

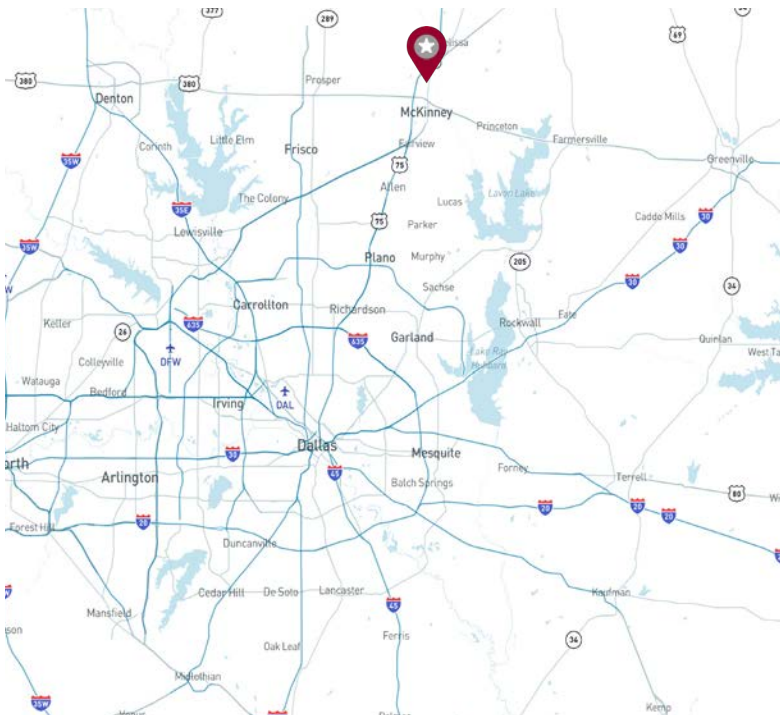
# FOR SALE/LEASE

227,612 SF



## MCKINNEY 5 LOGISTICS

MCKINNEY, TX



## PROJECT HIGHLIGHTS

- Q3 2026 Delivery
- Class A Rear Load Industrial
- 227,612 SF, Divisible to 43,478 SF
- Spec Office
- Highway visibility on hard corner of Hwy 5 & McIntyre Rd
- Three (3) Storefronts
- Ability to fully service Truck Court

FOR LEASING INFORMATION:



Adam Graham, SIOR, CCIM  
agraham@lee-associates.com  
C: 214.335.3320

JOINT VENTURE OF:



The site plan shows an industrial building complex with a main rectangular building and a circular structure. The main building is labeled "INDUSTRIAL BLDG" with a GFA of ±227,612 SF and a clear height of 36'. It has a length of 800' and a width of 290'. The building is divided into sections, including two "OFFICE" areas. The parking lot is labeled "148 SPACES" and is located to the north and south of the main building. The site is bounded by "MCINTYRE ROAD" to the north and "HWY 5" to the west. A "SWIM" (swimming pool) is located to the east of the building. The plan includes various setbacks, easements, and existing infrastructure like light poles and power lines.



## BUILDING DETAILS

<b>Building Size</b>	227,612 SF Divisible to 43,478 SF
<b>Office</b>	BTS
<b>Clear Height</b>	36'
<b>Dock Doors</b>	49 (9' x 10')
<b>Drive-In Doors</b>	2 (12'x 14')

<b>Trailer Stalls</b>	44
<b>Car Parks</b>	148
<b>Sprinkler</b>	ESFR
<b>Building Depth</b>	290'
<b>Column Spacing</b>	60' x 52'

