



ZEPP
COMPANY

FOR LEASE
Industrial Warehouse Space

Building Size
20,000 SQ FT

Available Space
1,250–5,000 sq ft

Lease Rate
\$7.20–\$8.64 SF

Expenses
Water Charge \$35.00 mo.

Base Yr
\$2.55/psf

TI Allowance
As Is

Term
Min. 1 yr

Zoning – GB
Industrial Uses

Ceilings /Door Height
11'-20' / 9'11"

Bay Depths
49' -100'

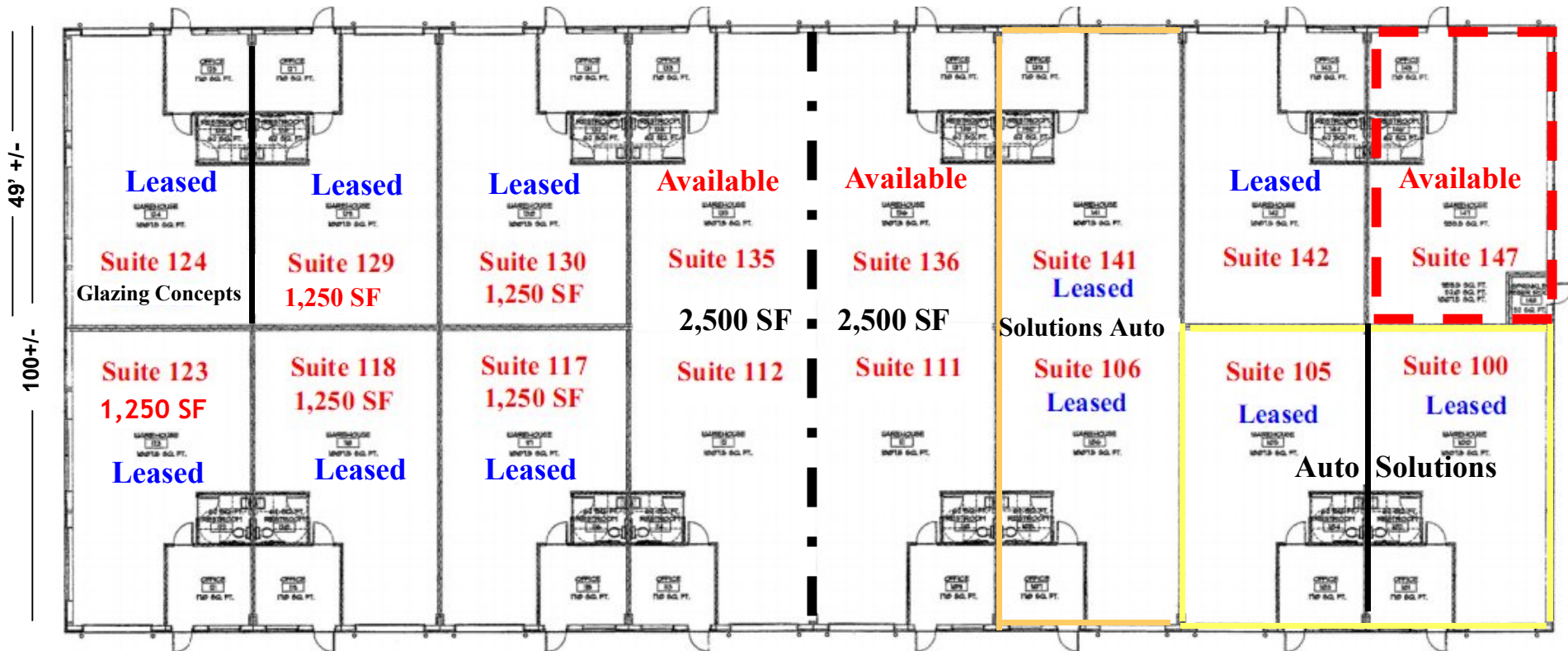
Parking
69 spaces

Tennessee Business Park
1513 S. Tennessee St.
McKinney, Texas 75069



This property is a great Industrial Warehouse building containing 20,000 sq ft that is situated on 1.55 acres of land. The building was designed to have 1,250 SF bays, or combine the bays making 2,500 SF, 3,750 SF, 5,000 SF or more. The location is to the west of Hwy 5 1 block north of Industrial Blvd also known as Eldorado Pkwy on South Tennessee Street. Tenant pays for their prorated share of the water and each bay is separately metered for the tenant to pay for their own electric service.

Information furnished, while obtained by sources believed reliable, has not been verified by Craig International Inc.; we make no guarantee, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you, without reliance on us. This submission is subject to change in price, prior to sale or withdrawal without notice.



RENT PER BAY / GROUP OF BAYS

1 BAY	1,250 SF	\$ 900.00 per mo./\$10,800.00 yr	Plus Water & Electric
2 BAYS	2,500 SF	\$1,700.00 per mo./\$20,400.00 yr	"
3 BAYS	3,750 SF	\$2,550.00 per mo./\$30,600.00 yr	"
4 BAYS	5,000 SF	\$3,000.00 per mo./\$36,000.00 yr	"

**FOR
INFORMATION**

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2009 Demographics			
	1 Mile	2 Mile	3 Mile
Population	9,768	27,000	119,000
Ave HH Income	\$49,508	\$63,363	\$102,514



AMENITIES

- * Combining 2 bays gives Tenant drive-thru capability
- * Easy Access From Central Exprwy. (U.S. Hwy 75)
- * Just North of Industrial Blvd/Eldorado Pkwy on Tennessee
- * Just west of the McKinney Collin County Regional Airport
- * Great Flexible Space for Users in need of Small Space
- * Close Proximity to Downtown McKinney
- * Close Proximity to McKinney HCA Hospital Hwy 121/Spur 399