

FOR LEASE

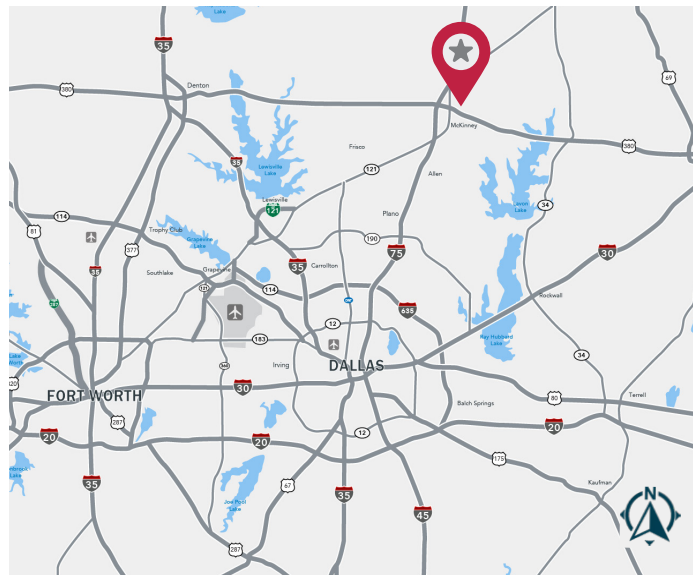
411 McKinney Pkwy | McKinney, TX 75071



±38,250 SF | AVAILABLE

AVAILABILITY HIGHLIGHTS

Available:	38,250 SF
Main Office:	8,033 SF
Mezzanine Office:	2,250 SF
Warehouse Area:	26,977 SF
Year Built:	2006
Land Size:	2.68 Acres
Clear Height:	23' - 27'
Loading:	2 (20'X20') Grade level doors 2 (12'X14') Grade level doors
Sprinklered:	Yes
Power:	1400 amps, 480v, 3-phase
Comments:	• Building can be fenced & secured • Monument signage • 1 mile from downtown McKinney • Spectrum fiber internet available • Crane railing in place. Crane can easily be added or crane rails can be removed (20 ton rated)



FOR MORE INFORMATION:

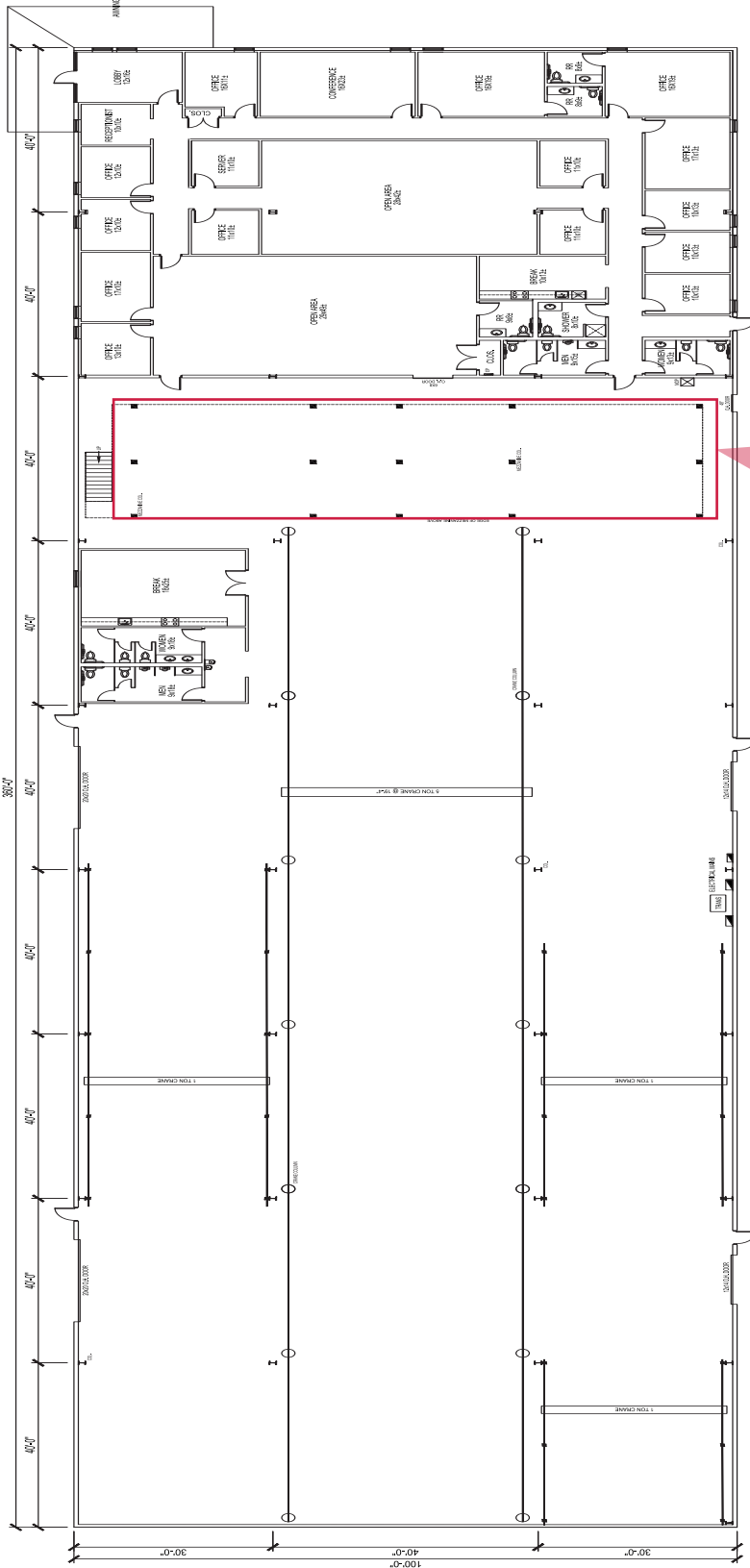
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

