

**NEW SPEC OFFICE SUITES AVAILABLE NOW!**



# AMENITIES + FLOOR PLAN



**ESFR Sprinkler**



**LED Lighting**



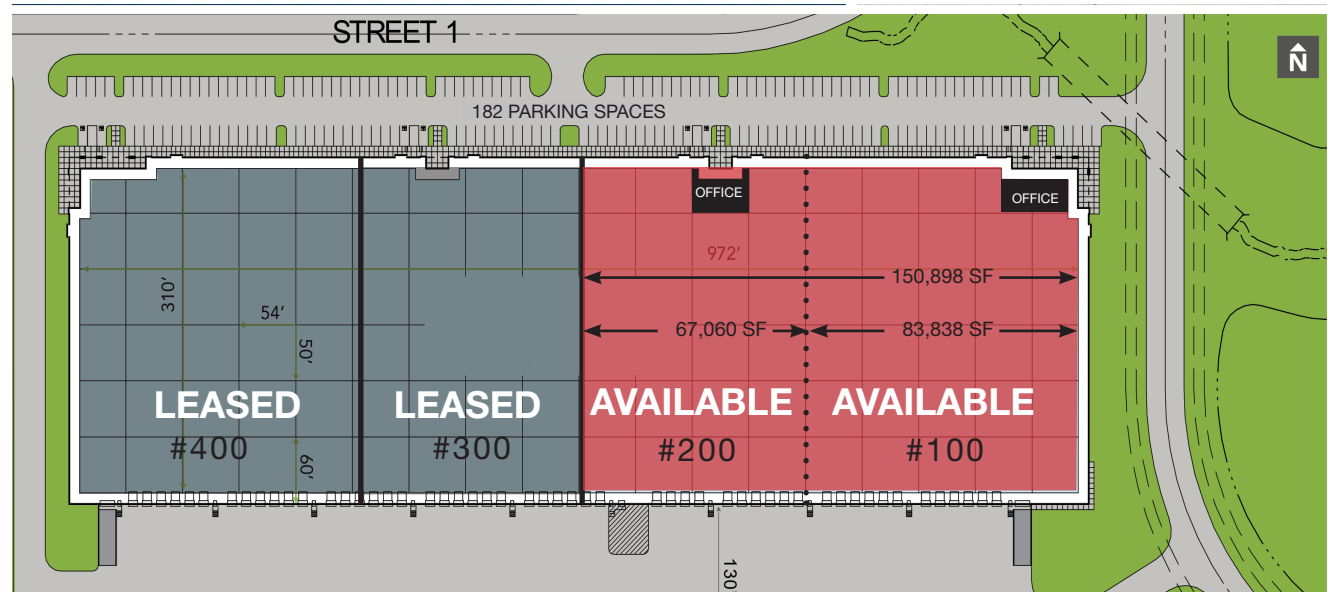
**± 32' Clear Height**



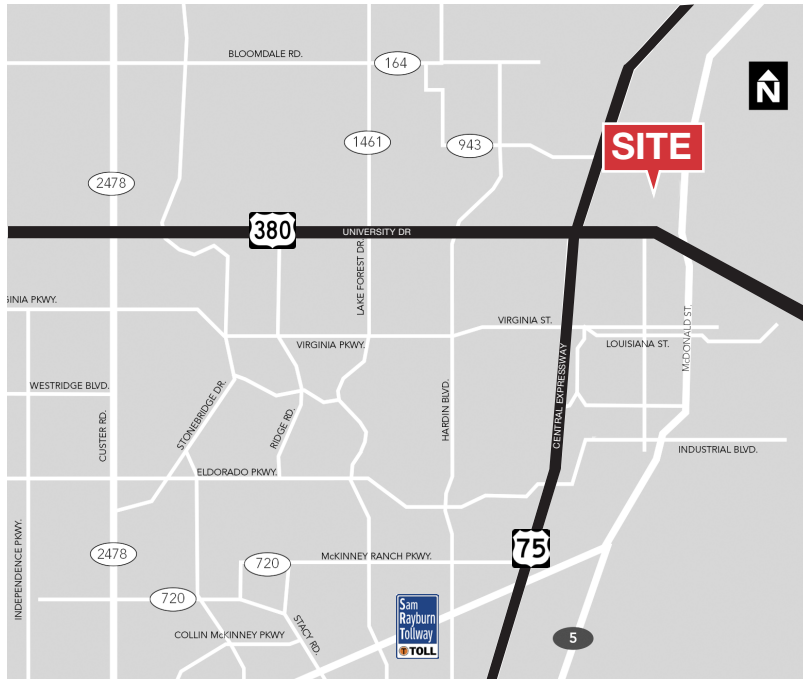
**182 Car Parks**

## ADDITIONAL AMENITIES:

- Available SF  
(Divisible): ± 150,898 SF
- Dimensions: 310' D x 972' W
- Office: BTS
- Loading: Rear Load
- Dock Doors: (21) 9' x 10'
- Ramp Doors: (1) 14' x 16'
- Column Spacing: 50' x 54'
- Staging Bay: 60'
- Dock Levelers: BTS
- Truck Court: 130'
- Slab: 7"

