



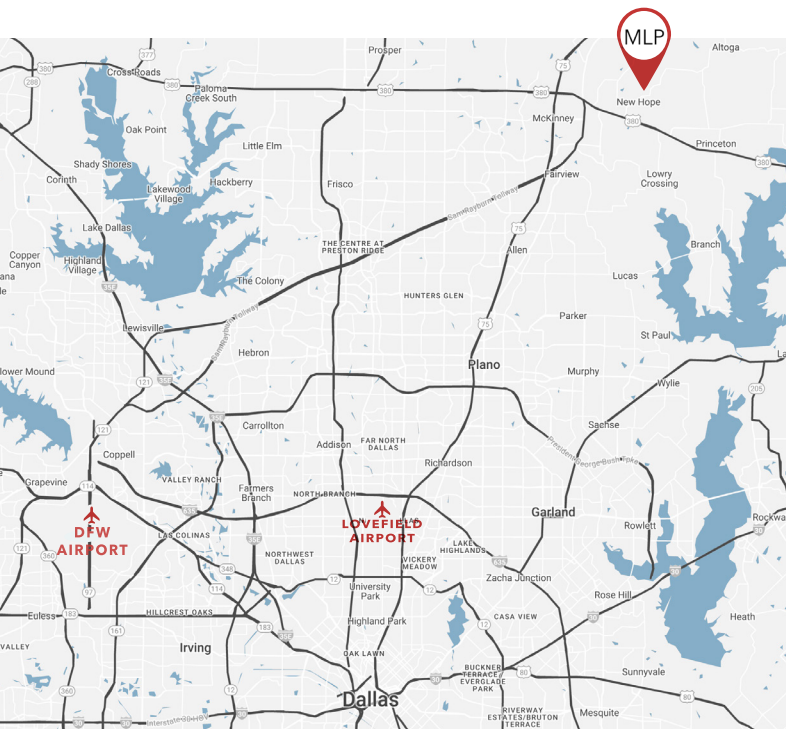
**M c K I N N E Y  
L O G I S T I C S  
P A R K**

**FOR LEASE  
THREE BUILDINGS  
TOTALING 525,636 SF**



## **McKINNEY LOGISTICS PARK**

580, 600 & 620 MCINTYRE ROAD | MCKINNEY, TX 75071



## **PROJECT HIGHLIGHTS**

- Three Buildings Totaling 525,636 SF
- Spec Office: ± 1,996 SF per Building
- 32' Clear Height
- Ample Car Parks, Dock Doors and Trailer Stalls provided
- Two Storefront Entrances per Building
- 2,000 Amp Electrical Service
- 7" 4000 psi reinforced concrete slab
- Two (2) 12'X14' drive in ramp doors per building
- ESFR Sprinkler System

FOR LEASING INFORMATION:



**Ken Wesson, SIOR, CCIM**  
kwesson@lee-associates.com  
C: 469.855.5222

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

DEVELOPED AND MANAGED BY:







## BUILDING 1 580 MCINTYRE RD

Building Size	147,780 SF
Available Space	67,767 SF
Spec Office	1,996 SF
Clear Height	32'
Building Dock Doors	24 docks (with 11 outfitted with 40,000lb pneumatic airbag levelers)
Ramps	1 (12 x 14)
Building Depth	210'
Column Spacing	50' x 54' (60' Speed Bay)
Car Parks	146 (Full Building)
Trailer Stalls	20 Dedicated
Sprinkler	ESFR
Amenities	Two storefront entrances 2000 Amp Service Warehouse Lighting at 25 footcandles 7" 4000 psi reinforced concrete slab Whiteboxed Warehouse

## BUILDING 2 600 MCINTYRE RD

Building Size	209,016 SF
Available Space	209,016 SF - Divisible to 104,508 SF
Spec Office	1,996 SF
Clear Height	32'
Building Dock Doors	38 docks (with 19 outfitted with 40,000lb pneumatic airbag levelers)
Ramps	2 (12 x 14)
Building Depth	276'
Column Spacing	50' x 54' (60' Speed Bay)
Car Parks	173 (Full Building)
Trailer Stalls	30 Dedicated
Sprinkler	ESFR
Amenities	Two storefront entrances 2000 Amp Service Warehouse Lighting at 25 footcandles 7" 4000 psi reinforced concrete slab Whiteboxed Warehouse

