

FOR LEASE

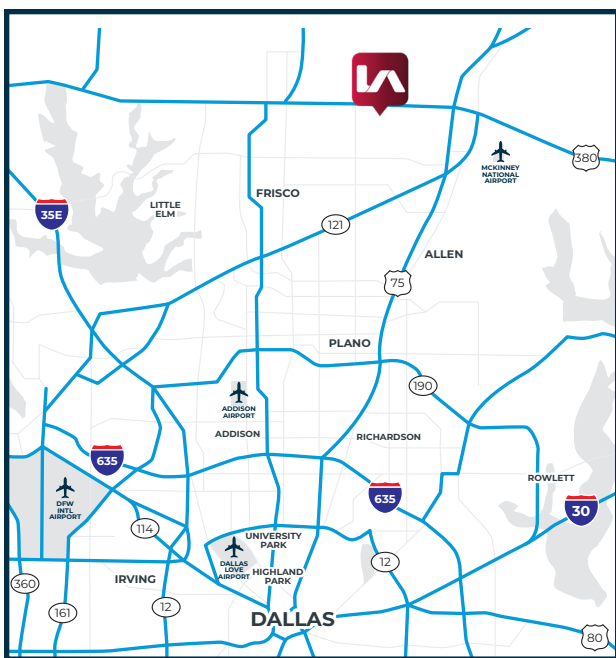
31,255 SF | ON 10.0 ACRES



10011 UNIVERSITY DR | MCKINNEY, TX

AVAILABILITY HIGHLIGHTS

- Six Buildings consisting of 31,225 SF
 - Building 1 - 9,246 SF (100% Office)
 - Building 2 - 9,011 SF
 - Building 3 - 4,890 SF
 - Building 4 - 1,700 SF
 - Building 5 - 1,376 SF
 - Building 6 - 5,002 SF
- Fenced, secured and partially paved
- Available September 2023
- ETJ Zoning (wide variety of uses)
- Ability to improve the front part of the property
- Hwy 380 will most likely be expanded in the near future
- Excellent visibility along Hwy 380



FOR INFORMATION:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

31,225 SF ON 10 ACRES

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SITE PLAN



Building 1 - Office

9,246 SF
100% Office
High quality finish out
Window offices

Building 2 - Warehouse

9,011 SF
13' - 17' Clear height
10 Grade level doors
(12'x14')

Building 3 - Warehouse

4,890 SF
14' - 19' Clear height
5 Grade level doors

Building 4 - Warehouse

1,700 SF
13' Clear height
Grade level loading

Building 5 - Warehouse

1,376 SF
22.2' Clear height
Grade level loading

Building 6 - Warehouse

5,002 SF
14' - 15' Clear height
4 Grade level doors
(12'x12')

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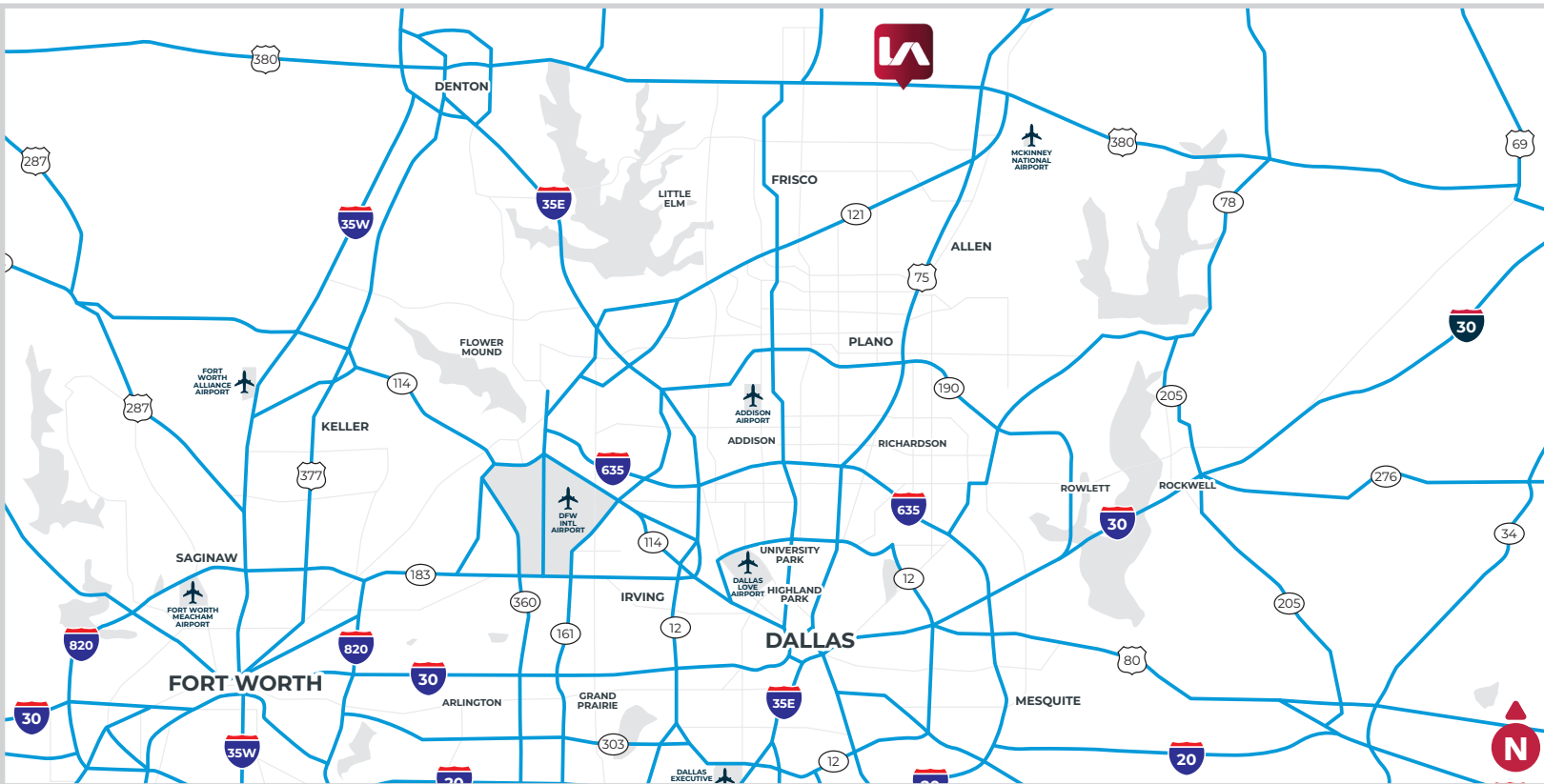
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DRIVE TIME MAP



DRIVE TIMES



6 MINUTES



25 MINUTES



12 MINUTES



30 MINUTES



17 MINUTES



40 MINUTES



19 MINUTES



44 MINUTES

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