

1601 WILMETH

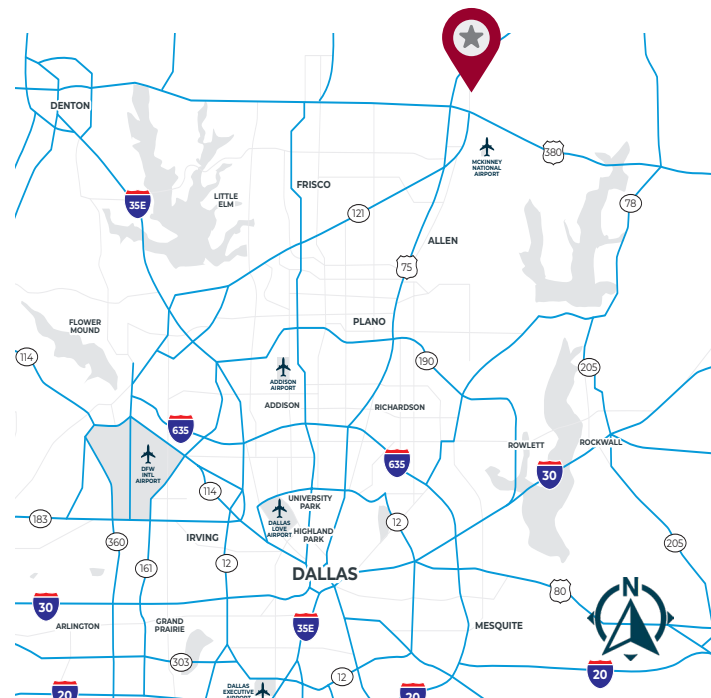
1601 Wilmeth Rd, McKinney TX 75069



FOR LEASE
24,310 SF (Divisible to 6,780 SF)

LISTING HIGHLIGHTS

Building Size:	24,310 SF
Divisible to:	6,780 SF 8,070 SF 9,460 SF 14,850 SF 17,530 SF
Office SF:	Build to Suit
Year Built:	Under construction-Q4 2026 delivery
Clear Height:	20' - 22'
Dock High Doors:	6
Ramped Doors:	Can be added
Sprinklers	ESFR
Parking Ratio:	1.44/1,000 SF
Zoning:	Light Industrial
Roof Insulation:	R-25 (HVAC ready in warehouse)
Fiber Internet:	Spectrum
Comments:	Excellent location, close & easy access to I-75 Can accommodate multiple size ranges (6,780 SF to 24,310 SF) Customized office finish-out Rear load building configuration On site property management



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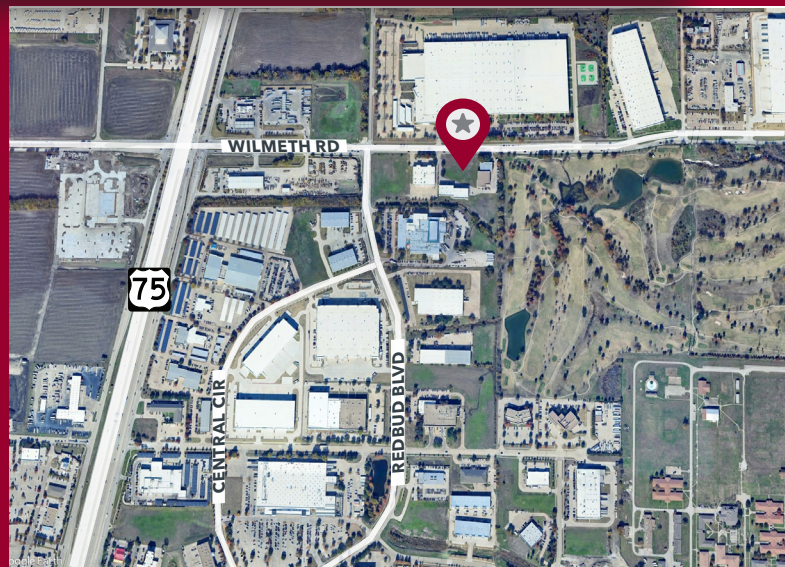
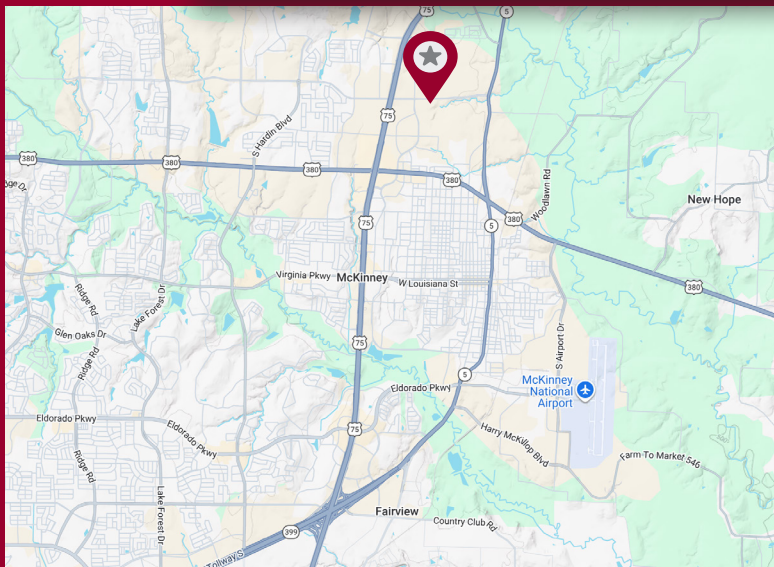
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For more information:

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