## BUILDING 3 620 MCINTYRE

Building Size	168,840 SF
Available Space	52,098 SF
Spec Office	1,996 SF
Clear Height	32'
Building Dock Doors	20 DH (with 10 outfitted with 40,000lb pneumatic airbag levelers)
Ramps	1 (12 x 14)
Building Depth	240'
Column Spacing	60' x 54' (60' Speed Bay)
Car Parks	148 (Full Building)
Trailer Stalls	26 Dedicated
Sprinkler	ESFR
Amenities	Two storefront entrances 2000 Amp Service Warehouse Lighting at 25 footcandles 7" 4000 psi reinforced concrete slab Whiteboxed Warehouse

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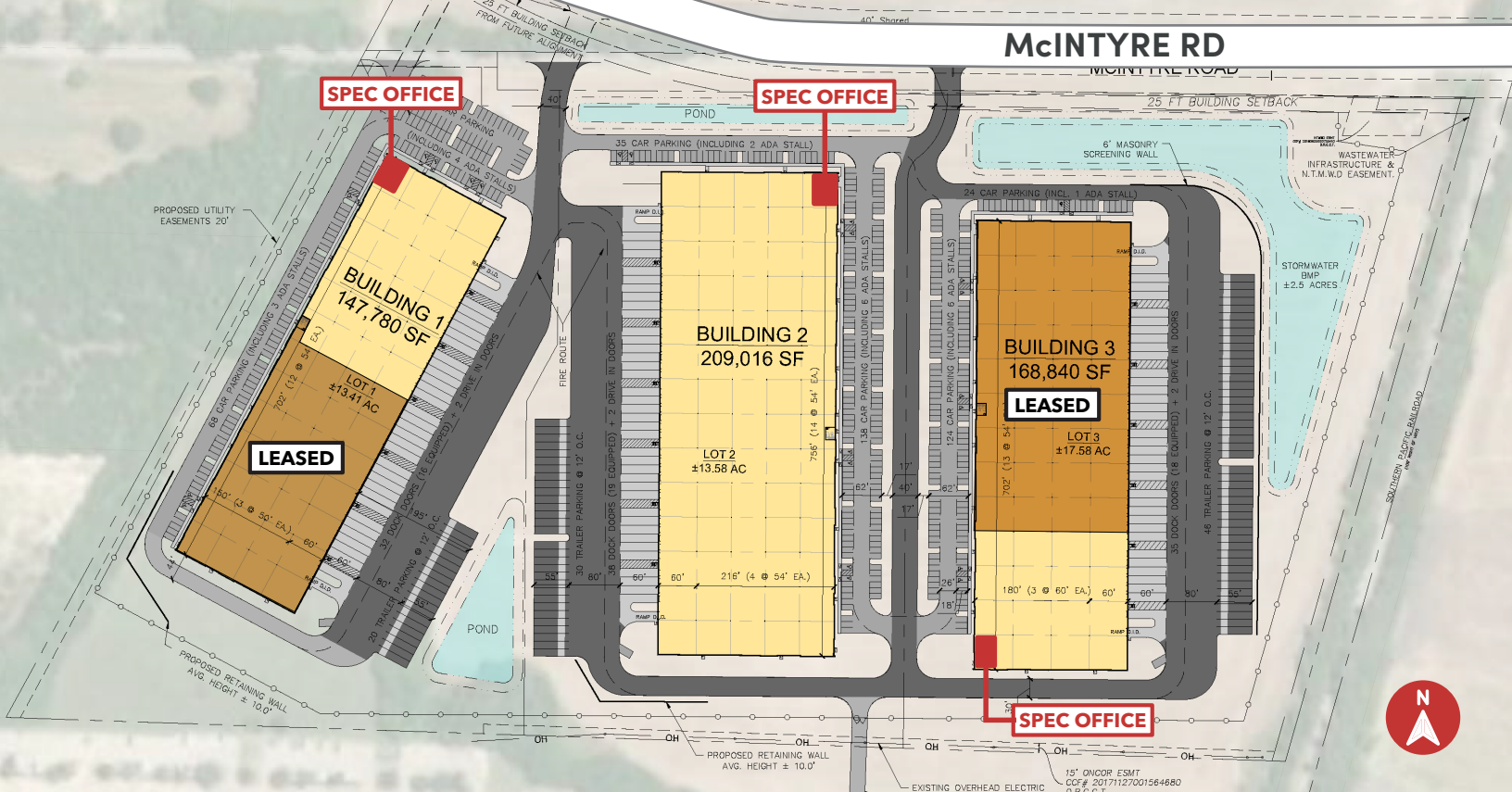


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kwesson@lee-associates.com  
C: 469 855 5222