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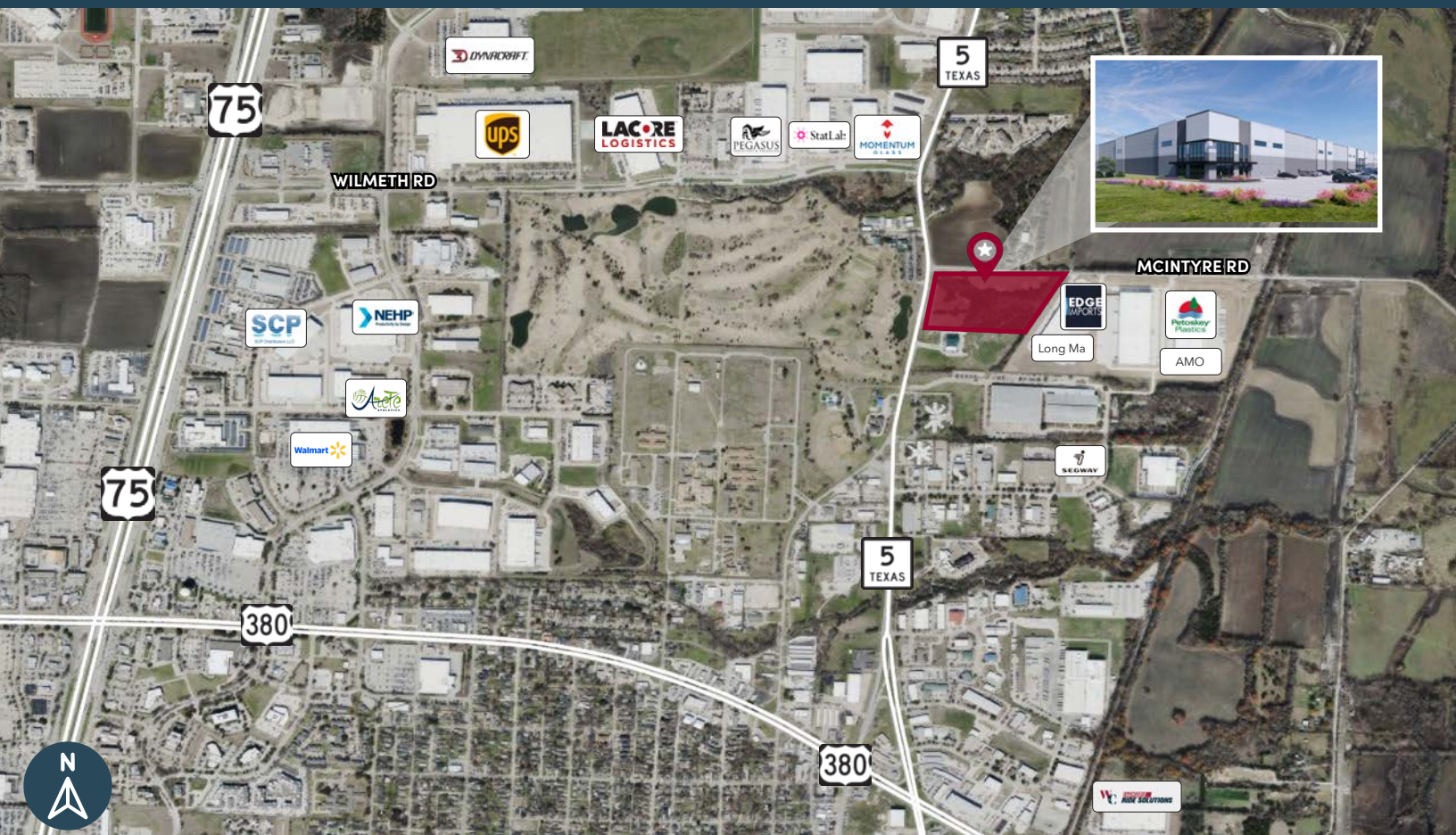
Adam Graham, SIOR, CCIM  
agraham@lee-associates.com  
C: 214.335.3320

JOINT VENTURE OF:





# PROJECT AERIAL



FOR LEASING INFORMATION:

