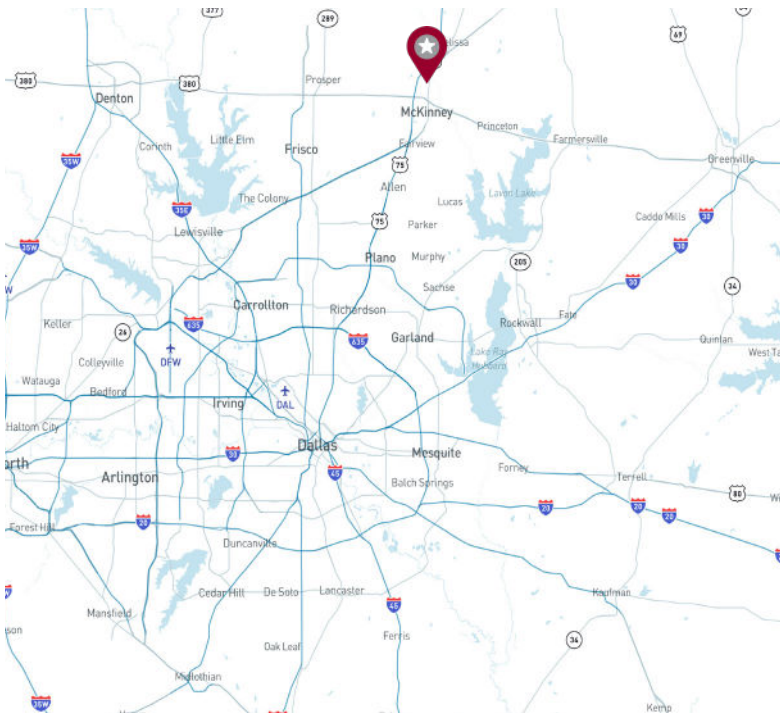




# FOR SALE / LEASE 226,856 SF

2010 N McDonald Street, McKinney, TX 75071



## PROJECT HIGHLIGHTS

- Q3 2026 Delivery
- Class A Rear Load Industrial
- 226,856 SF, Divisible to 53,301 SF
- 5,656 SF Spec Office
- Highway visibility on hard corner of Hwy 5 & McIntyre Rd
- Three (3) Storefronts
- Ability to fully secure truck court
- 3,000 amps of 480V Electrical Power

FOR LEASING INFORMATION:



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

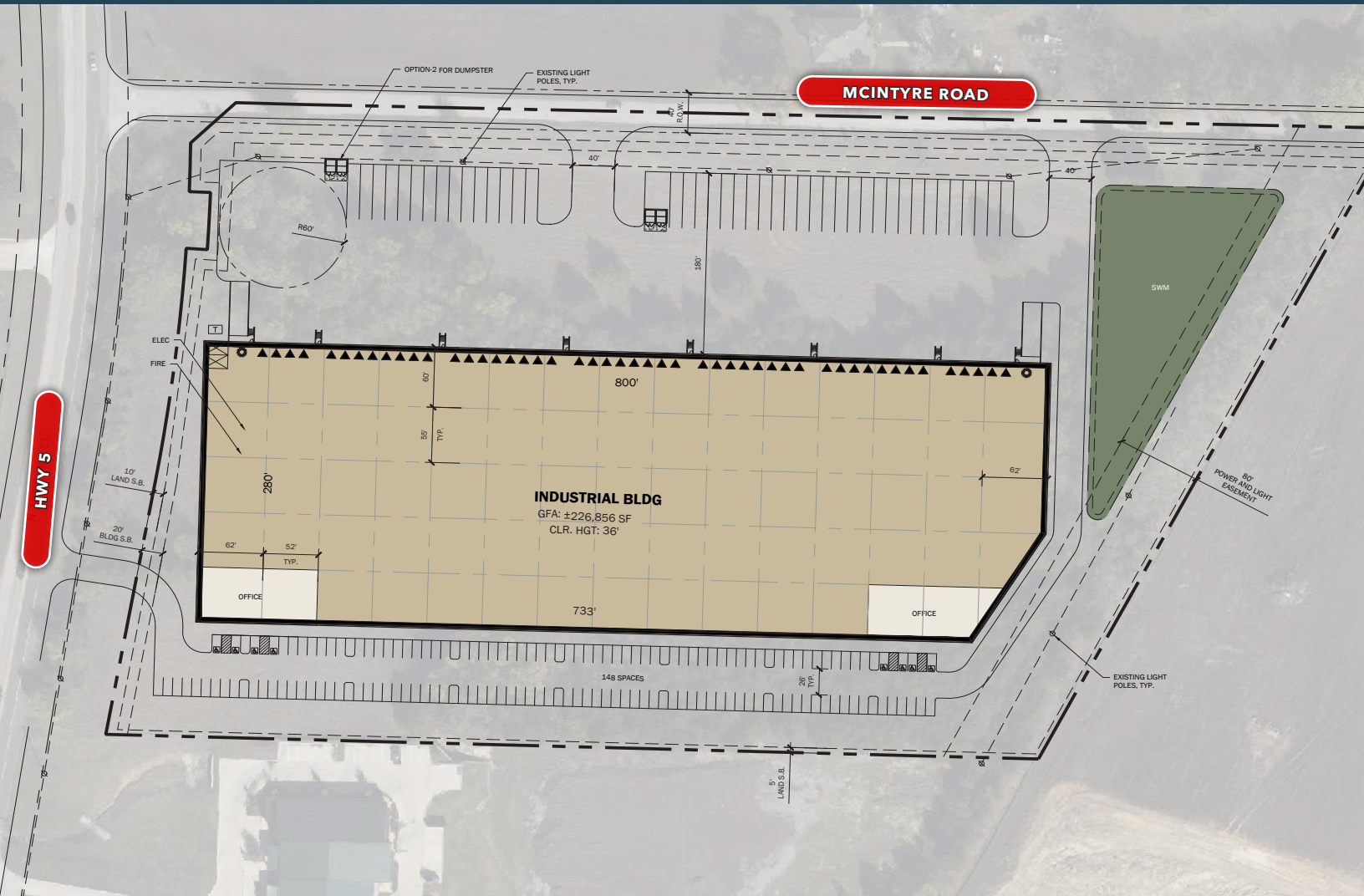
Alex Wilson  
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Tomas Wilson  
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JOINT VENTURE OF:



