

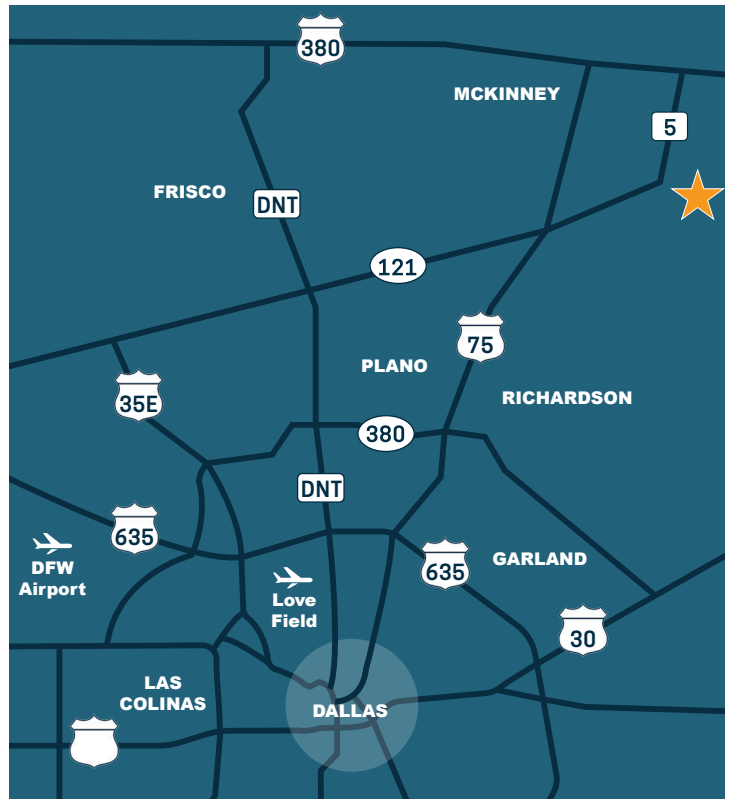


MCKINNEY AIRPORT CENTER:

McKinney Airport Center is a unique, Class A project that brings large warehouse dock-high service bays to small and medium tenant footprints. Flexible build-to-suit space designs, along with 28' to 30' ceiling heights and ample truck court depths make it an ideal home for local and national warehouse users.

PROJECT HIGHLIGHTS

- Two buildings totaling 231,259 SF
- 4,123 - 53,598 SF available
- 28' to 30' ceiling heights
- Dock-high loading
- Located less than a minute from McKinney National Airport and in the heart of one of the most thriving and fastest growing cities in DFW.
- One turn from direct access to the Highway 75/ State Highway 121 intersection.
- Efficient systems with the latest building standards

