



FOR SALE

25,122 SF INDUSTRIAL BUILDING

2000 COMMERCE DRIVE // MCKINNEY, TX 75069

Contact:

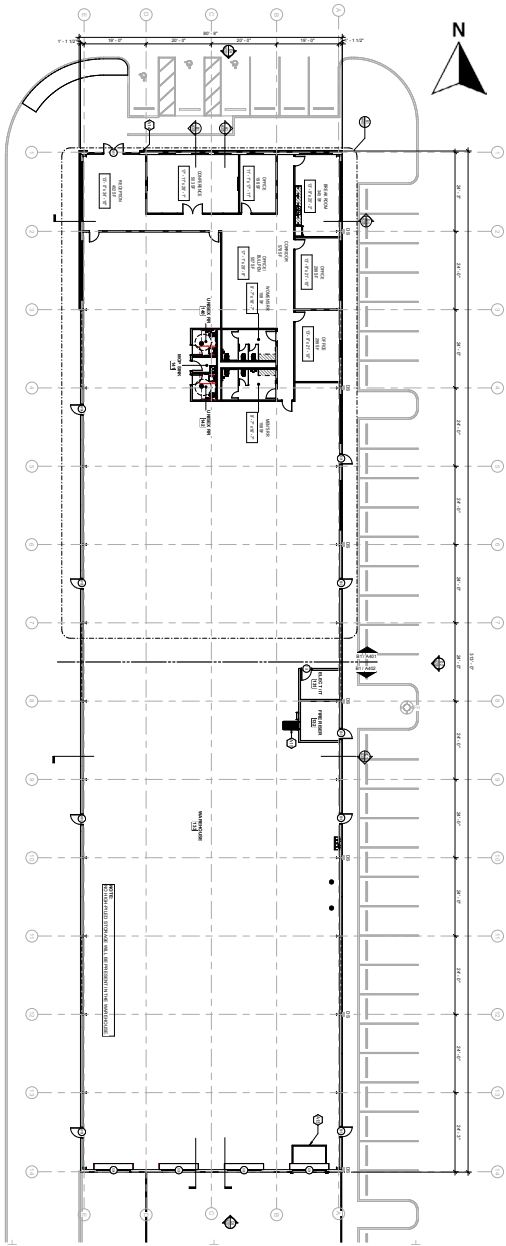
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CAREY COX
A REAL ESTATE COMPANY

