

Developed by:



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# McKINNEY NORTHPORT



## FOR SALE OR LEASE

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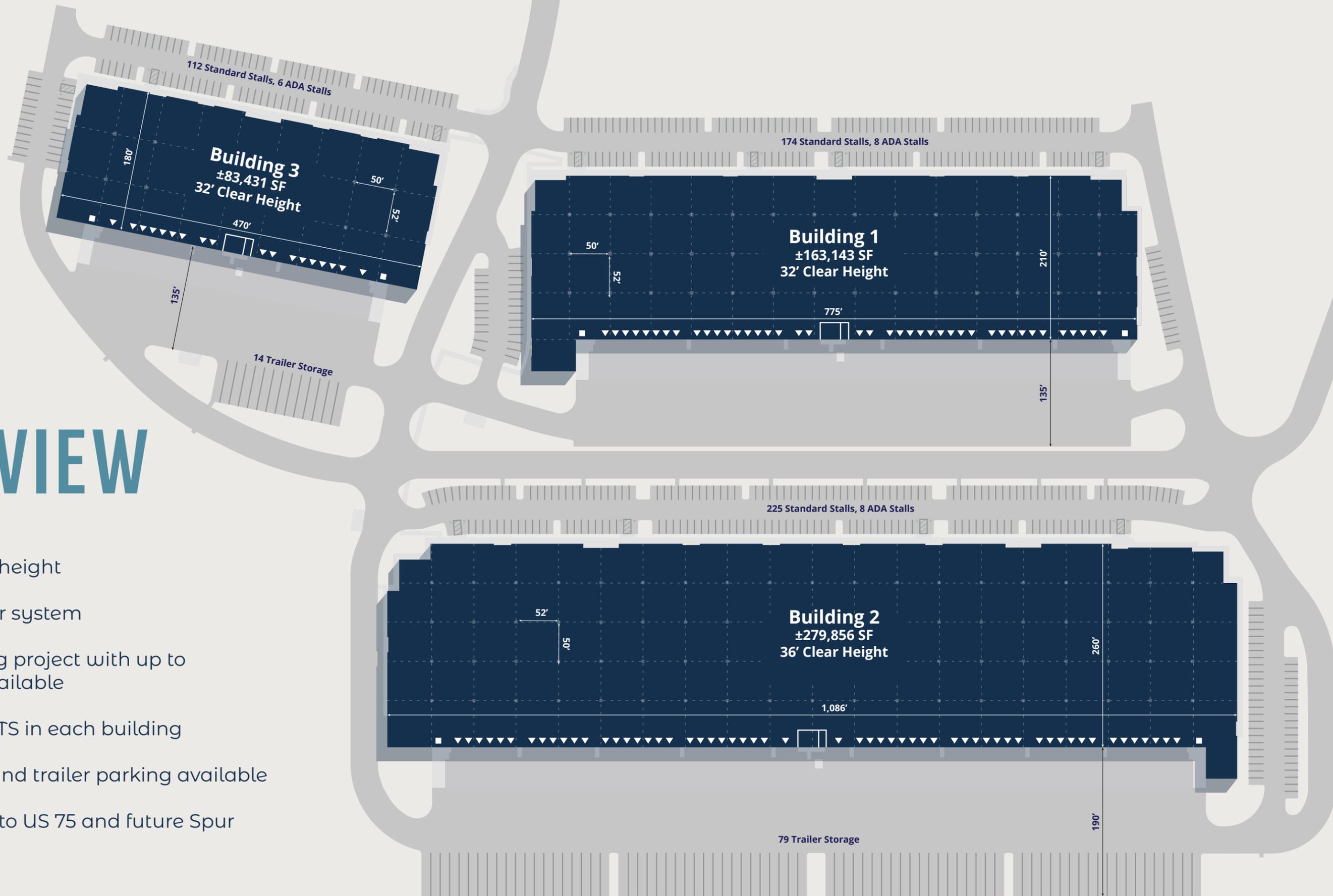
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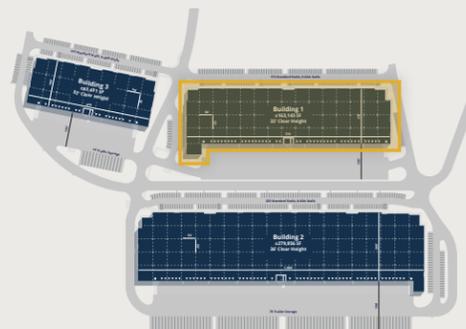
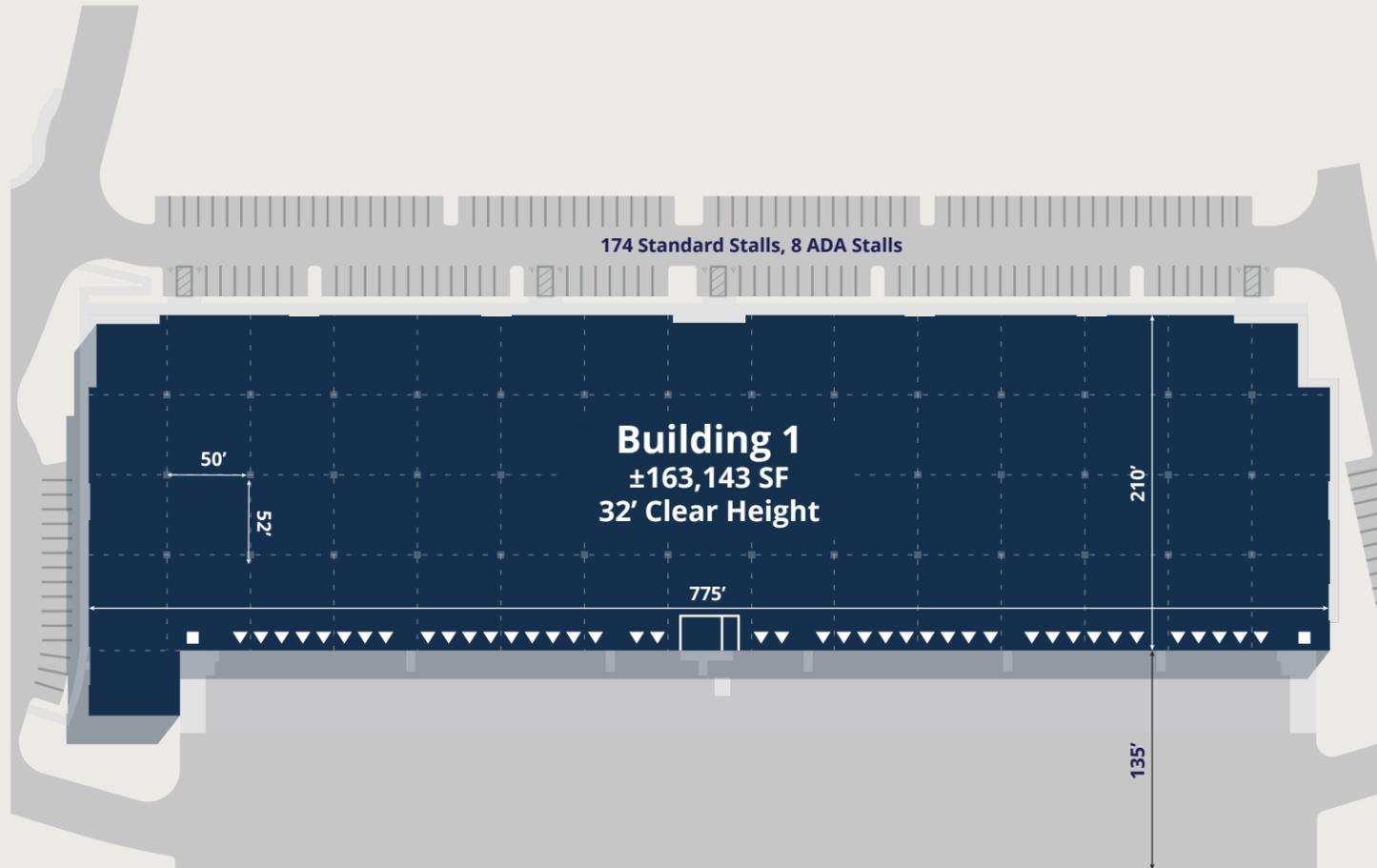
# PROJECT OVERVIEW