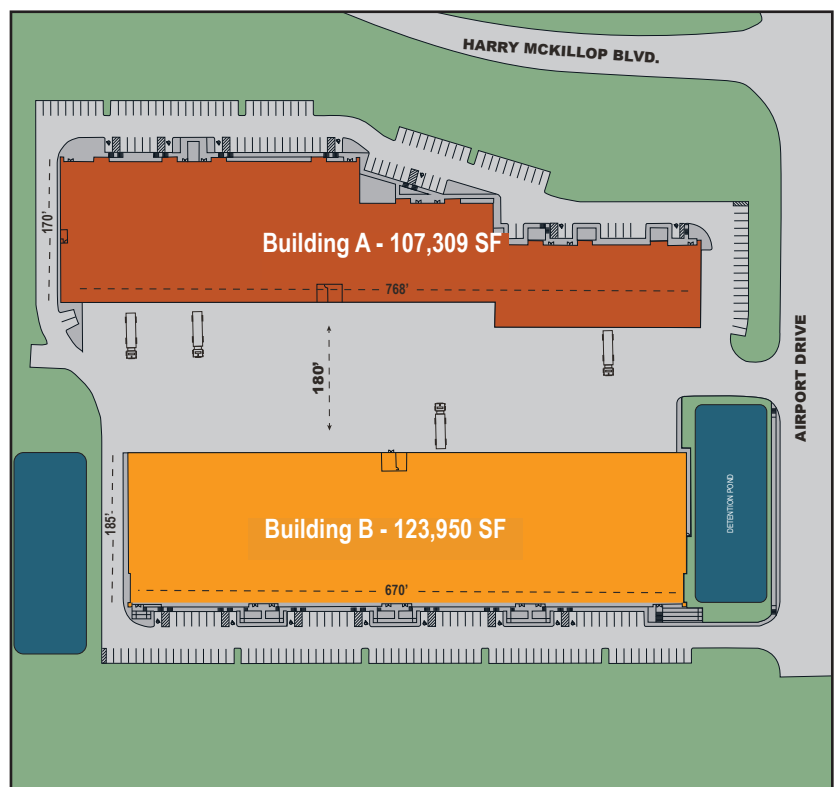




McKinney Airport Center is the first new development in McKinney in decades to provide dock-high spaces to tenants as small as 8,216 SF and as large as 123,000 SF plus. Located at the hard corner of Airport Drive and Harry McKillop Parkway, which was recently renovated to accommodate industrial traffic, access to DFW major highways couldn't be easier.

PROJECT OVERVIEW

Total Square Footage:	231,259 SF
Divisible To:	4,123 SF
Office:	Build-to-suit
Dock-Height Doors:	Available
Drive-In Doors:	Available
Clear Height:	28'-30'
Lighting:	LED
Truck Court Depth:	180'
Fire Protection:	ESFR



BUILDING A SITE PLAN



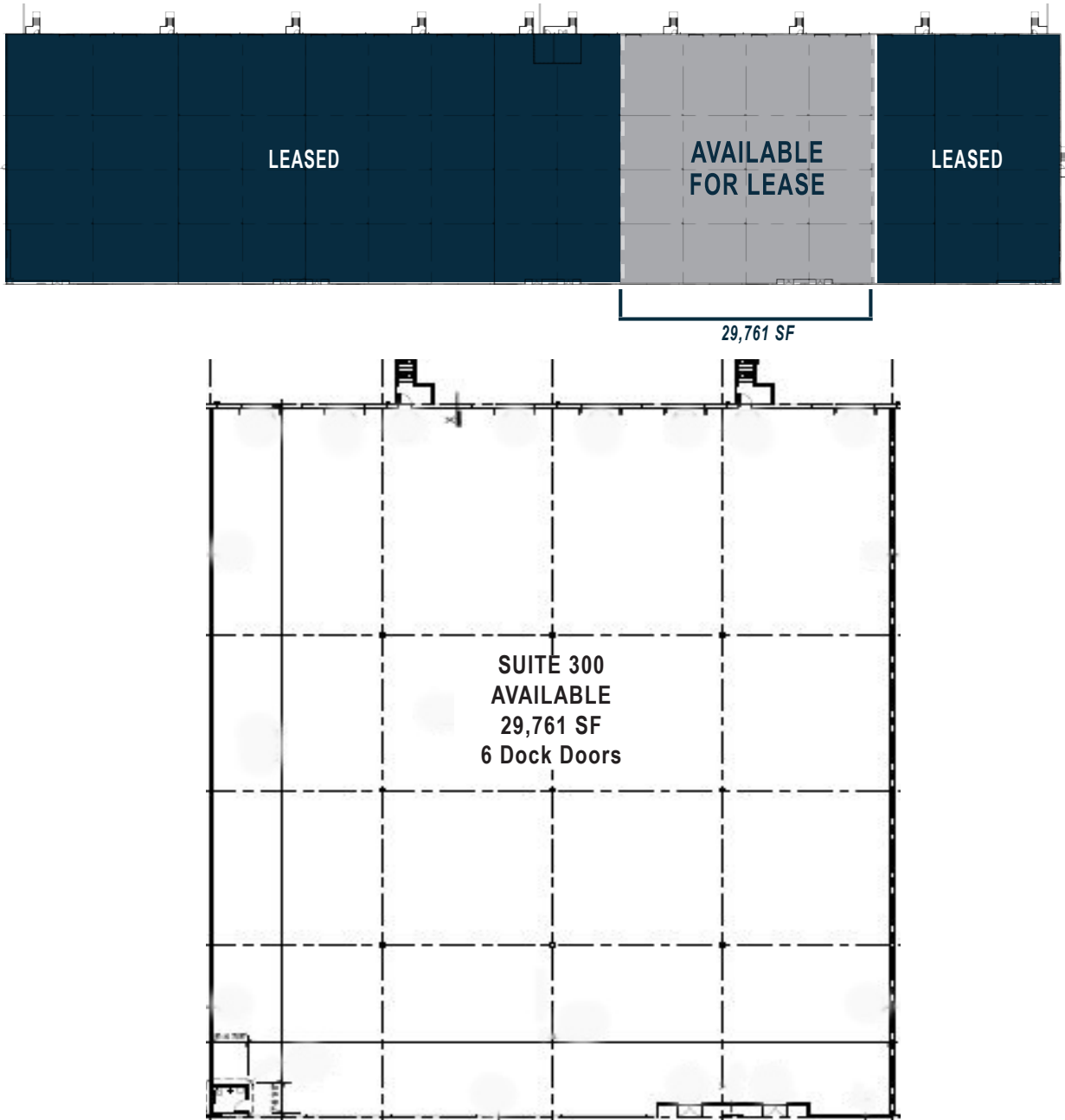
Building A at McKinney Airport Center will offer frontage along Harry McKillop Blvd and will be able to accommodate tenants needing more visibility and higher traffic counts. Building A will also provide smaller space sizes due to its shorter building depth.