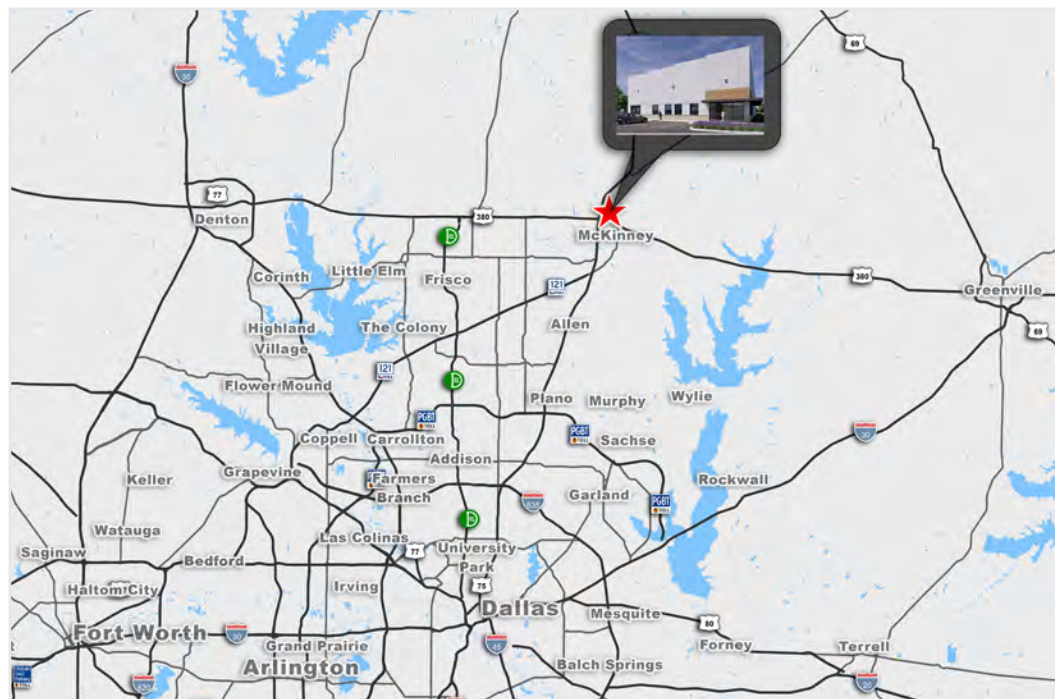
BUILDING DETAILS

ADDRESS	2000 COMMERCE DRIVE, MCKINNEY, TX 75069
BUILDING SIZE	25,122 SF
LAND	2.867 AC
ZONING	PD - INDUSTRIAL/OFFICE
OPTIONAL OFFICE	±4,000 SF
PARKING	58 SPACES
SHELL DELIVERY	Q4 2026
TURNKEY DELIVERY	Q1 2027
DRIVE IN RAMP W/DOOR	1 - 10' X 14'
DOCK DOORS	3 - 10' X 10'
DOCK LEVELERS	3



BUILDING DIMENSIONS
313.25' X 80.75'

LOCATION & ACCESS



DRIVE TIMES

US-75	1 Minute
US-380	3 Minutes
TX-121	6 Minutes
George Bush Turnpike	18 Minutes
Dallas North Tollway	20 Minutes
Interstate 35	25 Minutes
Interstate 635	30 Minutes
Dallas-Fort Worth International Airport	40 Minutes
Dallas Love Field Airport	35 Minutes
TKI - McKinney National Airport	10 Minutes

