



CORE5 LOGISTICS CENTER AT MCKINNEY BUILDING D

300 Cypress Hill Drive, McKinney TX 75071

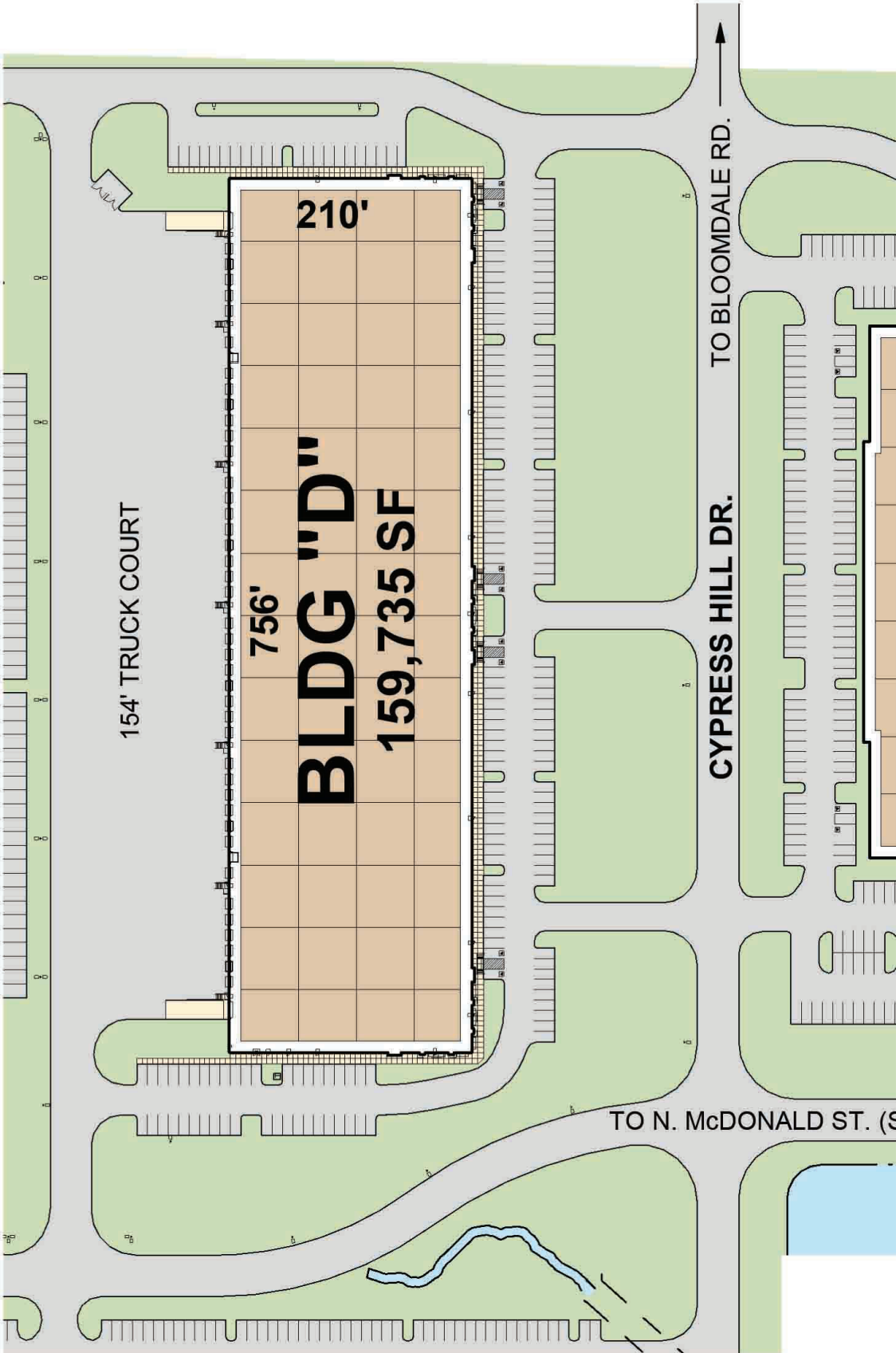
+/- 159,735 SF Available Q3 2025



LEASING AGENT



DEVELOPER



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Square Footage	+/- 159,735 SF
Site Area	+/- 12.33 acres
Configuration	Rear load
Column Spacing	54' W x 50' D (Typical); 54' W x 60' D (Loading Bay)
Clear Height	32' clear measured inside the first column line
Roof	60 mil, white TPO membrane, fully adhered with a 20-year warranty. Rigid Insulation with a total value of R30.
Dock High Doors	43 – 9' x 10' insulated with vision panel
Drive-In Doors	2 – 14' x 16' ramped
Auto Parking	196 auto spaces
Sprinkler System	ESFR sprinkler system. An electric fire pump is included in the interior pump room. (K16.8 Pendent)
Electrical	750 KVA transformer with Switchgear providing up to 2,500 Amps



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