BUILDING A FEATURES

Building Size:	107,309 SF
Available SF:	23,837 SF
Divisible To:	4,123 SF
Office:	Build-to-suit
Clear Height:	28'
Dock-Height Doors:	6 (9'x10')
Drive-In Doors:	Available
Truck Court Depth:	180'
Typical Bay:	40'x50'
Staging Bays:	40'x60'
Sprinkler System:	ESFR
Building Parking:	120 (expandable)
Building Configuration:	Rear load



BUILDING B SITE PLAN



BUILDING B FEATURES

Building Size:	123,950 SF	Truck Court Depth:	180'
Available SF:	29,761 SF	Typical Bay:	40'x40'
Office:	200 SF	Staging Bays:	40'x60'
Clear Height:	30'	Sprinkler System:	ESFR
Dock-Height Doors:	6	Building Configuration:	Rear load
Drive-In Doors:	Can add	Notes:	Restroom and LED lights in place.



MCKINNEY DEMOGRAPHICS

Population:	208,487	
Median Income:	\$87,608	
Average Age:	32.5	
Education:	High School:	92%
	Bachelor's:	31%
	Graduate:	15%

DRIVE TIMES

121/DNT:	19 minutes	15 miles
Downtown Dallas:	35 minutes	34 miles
DFW Airport:	31 minutes	34 miles
Love Field Airport:	39 minutes	36 miles

LOCATION HIGHLIGHTS

- McKinney was ranked #1 place to live in America, Money Magazine 2014.
- 59% population growth since 2010
- DFW has increased in population more than any other US metro area since 2000.
- McKinney is in the heart of the fastest growing area in DFW.
- McKinney is the 15th largest city in Texas.





OWNERSHIP INFORMATION



The project's ownership, Stonemont Financial Group, is a well-experienced, nationally recognized institution that has developed and owned projects for the likes of Amazon, Zurich, Dorman Products, Continental Motors, Corning and many more. Stonemont's knowledge and expertise provide assurance for future occupants that the project will be the highest in class and they will be partnering with an ownership that has an excellent track record of taking care of their tenants.