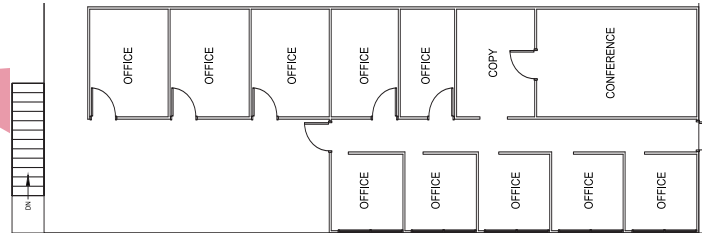
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FLOOR PLAN



MEZZANINE OFFICE



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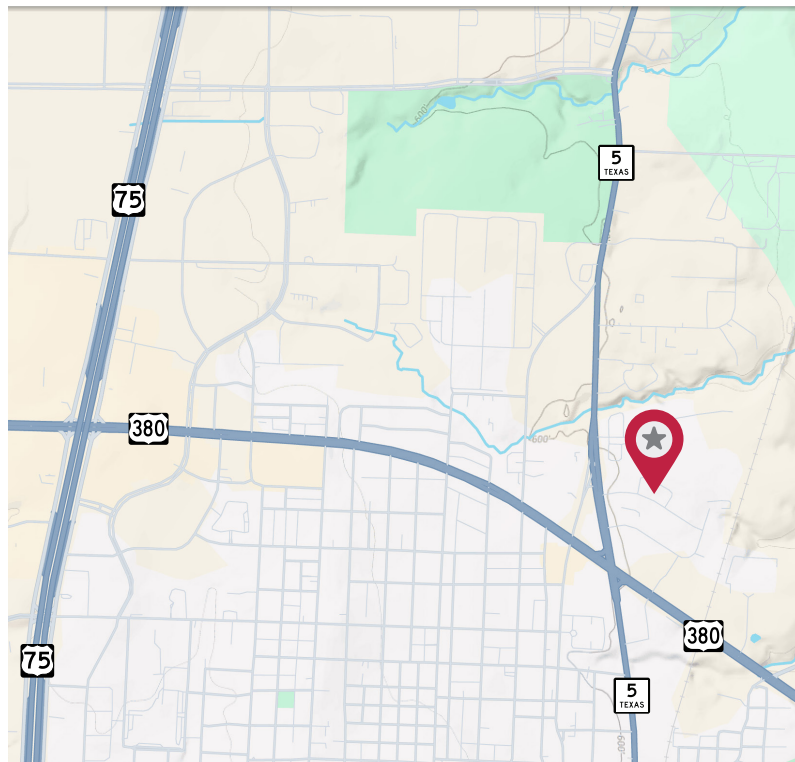
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