

MCC

MCKINNEY COMMERCE CENTER



LEASED BY:

 **LEE &
ASSOCIATES**

OWNED & DEVELOPED BY:

 **ROCKEFELLER
GROUP**

PROJECT AERIAL



SITE PLAN

PROJECT OVERVIEW

- Three class a buildings totaling 319,347 SF with the ability to be divisible down to 14,486 SF, and nearly any size in between
- Unmatched, prime exposure and easy access on and off interstate 75, just 2 miles to highway 380, and 6 miles to highway 121 (via I-75)
- Direct access to QT gas station
- MCC offers logistical efficiency and modern industrial space in the booming McKinney market
- Securable car parks and truck courts with optional fencing and additional paved outside storage
- 32' clear heights at each building
- MCC is an excellent choice for companies seeking visibility, with monument signage for all 3 buildings visible from I-75
- Each building includes insulated dock doors, warehouse LED lighting (25 fc avg., motion sensors, battery backup, 12' whips) and significant power that includes 500 to 750 kVA Expandable to 2,500 kVA
- High-end interior finishes
- [Link to project website](#)

PROJECT HIGHLIGHTS

Location	NE Quadrant of I-75 and Wilmeth Rd McKinney, TX 75071
Total Building Area	319,347 SF
Building A	75,436 SF (Divisible to 14,486SF)
Building B	175,946 SF (Divisible to 48,471SF)
Building C	67,965 SF (Divisible to 33,720SF)





The site plan shows Building A with a total area of 36,127 SF. The building is divided into several sections:

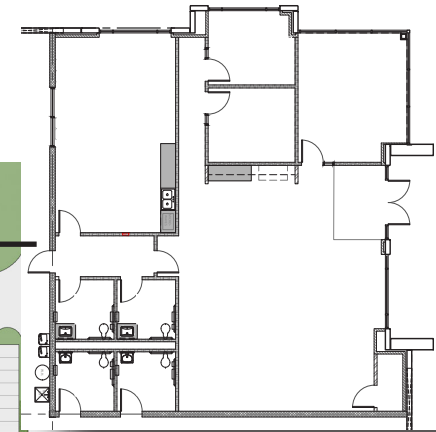
- Leased Areas:** Two large rectangular areas labeled "LEASED" are shown in grey. Each contains a smaller grey rectangle labeled "2,288 SF OFFICE (FUTURE)".
- Spec Offices:** Two rectangular areas labeled "SPEC OFFICE" are located in the center of the building.
- Truck Court:** A large area at the bottom of the building is labeled "TRUCK COURT (24) DOCK DOORS".
- Parking:** An area labeled "(96) CAR PARKING" is located to the north of the building.
- Access:** A "MAIN ACCESS DRIVE" is shown on the left side of the building.
- Dimensions:** Various dimensions are provided for different sections of the building and truck court, such as 50'-0", 40'-0" (TYP.), 60'-0", 180'-0", 420'-0", 100'-8", and 100'-0".

BUILDING B



BUILDING DETAILS

Address	3371 Redbud Blvd McKinney, TX 75071
Total Building Size	175,946 SF
Divisible to	48,471 SF
Spec Office	2,697 SF
Clear Height	32'
Dock Doors (9'x10')	34 (6 with levelers)
Ramped Doors (12'x14')	2
Typical Column Spacing	50' x 52'
Staging Bay	60' x 52'
Building Dimensions	310' x 572'
Truck Court Depth	130'
Car Parks	131
Sprinkler System	ESFR
Power	750 kVA Expandable to 2,500 kVA
Building Configuration	Rear Load
Notes	Excellent visibility & access to I-75. Can be fully secured.

