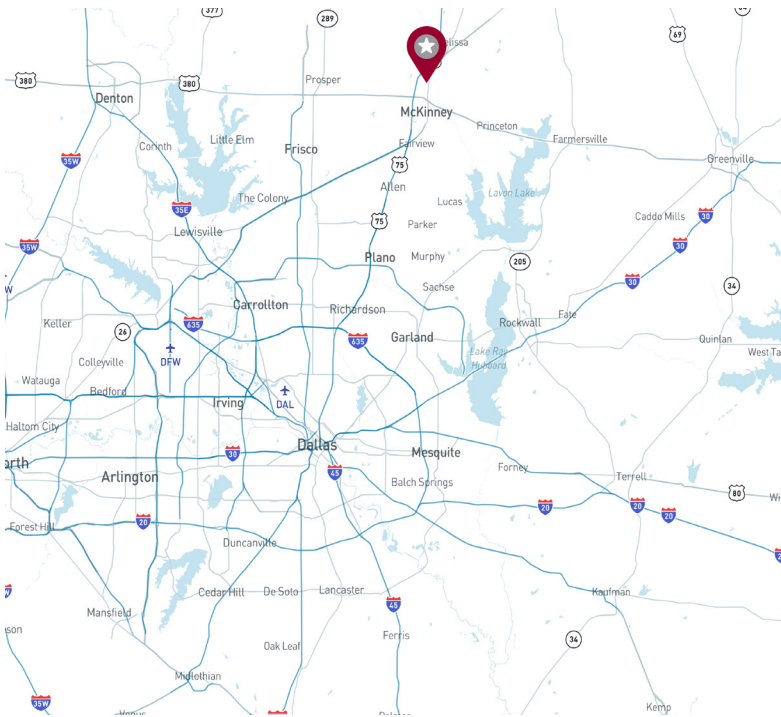




# FOR SALE / LEASE 226,856 SF

2010 N McDonald Street, McKinney, TX 75071



## PROJECT HIGHLIGHTS

- Q3 2026 Delivery
- Class A Rear Load Industrial
- 226,856 SF, Divisible to 53,301 SF
- 5,656 SF Spec Office
- Highway visibility on hard corner of Hwy 5 & McIntyre Rd
- Three (3) Storefronts
- Ability to fully secure truck court
- 3,000 amps of 480V Electrical Power

FOR LEASING INFORMATION:



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

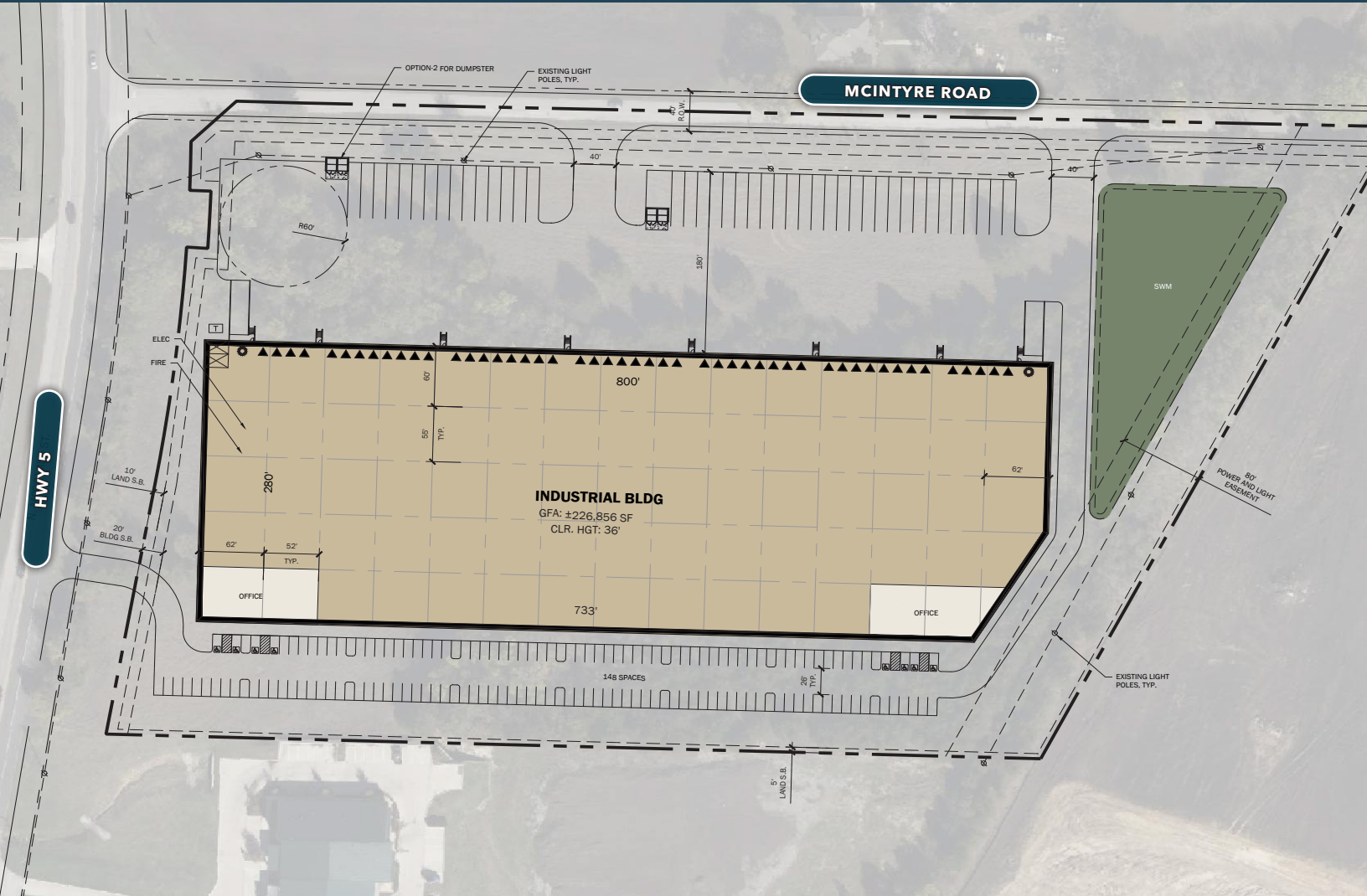
Alex Wilson  
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JOINT VENTURE OF:



