



McKINNEY 121
PHASE III

FOR LEASE

4200-4300 HARDIN BLVD | MCKINNEY TX

19,046 SF - 160,540 SF AVAILABLE

UNDER CONSTRUCTION | Q4 2026 ANTICIPATED DELIVERY



OWNED BY

EASTGROUP
PROPERTIES

LEASED BY

LEE &
ASSOCIATES

PROJECT DETAILS

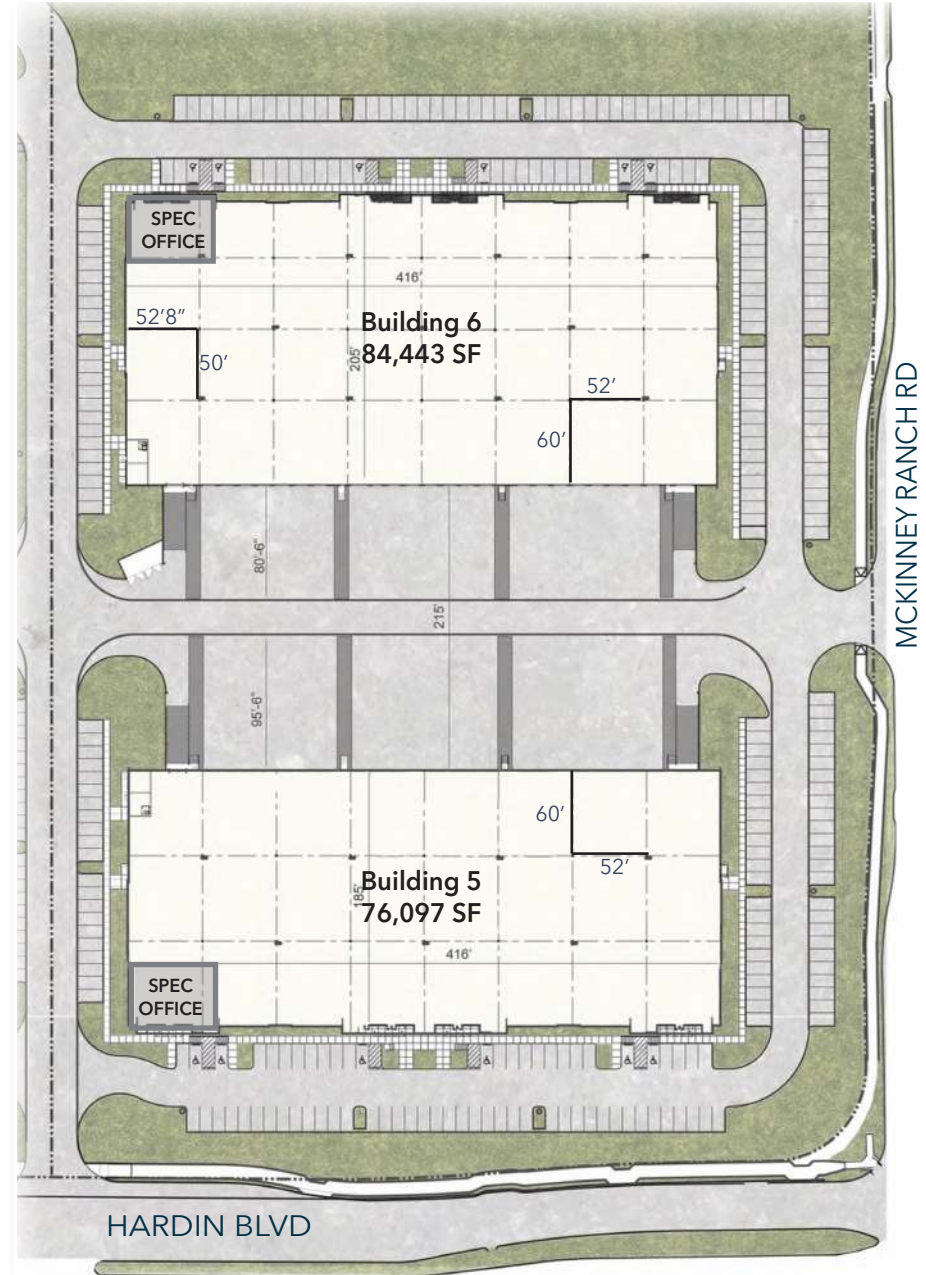


BUILDING 5

ADDRESS:	4200 Hardin Blvd McKinney, TX
BUILDING SIZE:	76,097 SF
DIVISIBLE TO:	19,046 SF
