



the
ZEP Company

results with quality service

**FOR SALE - Office/Warehouse
ML- LIGHT MANUFACTURING**

411 & 413 Metro Park Drive
McKinney, Texas 75069

Building 1- Office



Metro Park Drive



West Side of Office

FOR INFORMATION

Katina Zepp

Ph. 214.676.3709

katina@katinazepp.com

Building 1 is a brick one-story property containing approximately 2,120 SF +/- . It is situated on reinforced concrete slab , has 12 ' ceilings and 2 x 2 acoustical ceiling tiles. Included in the office square footage is 180 SF of warehouse area. The exterior walls are load bearing, tile & carpet are throughout most of the building with the exception of the small warehouse area. The electrical is 200 amp, 480 volt 3 / Phase Multi Wire System. The concrete is an 8" thick reinforced cover and driveway system which is estimated at 34,000 SF area. There exists 10 parking spaces at the site.

Building #2—2,400 +/- SF Warehouse

411 Metro Park Drive
McKinney, Texas 75069



The warehouse building of this property is approximately 2,400 SF. It is said to be pre-engineered steel metal having a pitched roof , it is Steel Joist & a truss system. The ceiling is 16' clear height has a metal entry door with two south overheads being 12'x 14' . There is a similar rollup door on the east side. The concrete is an 8" thick reinforced cover and driveway system which is estimated at 34,000 SF area.



the
ZEPP Company

results with quality service



Asking Price:

\$325,000

Location:

411 & 413 Metro Park Dr.
McKinney, TX 75069

Brick Office Bldg.

2,120 Sf +/-

Built: 1984

Warehouse Bldg

2,420 SF +/-

Renovated 2001

Lot Size:

38,380 +/- SF
.88 acs.