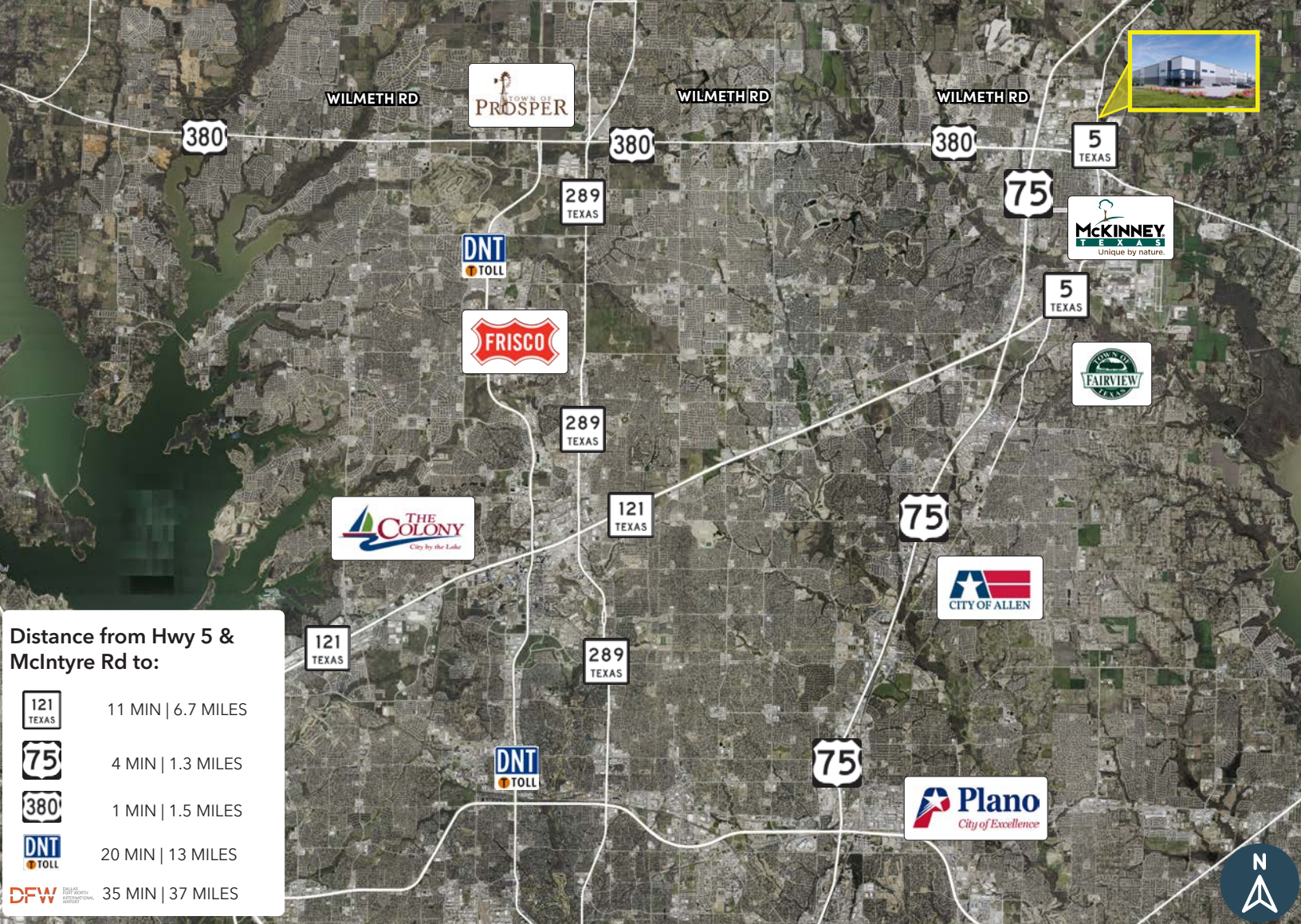


Adam Graham, SIOR, CCIM  
 agramham@lee-associates.com  
 C: 214.335.3320

JOINT VENTURE OF:







## 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

FOR LEASING INFORMATION:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Adam Graham, SIOR, CCIM  
agraham@lee-associates.com  
C: 214.335.3320

JOINT VENTURE OF:

**MBK**  
INDUSTRIAL PROPERTIES  
AN IRVING REAL ESTATE COMPANY

**Hopewell**  
DEVELOPMENT