SPEC OFFICE:	3,450 SF
CLEAR HEIGHT:	28'
DOCK DOORS:	23
DRIVE-IN DOORS:	2
BUILDING DEPTH:	185'
TYPICAL COLUMN SPACING:	52'W x 60'D
STAGING BAYS:	52'W x 60'D
AUTO PARKING:	135
CONFIGURATION:	Rear load
TRUCK COURT DEPTH:	215' shared
SPRINKLER SYSTEM:	ESFR

BUILDING 6

ADDRESS:	4300 Hardin Blvd McKinney, TX
BUILDING SIZE:	84,443 SF
DIVISIBLE TO:	21,138 SF
SPEC OFFICE:	3,202 SF
CLEAR HEIGHT:	28'
DOCK DOORS:	23
DRIVE-IN DOORS:	2
BUILDING DEPTH:	205'
TYPICAL COLUMN SPACING:	52'W x 50'D
STAGING BAYS:	52'W x 60'D
AUTO PARKING:	138
CONFIGURATION:	Rear load
TRUCK COURT DEPTH:	215' shared
SPRINKLER SYSTEM:	ESFR
INSULATION:	R-25 (HVAC ready in the warehouse)

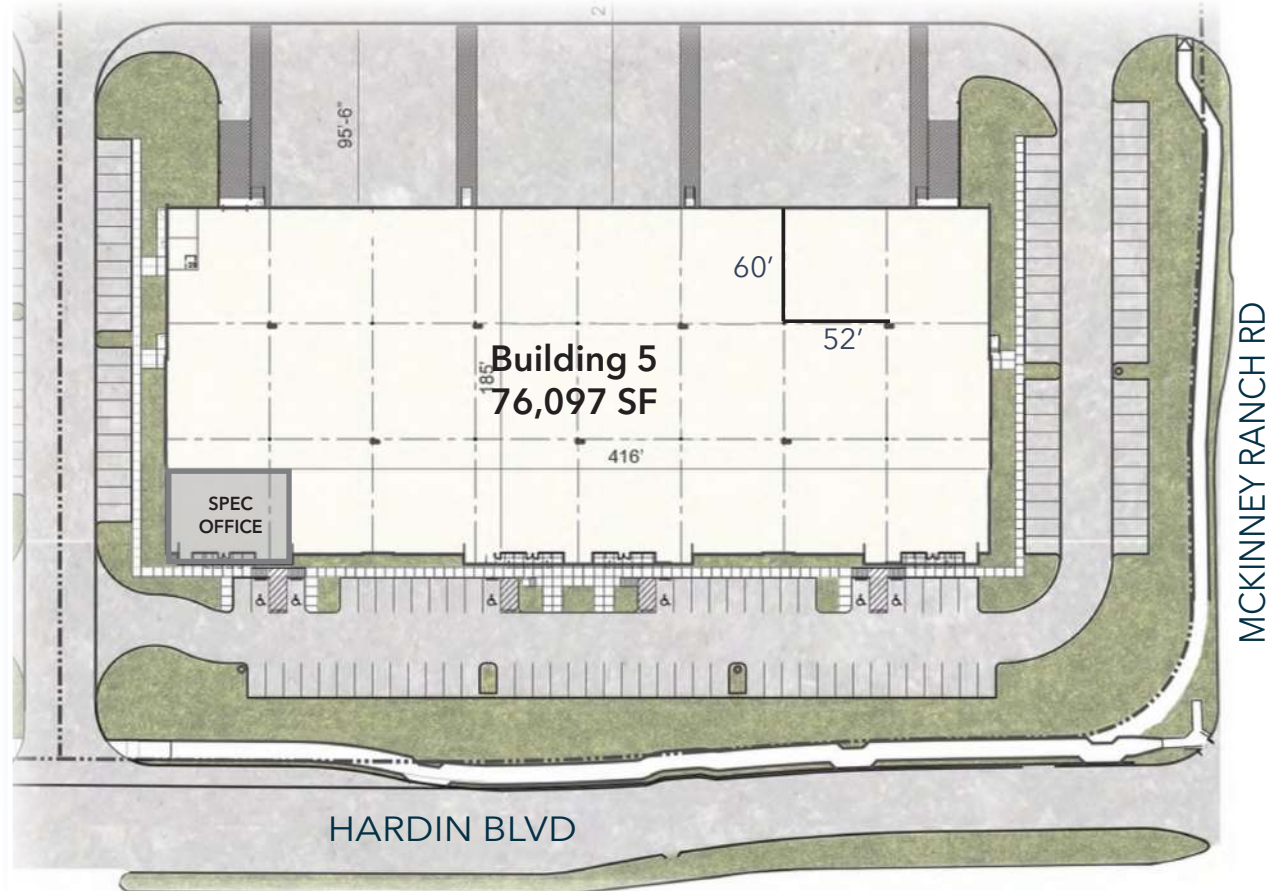
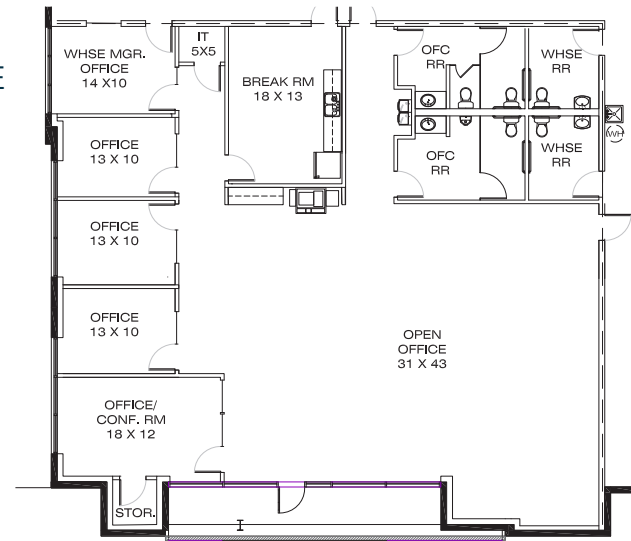


