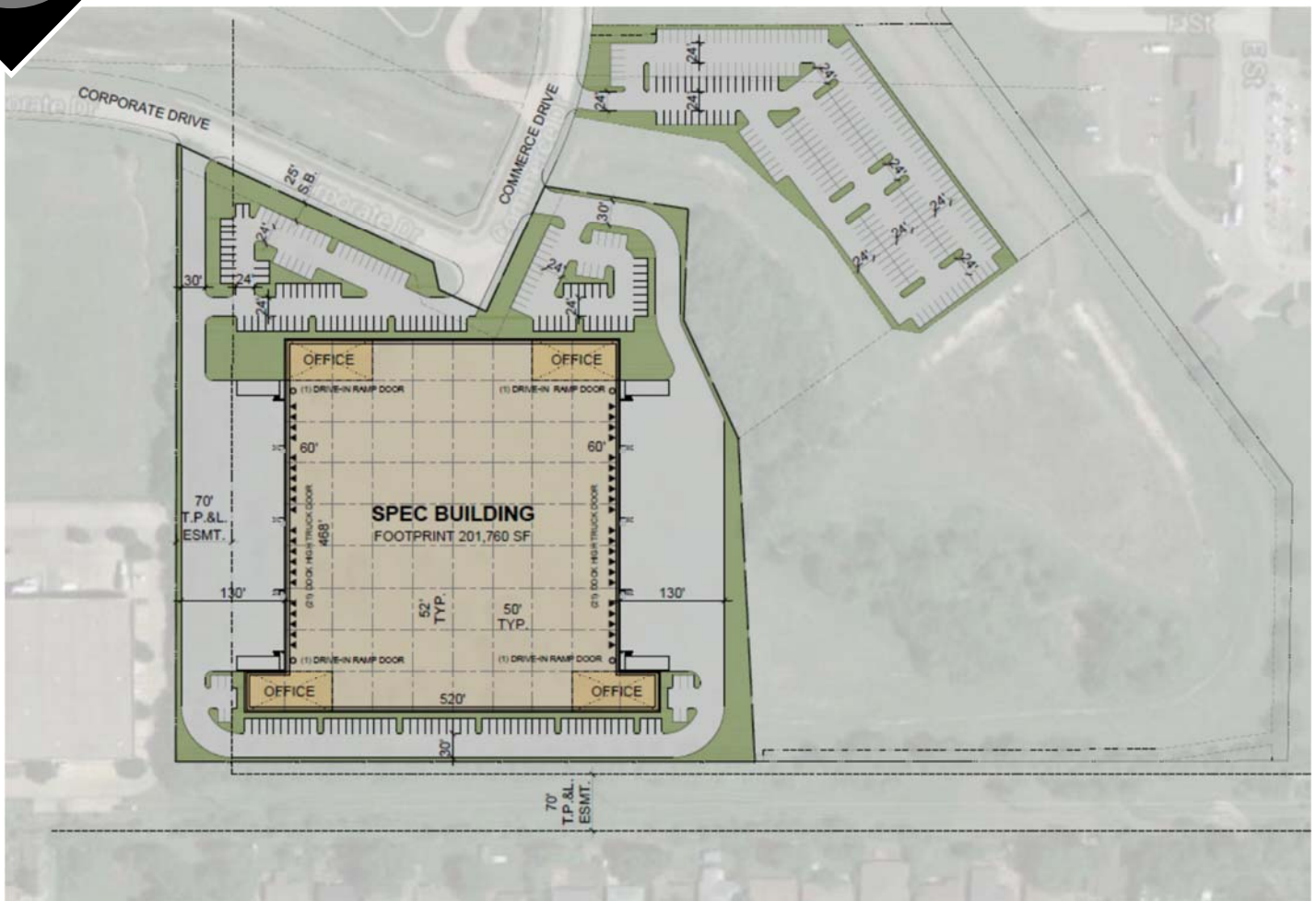
Hunt Southwest

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214.720.1650



McKINNEY



LOCATION BENEFITS

- Proximity to abundant educated and high-quality labor
- Prime access to major thoroughfares including US-75, SH 380, and SH 121
- Well suited for warehouse, distribution, service providers and suppliers
- 50% real business personal tax abatement from the City
- 5 year, 50% real & business personal property tax reimbursement from City
- Nationally acclaimed quality of life
- Established industrial location with proximity to abundant amenities

McKinney National Airport:	4 miles
Dallas Love Field Airport:	36 miles
DFW International Airport:	38 miles
Dallas CBD:	33 miles

SHELL BUILDING FEATURES

- 201,760 SF
- 13.9 acres
- 130' deep truck courts
- 42 (9x10) dock doors / 4 (12x14) ramps
- 32' clear height
- ESFR sprinklered
- Cross-dock design
- Potential for secured access
- 52' x 50' column spacing
- 60' staging bays
- White box interior with LED lighting
- 166 car parks
- 2.3 acres of additional land for BTS or parking





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#1 Best Place to Live in America

-Money Magazine

#2 Best Real Estate Market in the US

-WalletHub.com

#1 City for First-time Buyers

-WalletHub.com

#4 Place to raise a family in Texas

-Smartasset.com

#8 Fastest growing city in the US

-Nerdwallet

#5 Most successful city in America

-Zipppa.com

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