- 32' – 36' clear height
- ESFR sprinkler system
- Three building project with up to 526,430 SF available
- Spec Office BTS in each building
- Ample auto and trailer parking available
- Quick access to US 75 and future Spur 399 Frontage



# BUILDING 1

## 161,143 SF



163,143 SF Available

BTS Office

32' Clear Height

41 Overhead Dock Doors (9' x 10')

2 Ramped Doors (12' x 14')

182 Auto Spaces

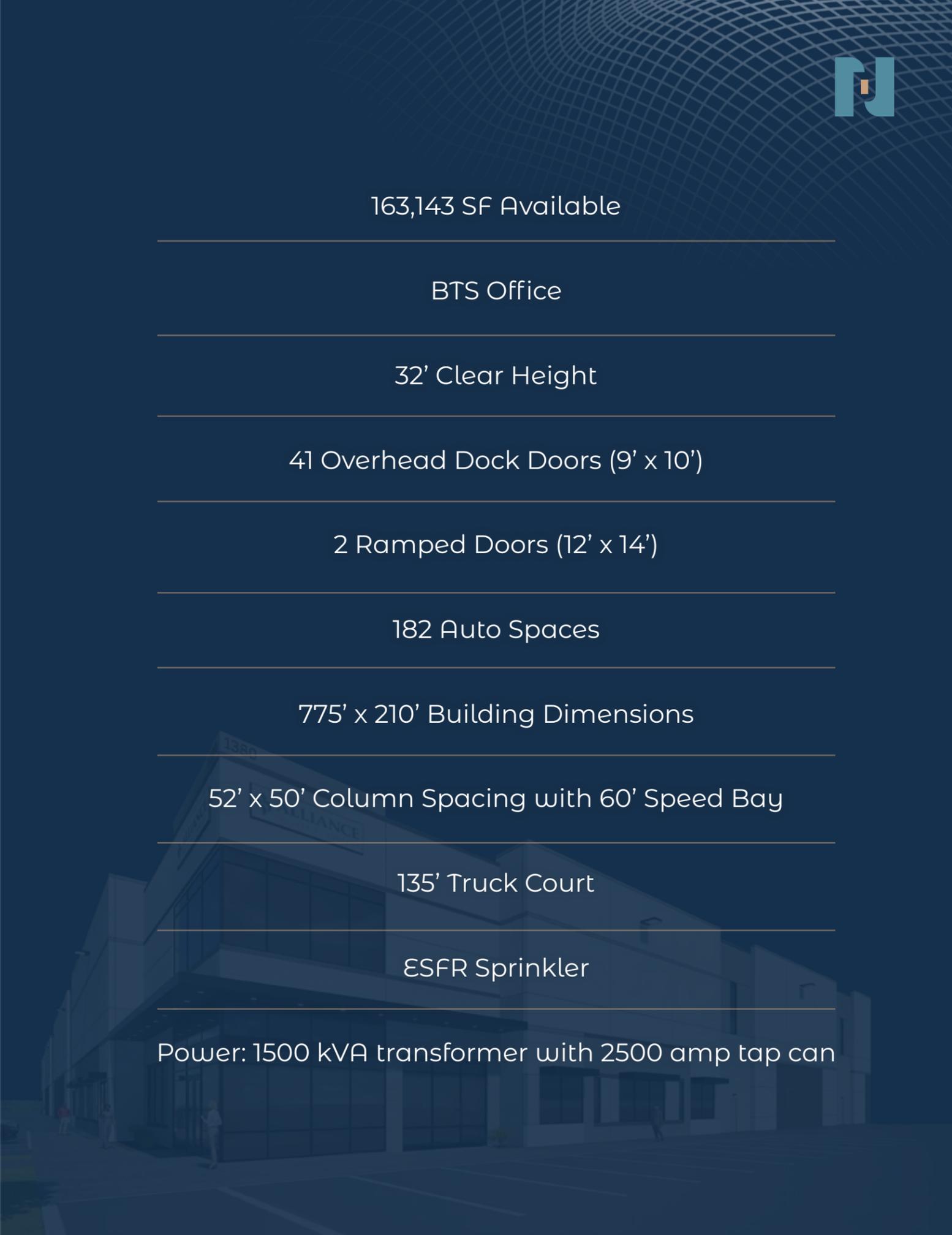
775' x 210' Building Dimensions

52' x 50' Column Spacing with 60' Speed Bay

135' Truck Court

ESFR Sprinkler

Power: 1500 kVA transformer with 2500 amp tap can



# BUILDING 2

## 279,856 SF



279,856 SF Available

BTS Office

36' Clear Height

57 Overhead Dock Doors (9' x 10')

2 Ramped Doors (12' x 14')

223 Auto Spaces

79 Trailer Positions