Zoning— ML

Light Manufacturing
Warehouse, Distribution,
Storage, R&D

FOR INFORMATION

Katina Zepp

Ph. 214.676.3709

katina@katinazepp.com

**LEGAL
DESCRIPTION**

Lot 3 & Lot 4

BLOCK C

Metro Industrial Park

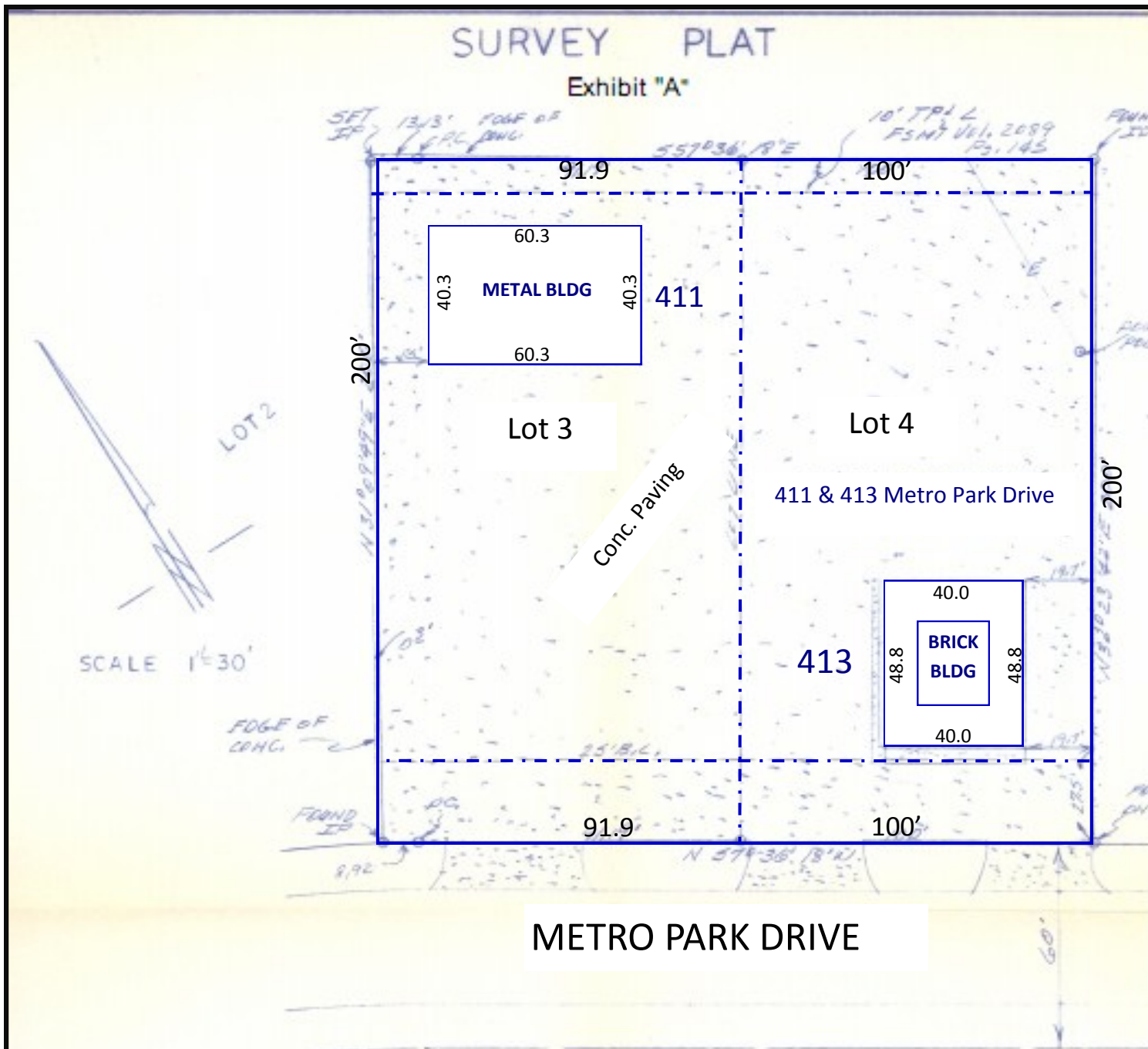
#2

38,380 SF/.88 +/- acs

Collin County

McKinney, TX

75069



Information furnished, while obtained by sources believed reliable, has not been verified by The Zepp Company; we make no guarantees, 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.

