LEASED BY:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OWNED & DEVELOPED BY:

ROCKEFELLER GROUP

PROJECT AERIAL

MCC
MCKINNEY COMMERCE CENTER

SITE PLAN

MCC
MCKINNEY COMMERCE CENTER

PROJECT OVERVIEW

- MCC consists of three class a buildings totaling 319,347 SF with the ability to be divisible down to 14,486 SF, and nearly any size in between
- The project provides unmatched, prime exposure and easy access on and off interstate 75, just 2 miles to highway 380, and 6 miles to highway 121 (via i-75)
- MCC offers logistical efficiency and modern industrial space in the booming McKinney market
- Securable car parks and truck courts with optional fencing and additional paved trailer storage
- 32’ clear heights at each building
- MCC is an excellent choice for companies seeking visibility, with monument signage for all 3 buildings visible from i-75
- Each building includes insulated dock doors, warehouse led lighting (25 fc avg., motion sensors, battery backup, 12’ whips) and significant power that includes 500 kVA Expandable to 2,500 kVA

PROJECT HIGHLIGHTS

Location	TBD I McKinney, TX 75071
Total Building Area	319,347 SF
Building A	75,436 SF (Divisible to 14,486)
Building B	175,946 SF (Divisible to 46,673)
Building C	67,965 SF (Divisible to 33,720)

BUILDING A

MCC
MCKINNEY COMMERCE CENTER

BUILDING DETAILS

Available SF	36,127 SF
Divisible to	14,486 SF
Office	BTS
Clear Height	32’
Dock Doors (9’x10’)**	12* (3 with levelers)
Ramped Doors (12’x14’)	0 - Ramp can be added
Typical Column Spacing	60’ x 40’
Staging Bay	60’ x 40’
Building Dimensions	180’ x 420’
Truck Court Depth	130'
Car Parks	±1.27/1,000 SF
Sprinkler System	ESFR
Building Power	500 kVA Expandable to 2,500 kVA
Building Configuration	Rear Load
Roof	Upgraded R-25 Insulation

**Several of these 9’ x 10’ positions were designed with knockout panels to accommodate future expansion to 12’ x 14’ doors with ramp

BUILDING B

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BUILDING DETAILS

Total Building Size	175,946 SF
Divisible to	46,673 SF
Spec Office	2,697 SF
Clear Height	32’
Dock Doors (9’x10’)	34 (6 with levelers)
Ramped Doors (12’x14’)	2
Typical Column Spacing	50’ x 52’
Staging Bay	60’ x 52’
Building Dimensions	310’ x 572’
Truck Court Depth	130’
Car Parks	131
Sprinkler System	ESFR
Power	500 kVA Expandable to 2,500 kVA
Building Configuration	Rear Load