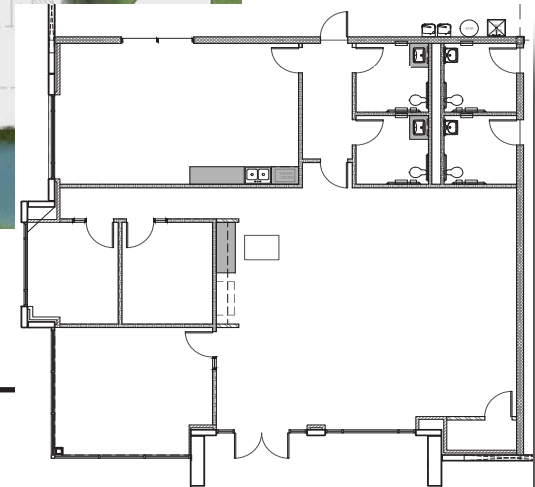
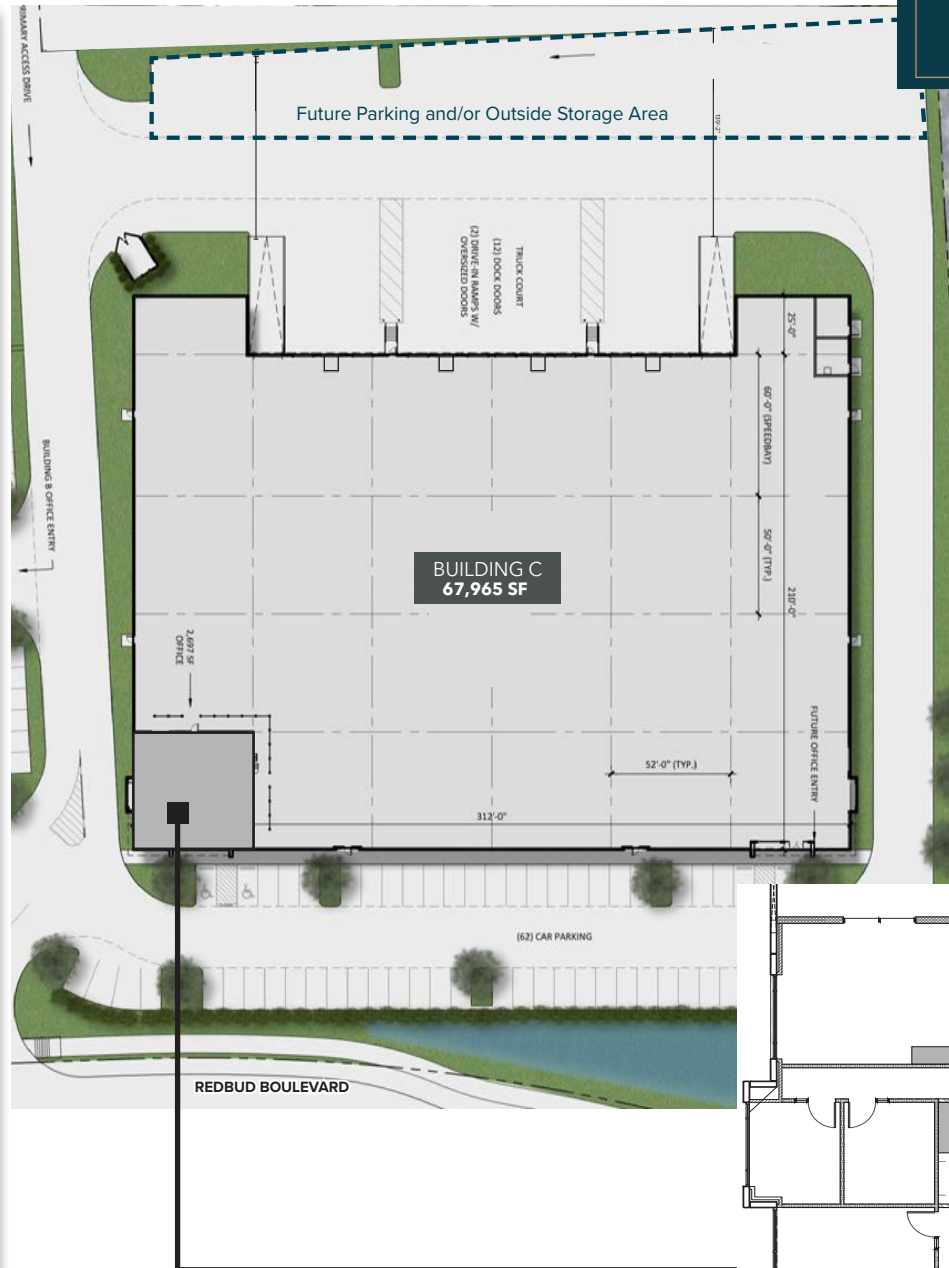