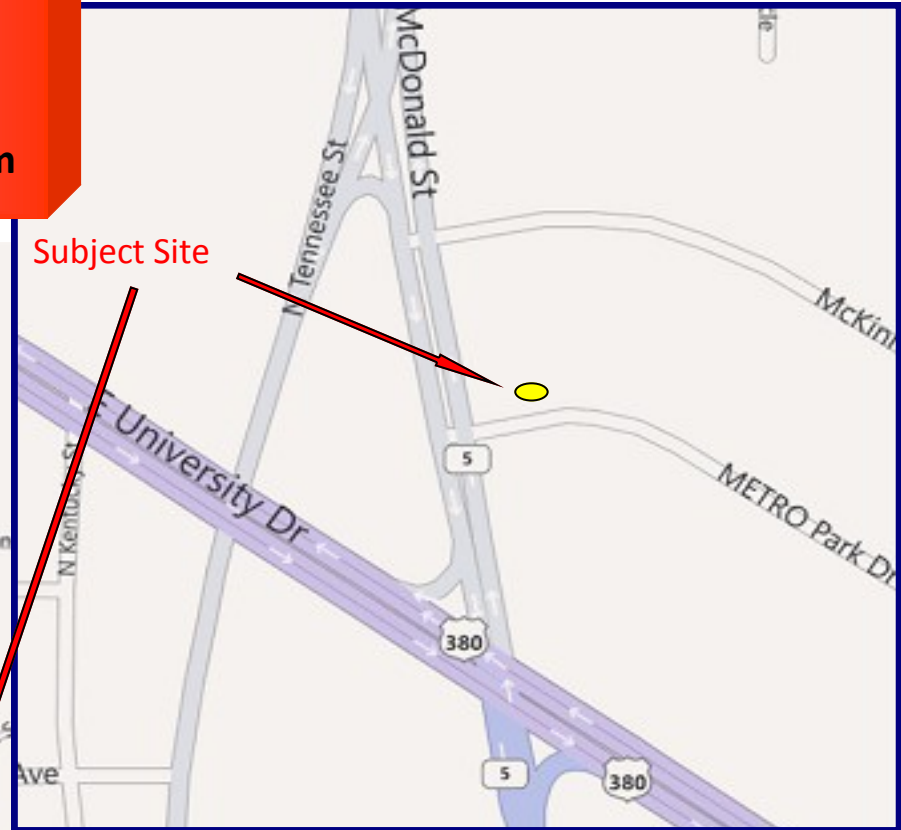
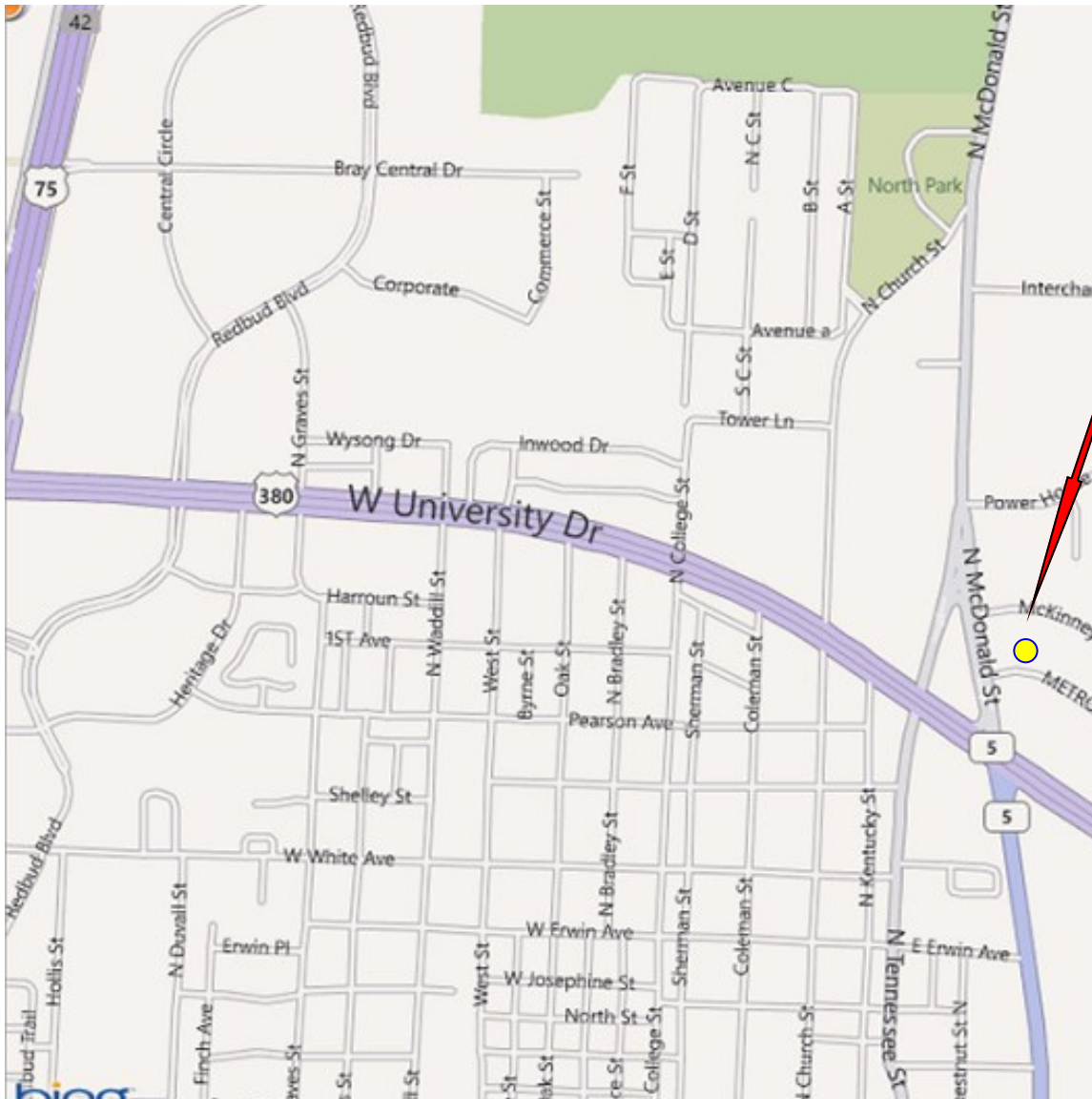


the
ZEP Company

results with quality service

Ph. 214.676.3709

www.zepcompany.com



Subject Site

FOR INFORMATION

Katina Zepp

Ph. 214.676.3709

katina@katinazepp.com