# MCKINNEY 5 LOGISTICS



## BUILDING DETAILS

Building Size	226,856 SF Divisible to 53,301 SF
Office	5,656 SF Spec Office
Clear Height	36'
Dock Doors	46 (9' x 10')
Drive-In Doors	2 (12'x 14')

Trailer Stalls	42
Car Parks	140
Sprinkler	ESFR
Building Depth	290'
Column Spacing	60' x 52'

FOR LEASING INFORMATION:



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# PROJECT AERIAL



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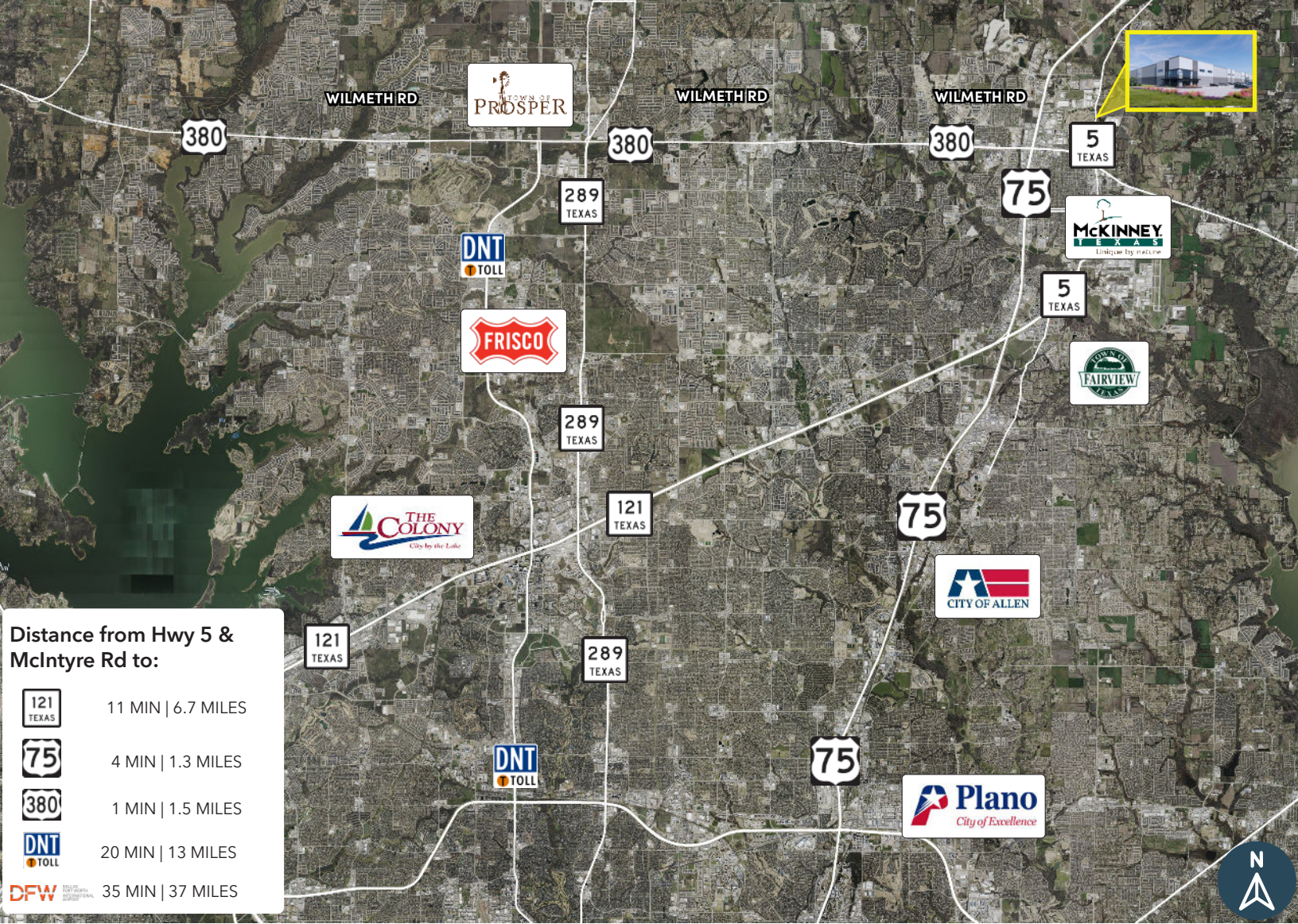
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## LABOR HIGHLIGHTS

### 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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