BUILDING 5

PROPERTY HIGHLIGHTS

ADDRESS:	4200 Hardin Blvd McKinney, TX
BUILDING SIZE:	76,097 SF
DIVISIBLE TO:	19,046 SF
SPEC OFFICE:	3,450 SF
CLEAR HEIGHT:	28'
DOCK DOORS:	23
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STAGING BAYS:	52'W x 60'D
AUTO PARKING:	135
CONFIGURATION:	Rear load
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SPRINKLER SYSTEM:	ESFR

SPEC OFFICE



BUILDING 6

PROPERTY HIGHLIGHTS

ADDRESS: 4300 Hardin Blvd
McKinney, TX

BUILDING SIZE: 84,443 SF

DIVISIBLE TO: 21,138 SF

SPEC OFFICE: 3,202 SF

CLEAR HEIGHT: 28'

DOCK DOORS: 23

DRIVE-IN DOORS: 2

BUILDING DEPTH: 205'

**TYPICAL COLUMN
SPACING:** 52'W x 50'D

STAGING BAYS: 52'W x 60'D

AUTO PARKING: 138

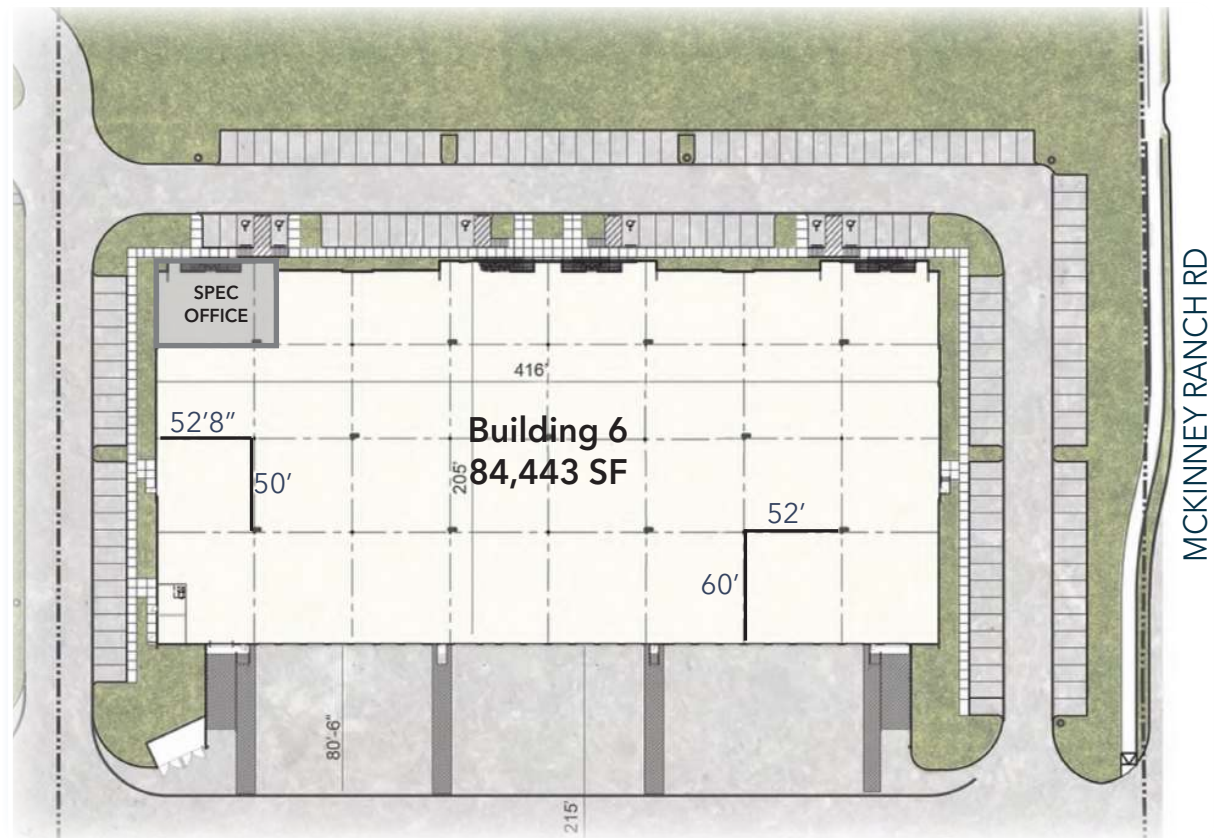
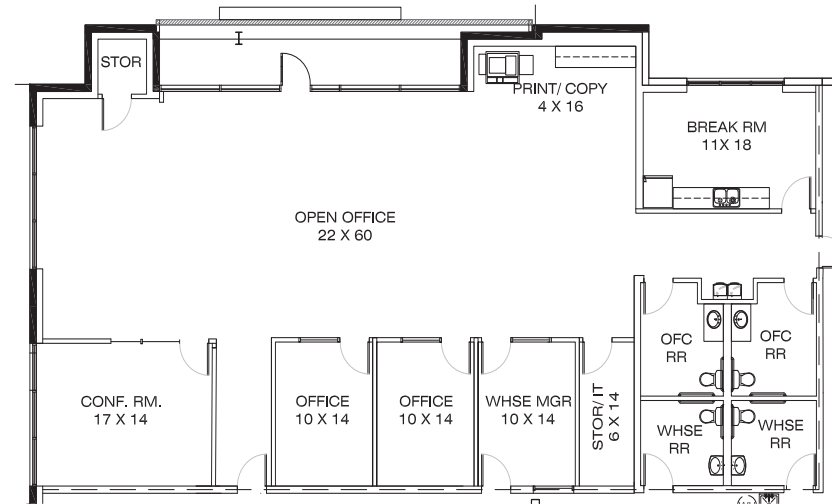
CONFIGURATION: Rear load