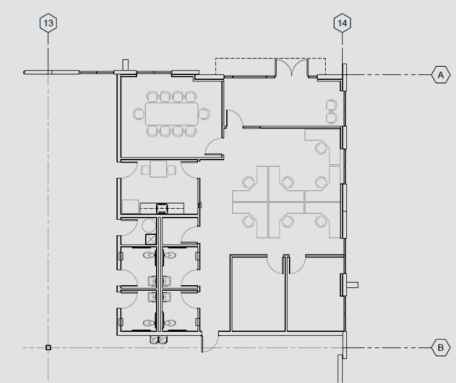
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agraham@lee-associates.com  
C: 214.335.3320

DEVELOPED AND MANAGED BY:





### BUILDING 1 AVAILABILITY



### BUILDING 2 AVAILABILITY



FOR LEASING INFORMATION:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

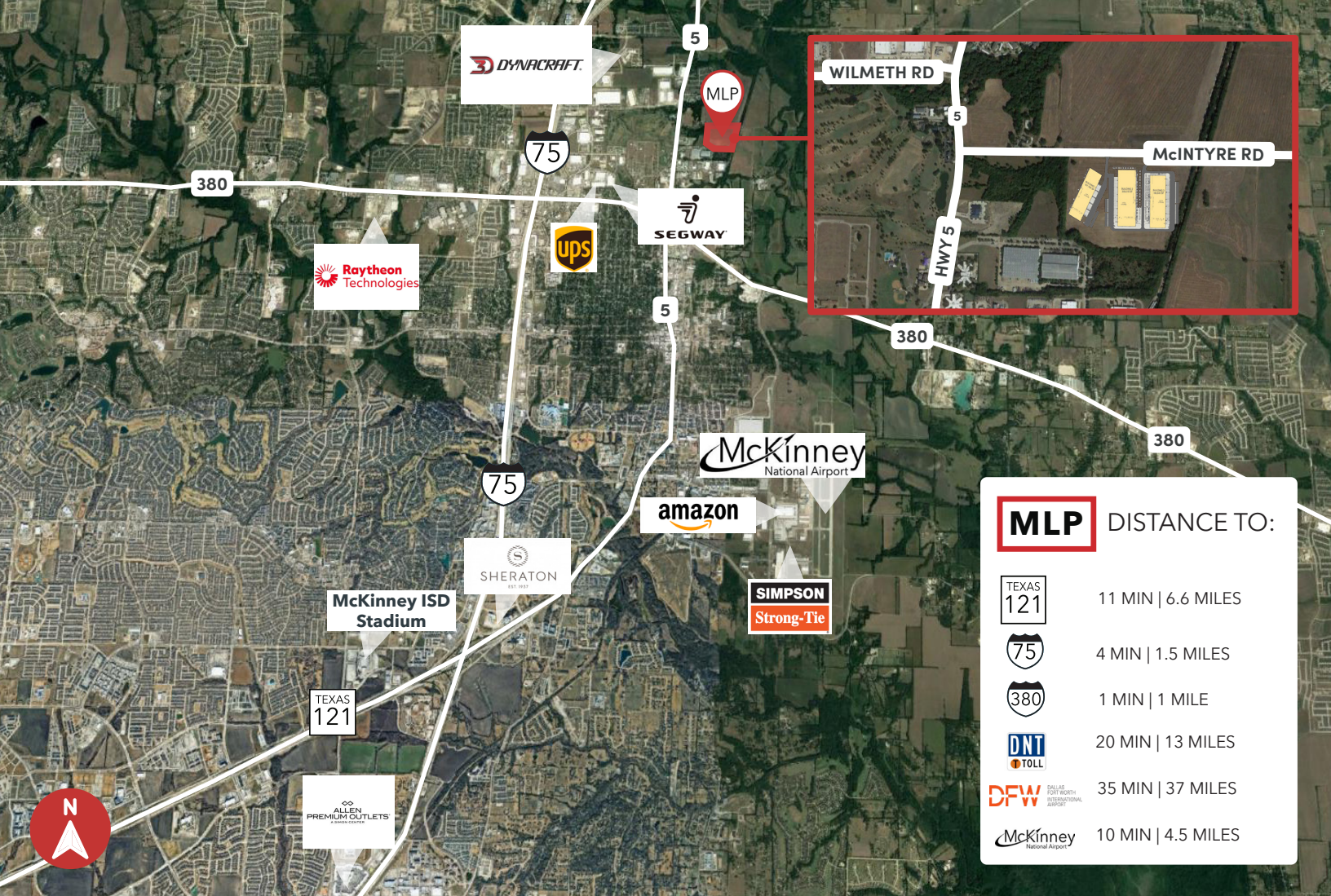
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**BECKNELL**  
INDUSTRIAL





## 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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