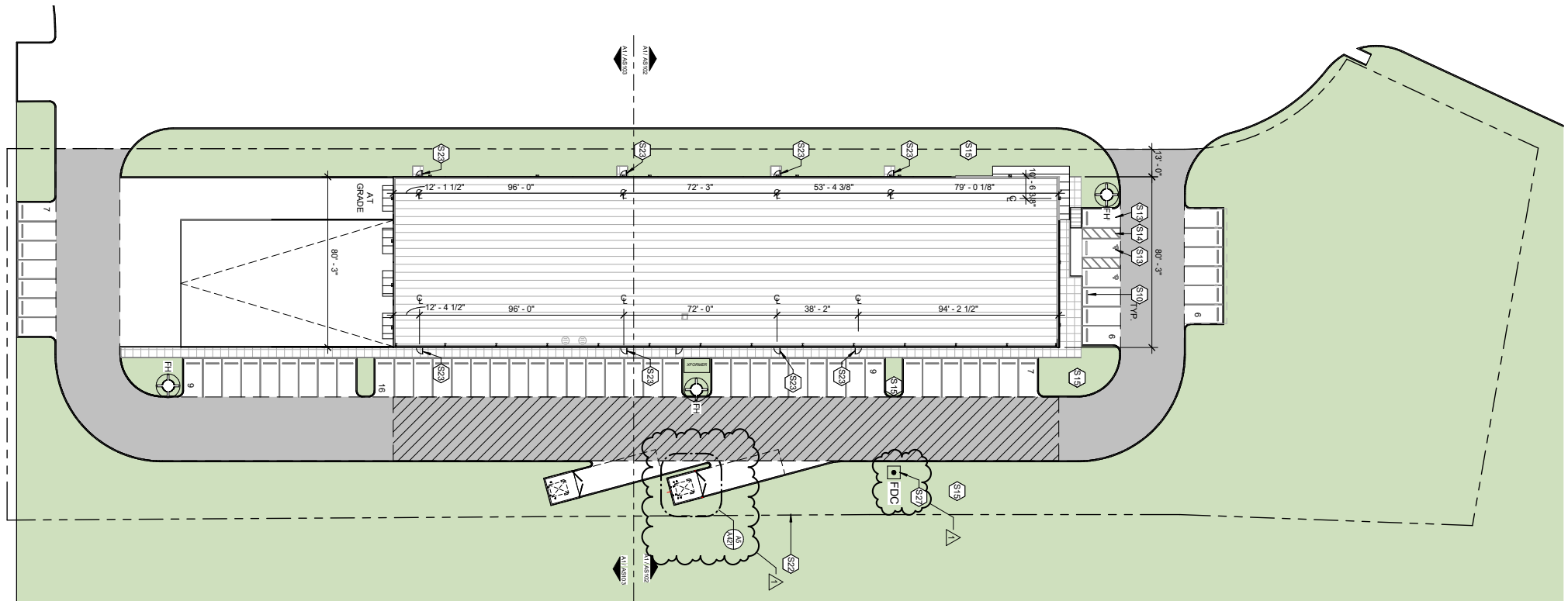
DEMOGRAPHICS

2025- Esri	3-Mile	5-Mile	7-Mile
Total Population	51,631	130,946	267,814
Average Household Income	\$133,103	\$154,956	\$166,492