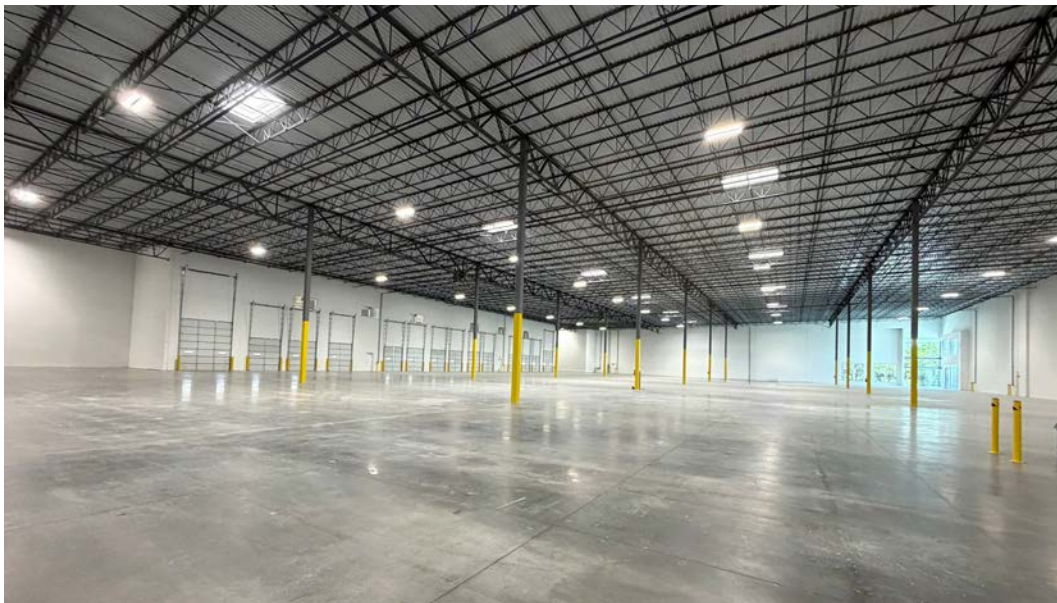
BUILDING C



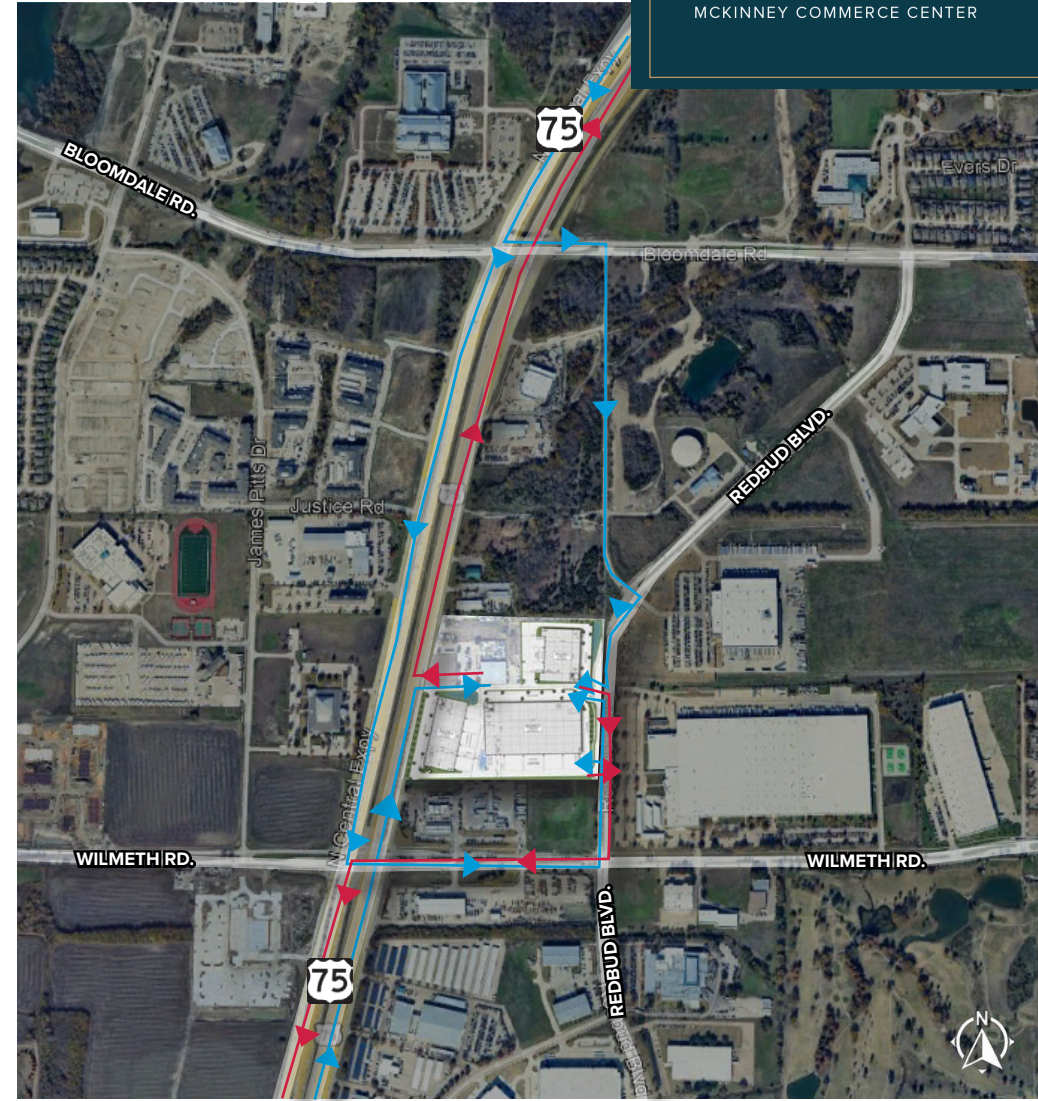