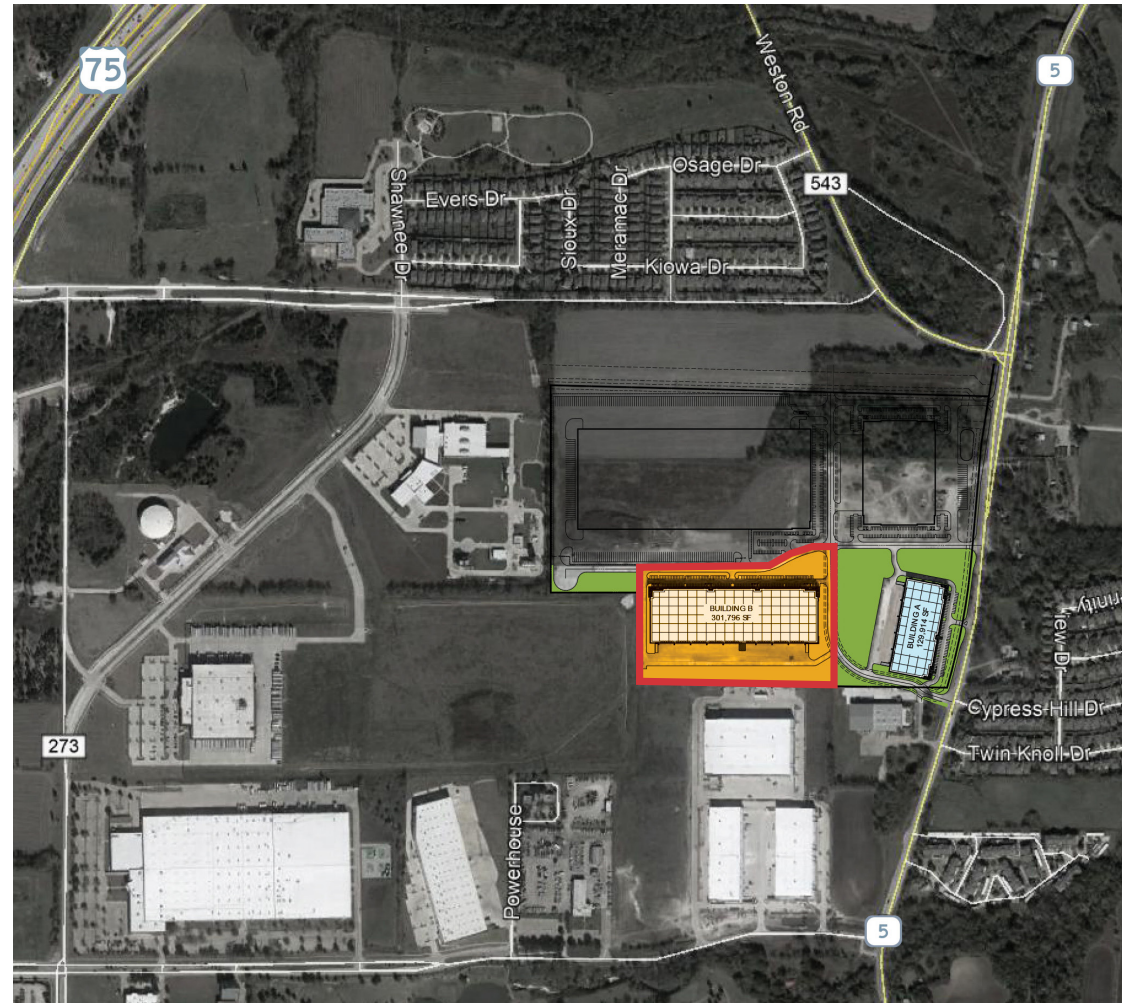


# LOCATION & AERIAL VIEW



## LOCATION

- Just East of US 75 and West of SH 5 in McKinney
- Situated on 65-Acres with Immediate Access to US 75
- Plans to Extend Cypress Hill Drive Northwest Through the Business Park



## DISTANCE TO

- 1.4 Miles to N. Central Expressway (US75)
- 2.3 Miles to Highway 380
- 10.5 Miles to SH 121 (Sam Rayburn Tollway)
- 26.1 Miles to SH 161 (PGB Turnpike)
- 36 Miles to Love Field Airport
- 36.5 Miles to Dallas CBD
- 44 Miles to DFW International Airport
- 60 Miles to Fort Worth CBD