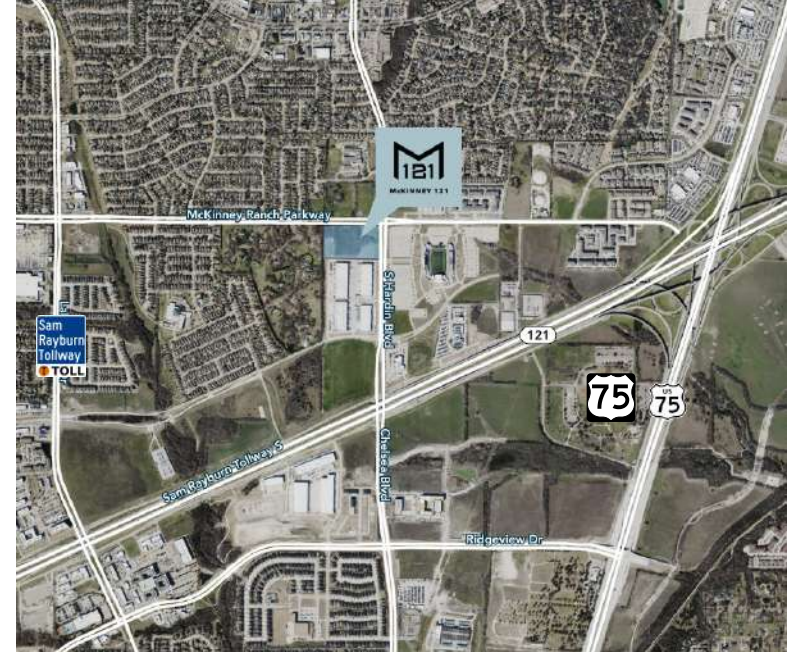
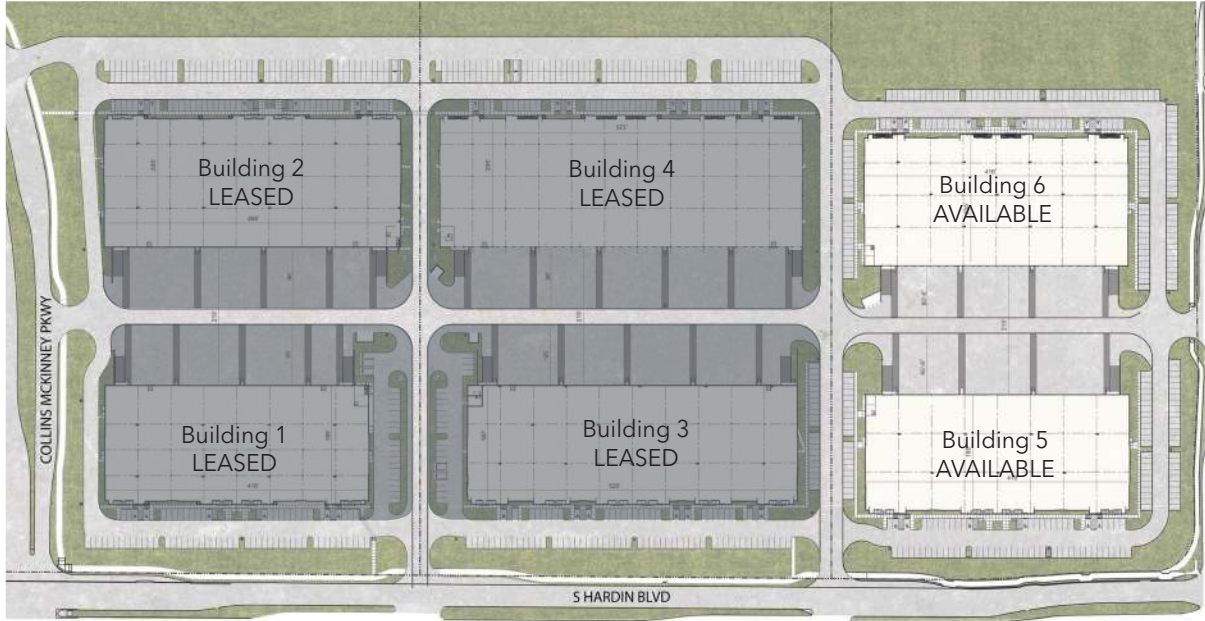
**TRUCK COURT
DEPTH:** 215' shared

SPRINKLER SYSTEM: ESFR

INSULATION: R-25 (HVAC ready
in the warehouse)

SPEC OFFICE





LOCATION OVERVIEW

- McKinney #1 Best Place to Live in America (*Money Magazine*)
- McKinney #6 Fastest Growing City in the Nation
- McKinney #9 Best Place for First Time Home Buyers
- McKinney #16 Safest Cities in the Country (*Smart Asset*)
- Direct Route to DFW Airport and McKinney National Airport (Both Minutes Away)
- Visibility from Highway 121, Over 45,000 Cars Per Day
- Abundant Amount of Retail, Restaurants and Entertainment Within 2 Miles
- Direct Link to Highway 121, Highway 75, Highway 380 and the Dallas North Tollway