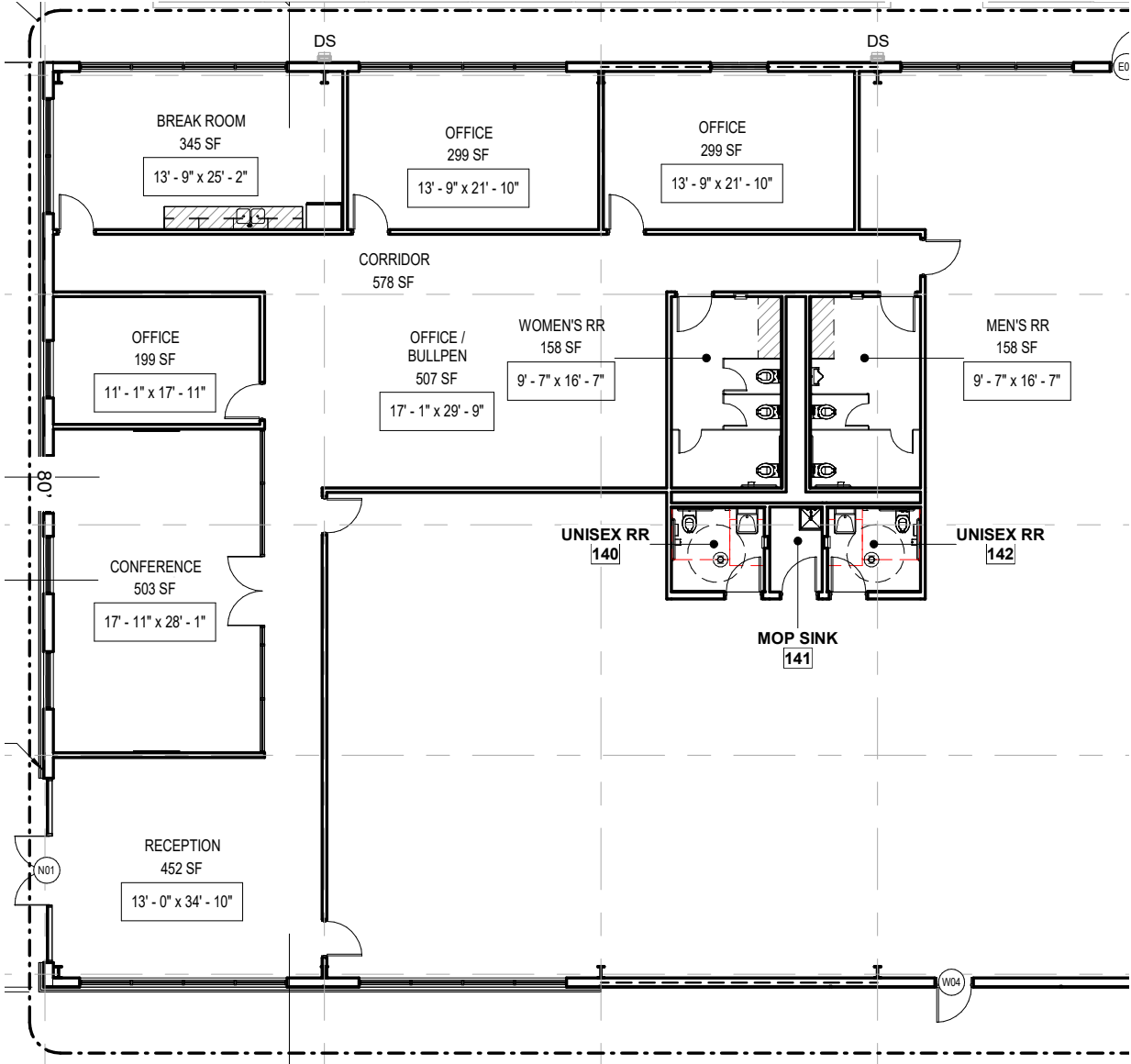
TRAFFIC COUNTS

48,573 VPD (TxDot 2024)	213,542 VPD (TxDot 2024)
US-380	US-75

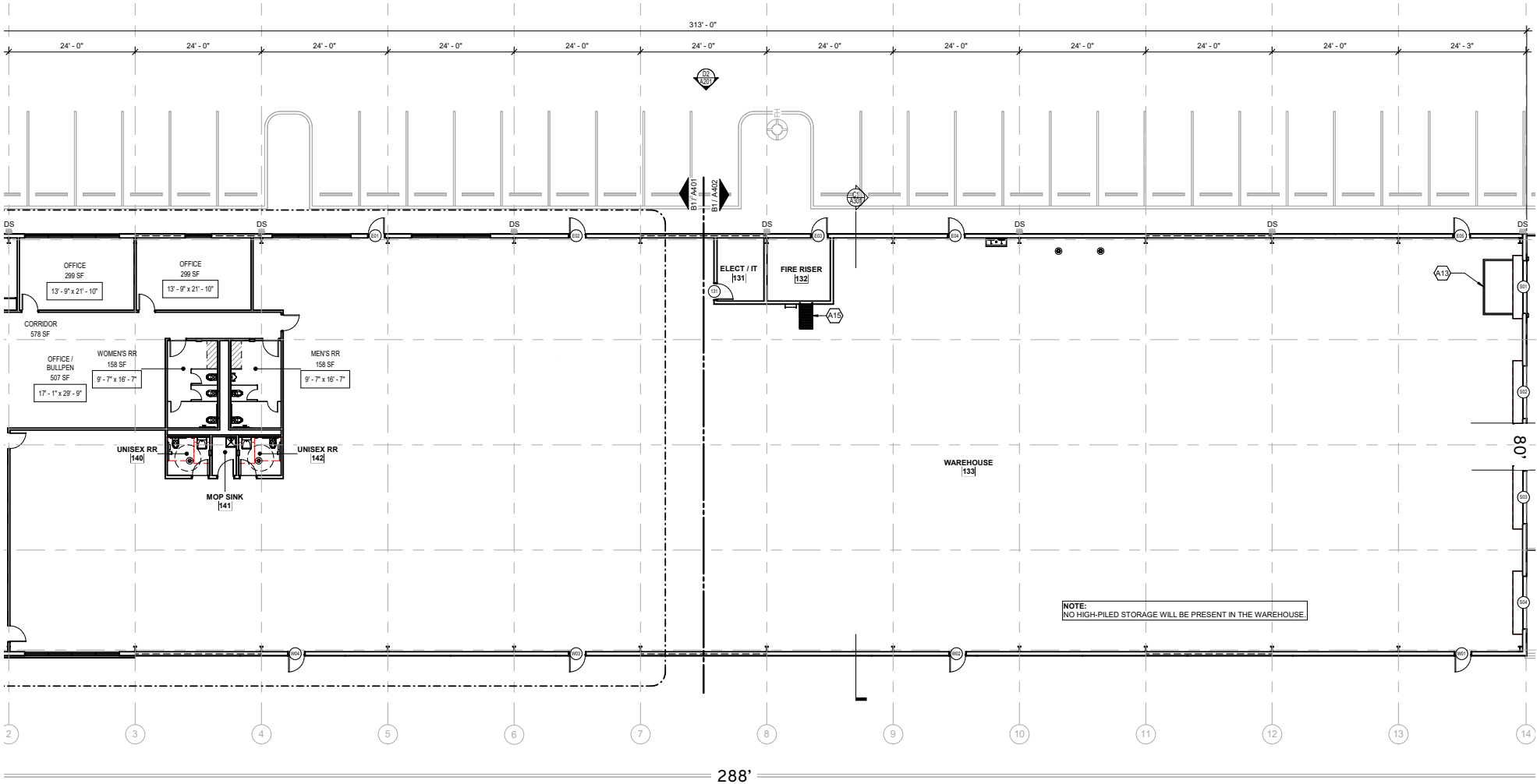
BUILDING DIMENSIONS 313.25' X 80.75'