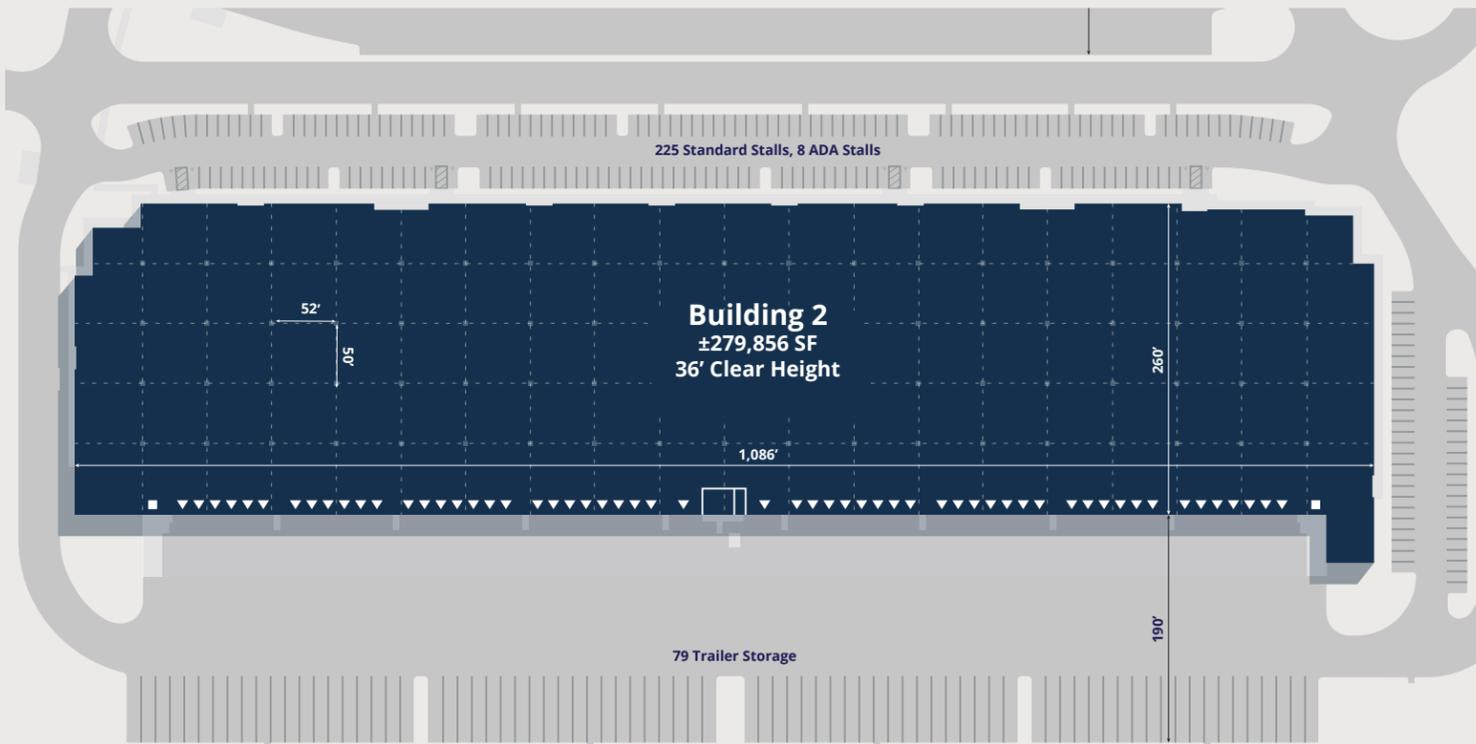
1086' x 260' Building Dimensions

52' x 50' Column Spacing with 60' Speed Bay

190' Truck Court

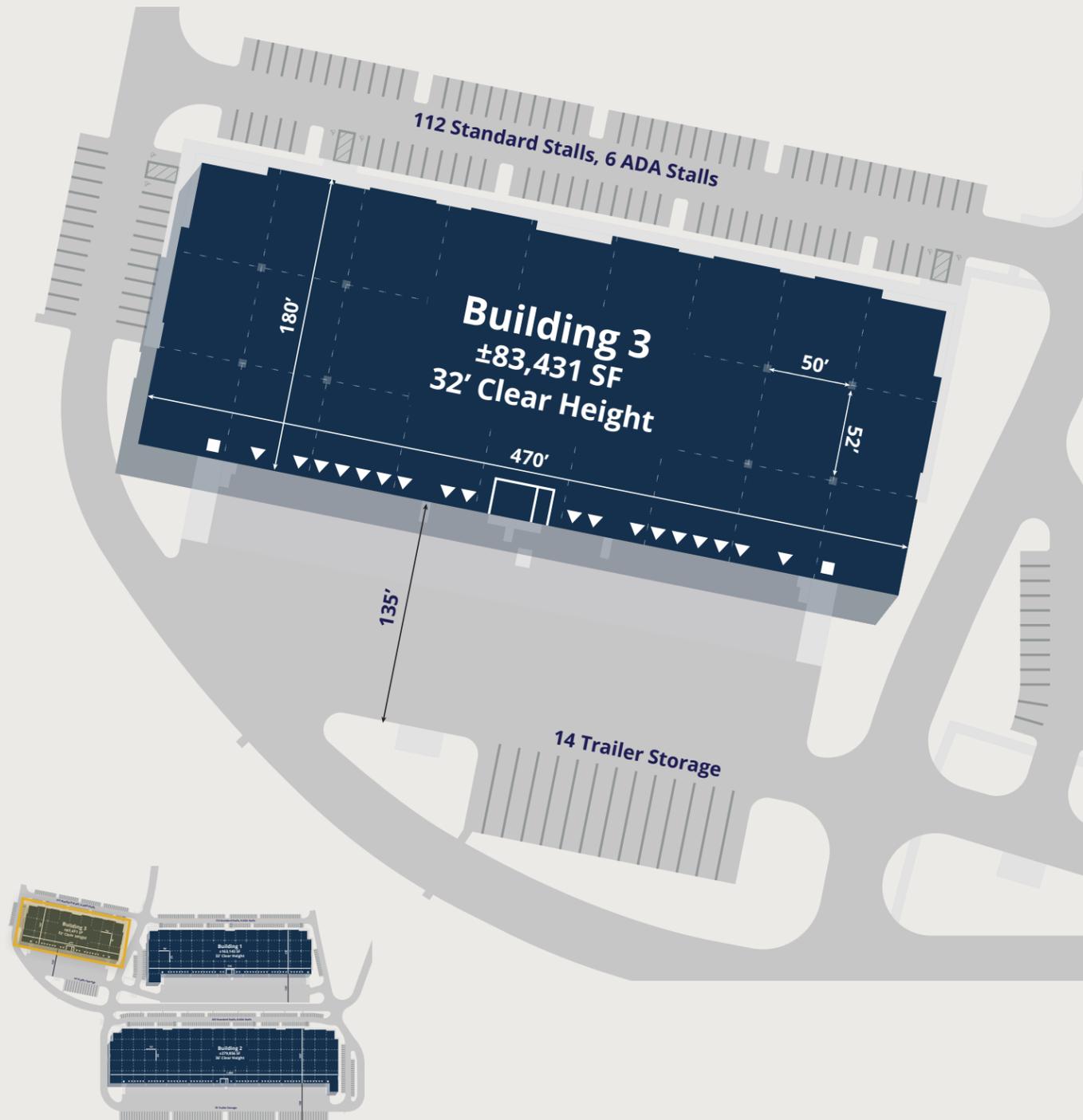
ESFR Sprinkler

Power: 1500 kVA transformers with 2500 amp tap can



# BUILDING 3

## 83,431 SF



83,431 SF Available

BTS Office

32' Clear Height

18 Overhead Dock Doors (9' x 10')

2 Ramped Doors (12' x 14')

118 Auto Spaces

14 Trailer Positions

470' x 180' Building Dimensions

52' x 50' Column Spacing with 60' Speed Bay

135' Truck Court

ESFR Sprinkler

Power: 1000 kVA transformers with 2500 amp tap can



## MCKINNEY, TX LABOR & DEMOGRAPHICS

Population	224,000
2020-2025 Pop Growth Rate	15.2%
Civilian Labor Force	114,000+
Total Businesses	1,100+

## DRIVE TIMES

- 0.6 mile to North Central Expy
- 0.8 miles to McKinney National Airport
- 2.2 miles to Hwy. 380
- 37 miles to Dallas
- 37 miles to DFW International Airport
- 39 miles to Love Field Airport
- 60 miles to Fort Worth

HWY 75

Starbucks  
**TRADER JOE'S**  
 belk  
 PEI WEI  
 BED BATH & BEYOND  
**CVS**  
 FIREHOUSE SUBS  
 Holiday Inn

Little Caesars  
 Wendy's  
 Albertsons  
**KOHL'S**  
**TEXAS**  
 LA FITNESS

HWY 121

HSUN  
 amazon  
 MP  
 SIMPSON  
 Strong-Tie

**McKINNEY**  
 NATIONAL AIRPORT

**McKINNEY**  
 NATIONAL AIRPORT  
 New Commercial Terminal Under Construction

HWY 75

modular power solutions

**SHERATON**  
 EST. 1957

**McKINNEY**  
 NORTHPORT

**CINTAS**  
**Baker**  
 Distributing Company

SPEC'S  
 displayit

Ingress ←  
 Egress →

Future Spur 399

Future Spur 399

Farm to Market 546





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