BUILDING C

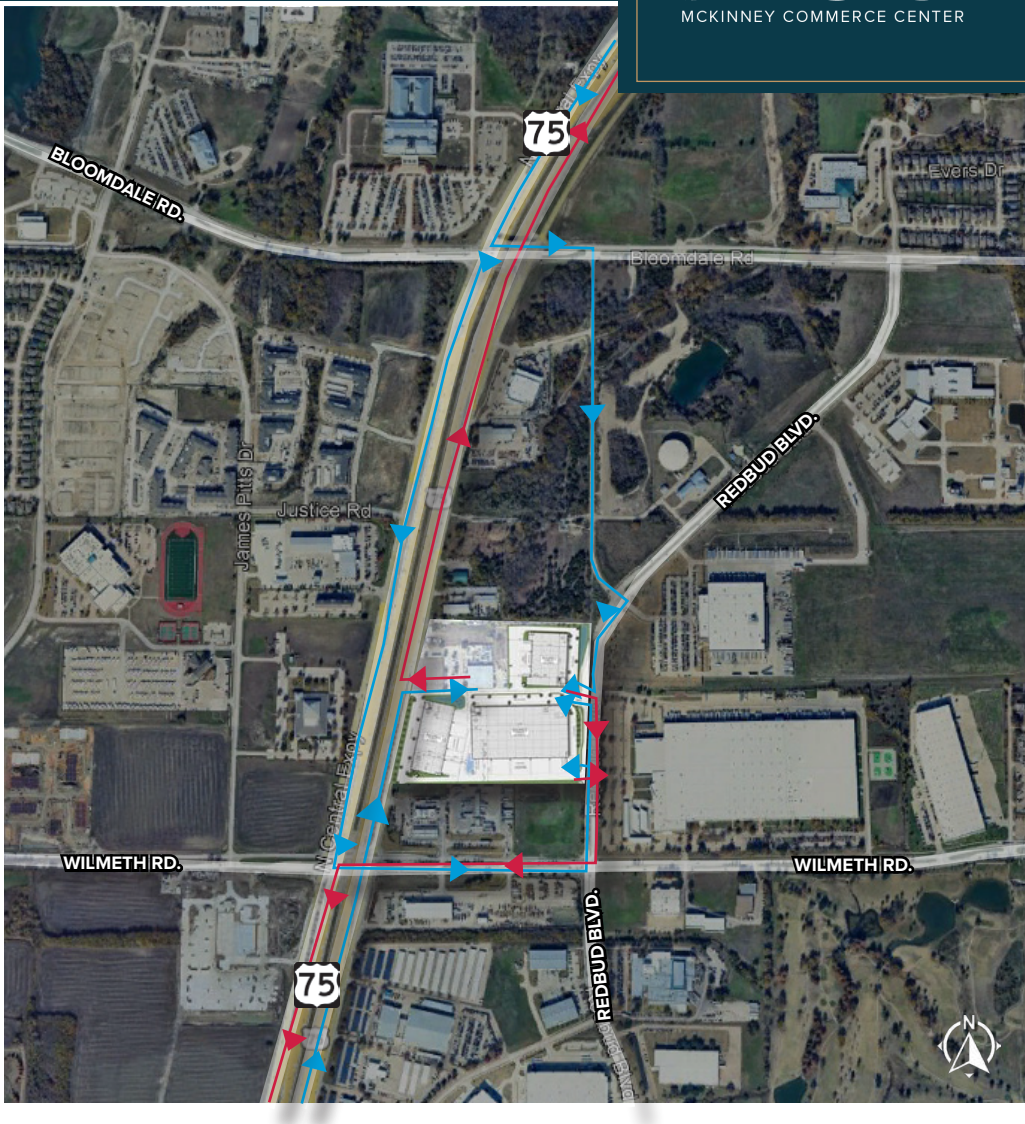
MCC
MCKINNEY COMMERCE CENTER

BUILDING DETAILS

Total Building Size	67,965 SF
Divisible to	33,720 SF
Spec Office	2,697 SF
Clear Height	32’
Dock Doors (9’x10’)	12 (4 with levelers)
Ramped Doors (12’x14’)	2
Typical Column Spacing	50’ x 52’
Staging Bay	60’ x 52’
Building Dimensions	210’ x 312’
Truck Court Depth	128’ - 139’
Car Parks	62
Sprinkler System	ESFR
Power	500 kVA Expandable to 2,500 kVA
Building Configuration	Rear Load

LOCATION & INGRESS/EGRESS MAP

MCC
MCKINNEY COMMERCE CENTER



DRIVE TIMES:

- Highway 75 — **.2 MI | 1 MIN**
- Highway 380 — **2 MI | 3 MIN**
- Highway 121 — **6 MI | 6 MIN**
- Dallas North Tollway — **12 MI | 20 MIN**
- George Bush Turnpike — **16 MI | 18 MIN**
- Interstate 35 — **27 MI | 25 MIN**
- Interstate 635 — **30 MI | 30 MIN**
- Downtown Dallas — **34 MI | 35 MIN**

LOCATION HIGHLIGHTS

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- The location provides quick access to DFW International Airport, the Dallas-Fort Worth Metroplex, and major industrial corridors, allowing businesses to efficiently serve regional and national markets.
- McKinney is one of the fastest-growing cities in Collin County, attracting industrial and logistics businesses due to its strong infrastructure and business-friendly policies.
- The area provides access to a skilled workforce, supporting industrial, logistics, and office roles.
- Proximity to Corporate Neighbors: The development is situated near leading industrial, technology, and logistics firms, making it a strategic location for companies looking to align with major players in the market.
- Traffic Count – approximately 149,000 vehicles per day

Leased By:

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