PROPOSED OFFICE SPACE: +/-4,000



PROPOSED WAREHOUSE SPACE: +/-21,122 SF

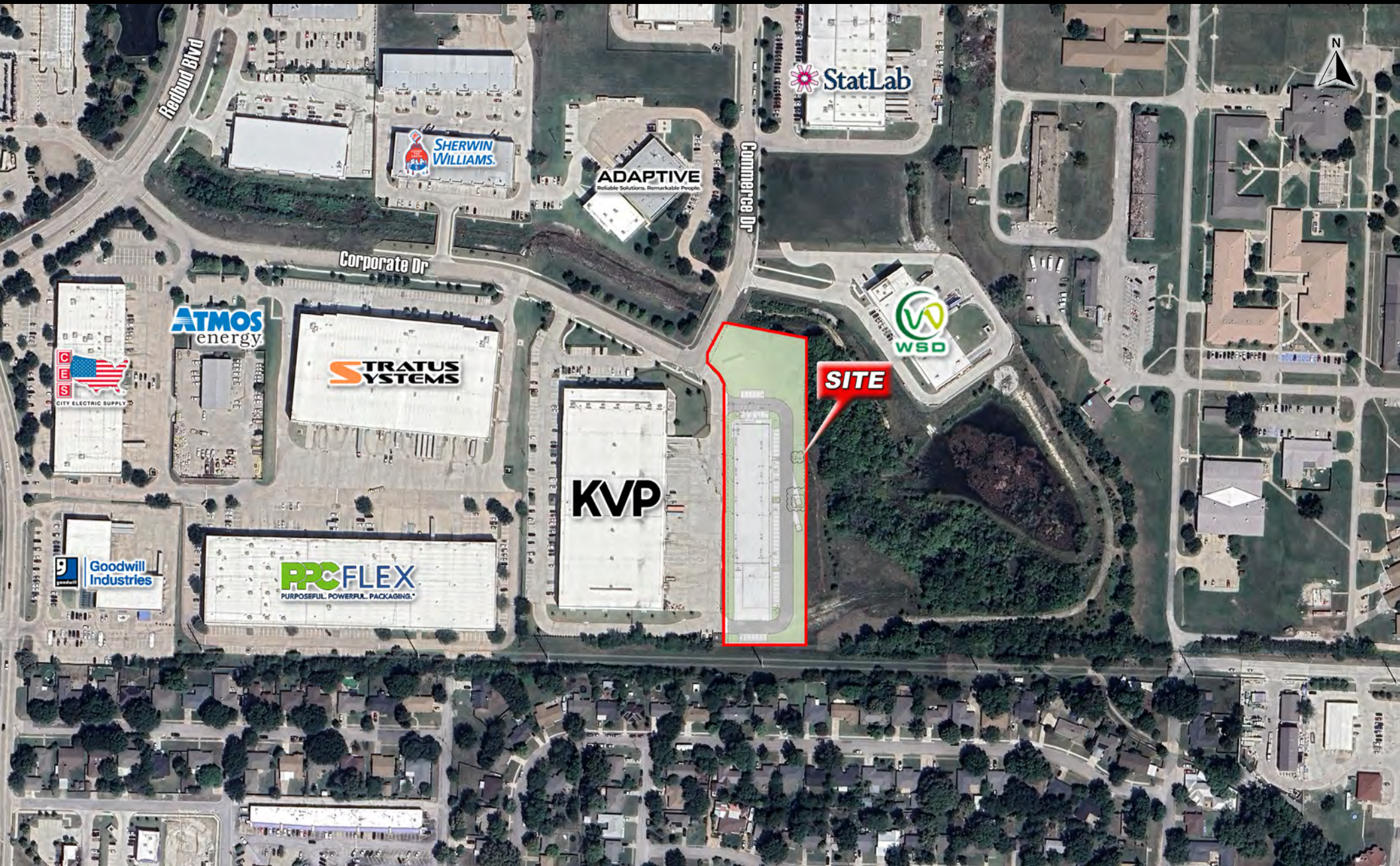


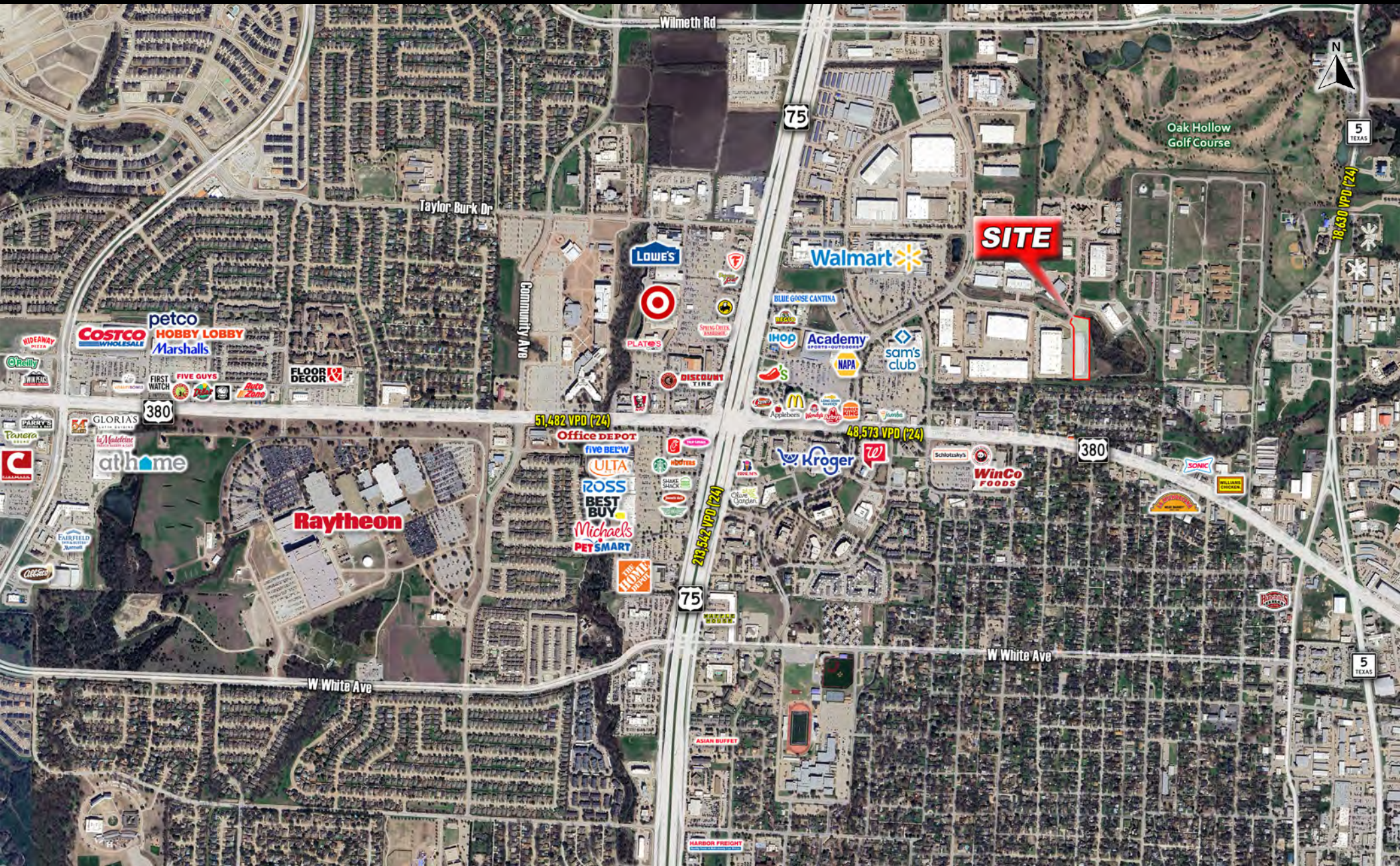
CONSTRUCTION STATUS

JULY 2026

CAREY COX
A REAL ESTATE COMPANY







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McKinney, TX 75070

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