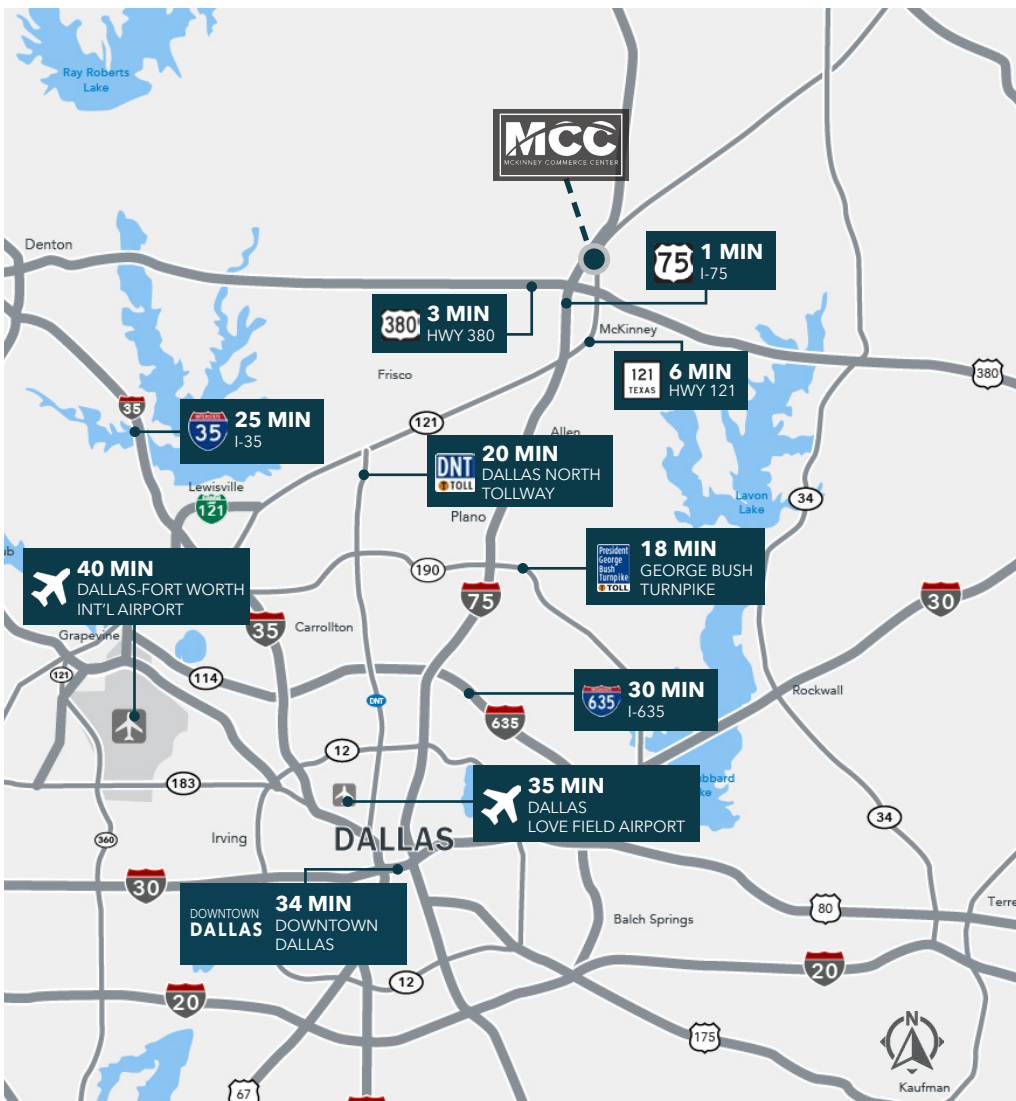
BUILDING DETAILS