KEY DISTANCES (IN MINUTES)



3 MIN



1 MIN



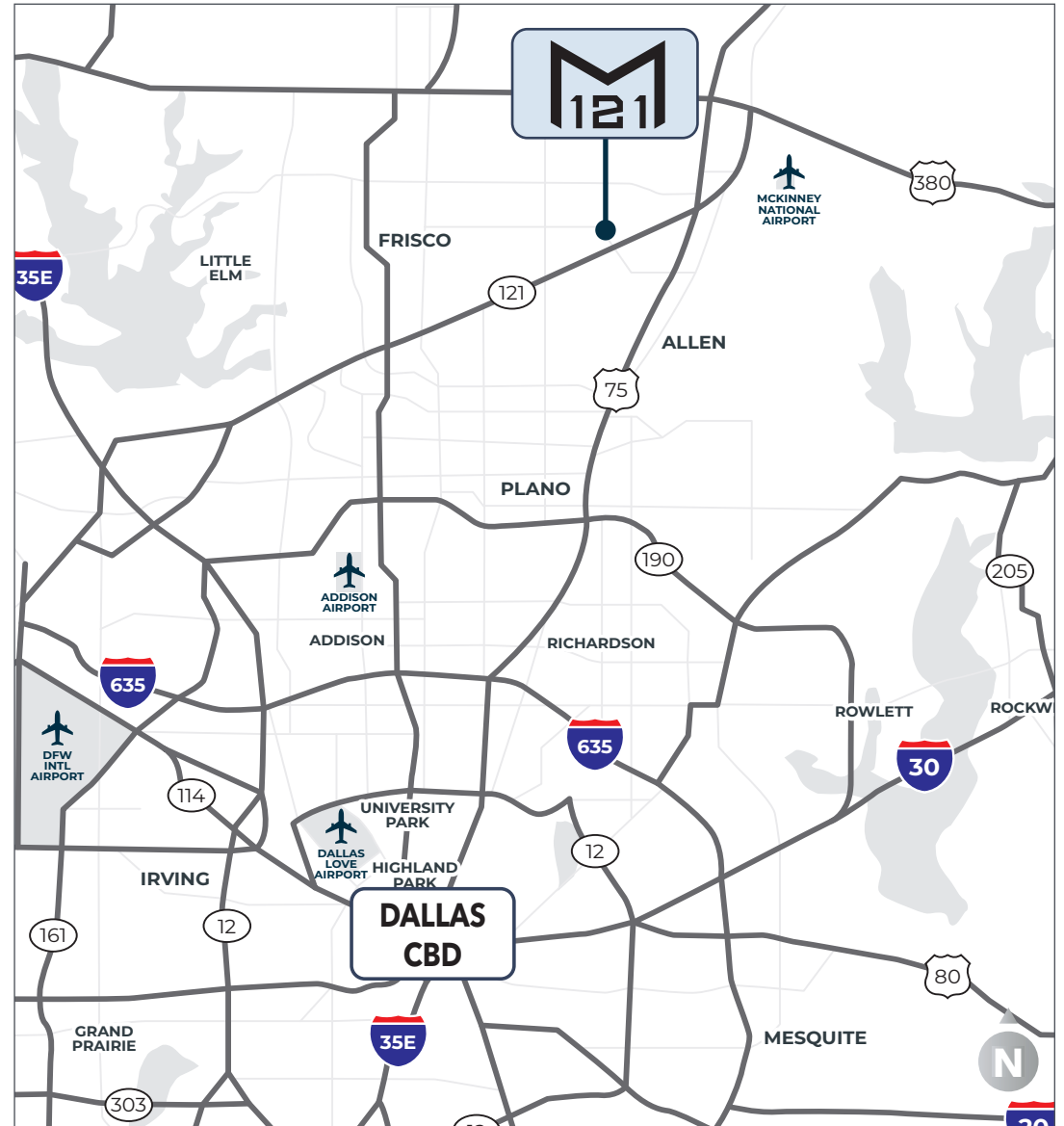
11 MIN



28 MIN



12 MIN



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