# MCKINNEY 5 LOGISTICS



## BUILDING DETAILS

<b>Building Size</b>	226,856 SF Divisible to 53,301 SF
<b>Office</b>	5,656 SF Spec Office
<b>Clear Height</b>	36'
<b>Dock Doors</b>	46 (9' x 10')
<b>Drive-In Doors</b>	2 (12'x 14')

<b>Trailer Stalls</b>	42
<b>Car Parks</b>	140
<b>Sprinkler</b>	ESFR
<b>Building Depth</b>	290'
<b>Column Spacing</b>	60' x 52'

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# PROJECT AERIAL



FOR LEASING INFORMATION:



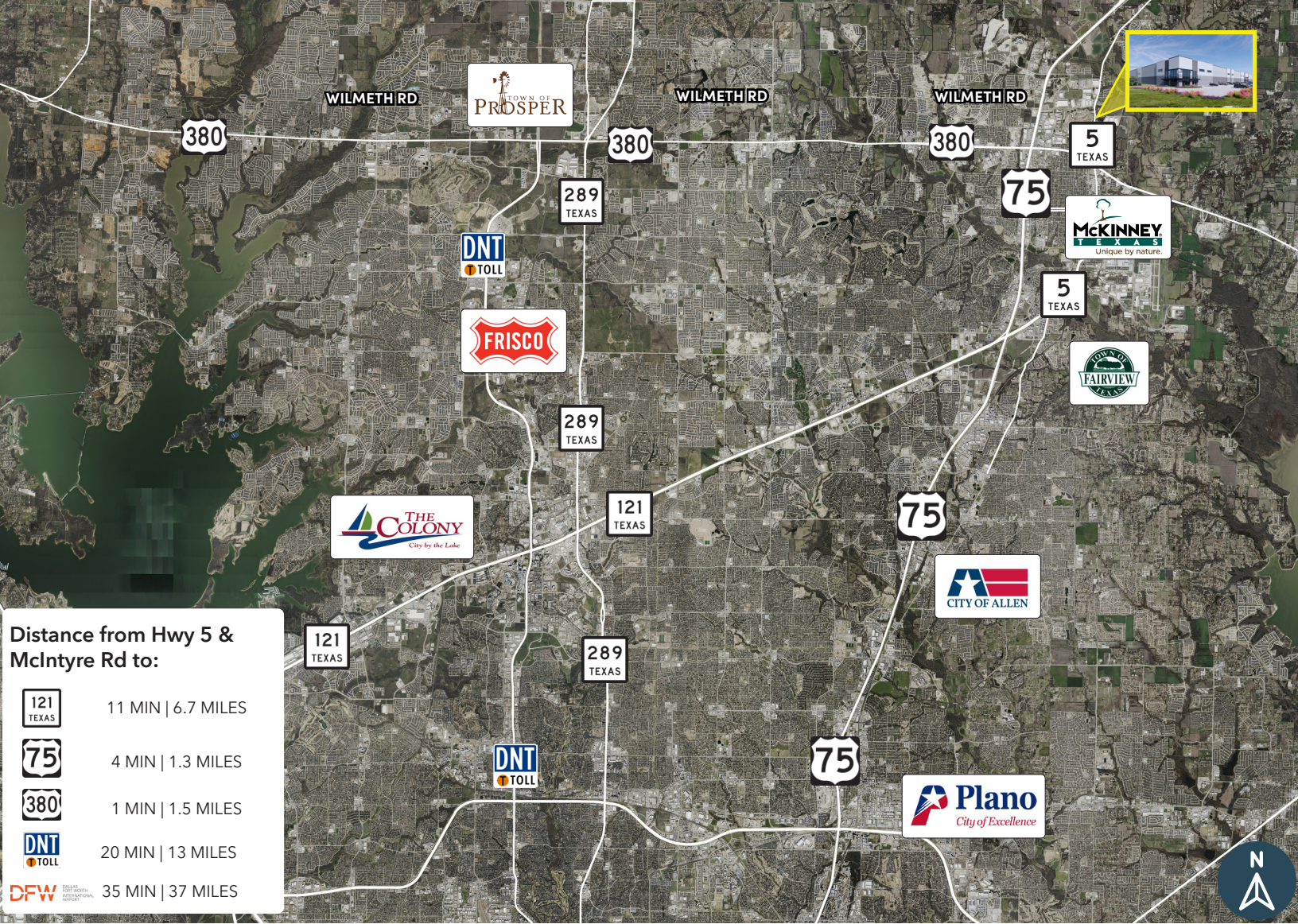
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**Distance from Hwy 5 & McIntyre Rd to:**

	11 MIN   6.7 MILES
	4 MIN   1.3 MILES
	1 MIN   1.5 MILES
	20 MIN   13 MILES
	35 MIN   37 MILES

# 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

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