Address	3361 Redbud Blvd McKinney, TX 75071
Total Building Size	67,965 SF
Divisible to	33,720 SF
Spec Office	2,697 SF
Clear Height	32'
Dock Doors (9'x10')	12 (4 with levelers)
Ramped Doors (12'x14')	2
Typical Column Spacing	50' x 52'
Staging Bay	60' x 52'
Building Dimensions	210' x 312'
Truck Court Depth	128' - 139'
Car Parks	62 (expandable)
Sprinkler System	ESFR
Power	500 kVA Expandable to 2,500 kVA
Building Configuration	Rear Load
Notes	Building can be fully secured. Paved area behind building can be used for fenced outside storage or additional parking.





LOCATION & INGRESS/EGRESS MAP



DRIVE TIMES:



Highway 75
.2 MI | 1 MIN



Highway 380
2 MI | 3 MIN



Highway 121
6 MI | 6 MIN



Dallas North Tollway
12 MI | 20 MIN



George Bush Turnpike
16 MI | 18 MIN



Interstate 35
27 MI | 25 MIN



Interstate 635
30 MI | 30 MIN



Downtown Dallas
34 MI | 35 MIN

LOCATION HIGHLIGHTS



- The location provides quick access to DFW International Airport, the Dallas-Fort Worth Metroplex, and major industrial corridors, allowing businesses to efficiently serve regional and national markets.
- McKinney is one of the fastest-growing cities in Collin County, attracting industrial and logistics businesses due to its strong infrastructure and business-friendly policies.
- The area provides access to a skilled workforce, supporting industrial, logistics, and office roles.
- Proximity to Corporate Neighbors: The development is situated near leading industrial, technology, and logistics firms, making it a strategic location for companies looking to align with major players in the market.
- Traffic Count – approximately 149,000 vehicles per day

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