

FOR LEASE

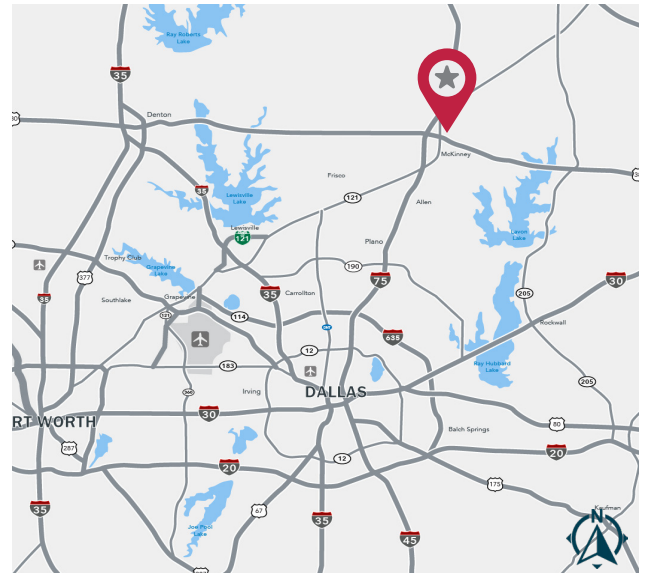
415 Interchange Street, Ste 415A | McKinney, TX 75071



36,726 SF AVAILABLE

PROPERTY HIGHLIGHTS

AVAILABLE SF	36,726 SF
OFFICE SF	±8,300 (owner willing to reduce office size if needed)
YEAR BUILT	1996
CLEAR HEIGHT	24'
SPRINKLERED	Yes
LOADING	2 Dock high doors (can add additional doors)
POWER	400amp 277/480v
COMMENTS	• High end office finish out • Corporate image • Pit levelers & shelters on dock high doors • Ability to fence & secure loading • End cap suite



FOR MORE INFORMATION:

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415 INTERCHANGE ST
MCKINNEY, TX

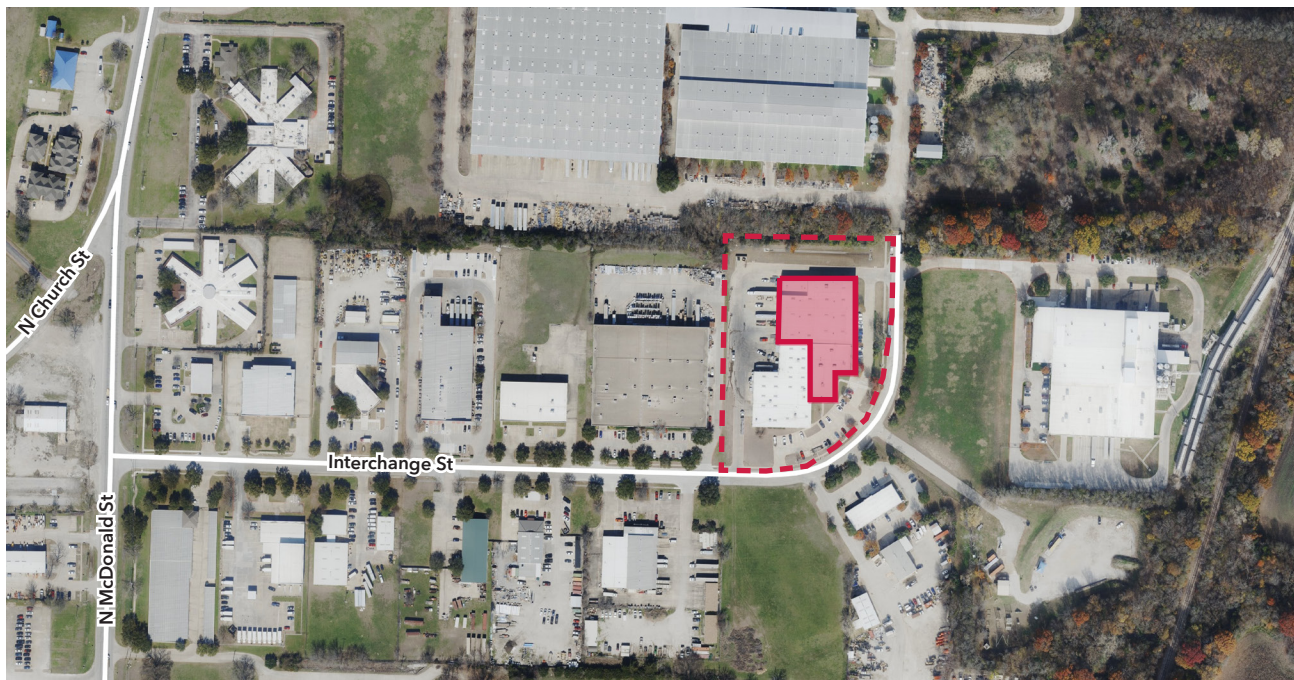
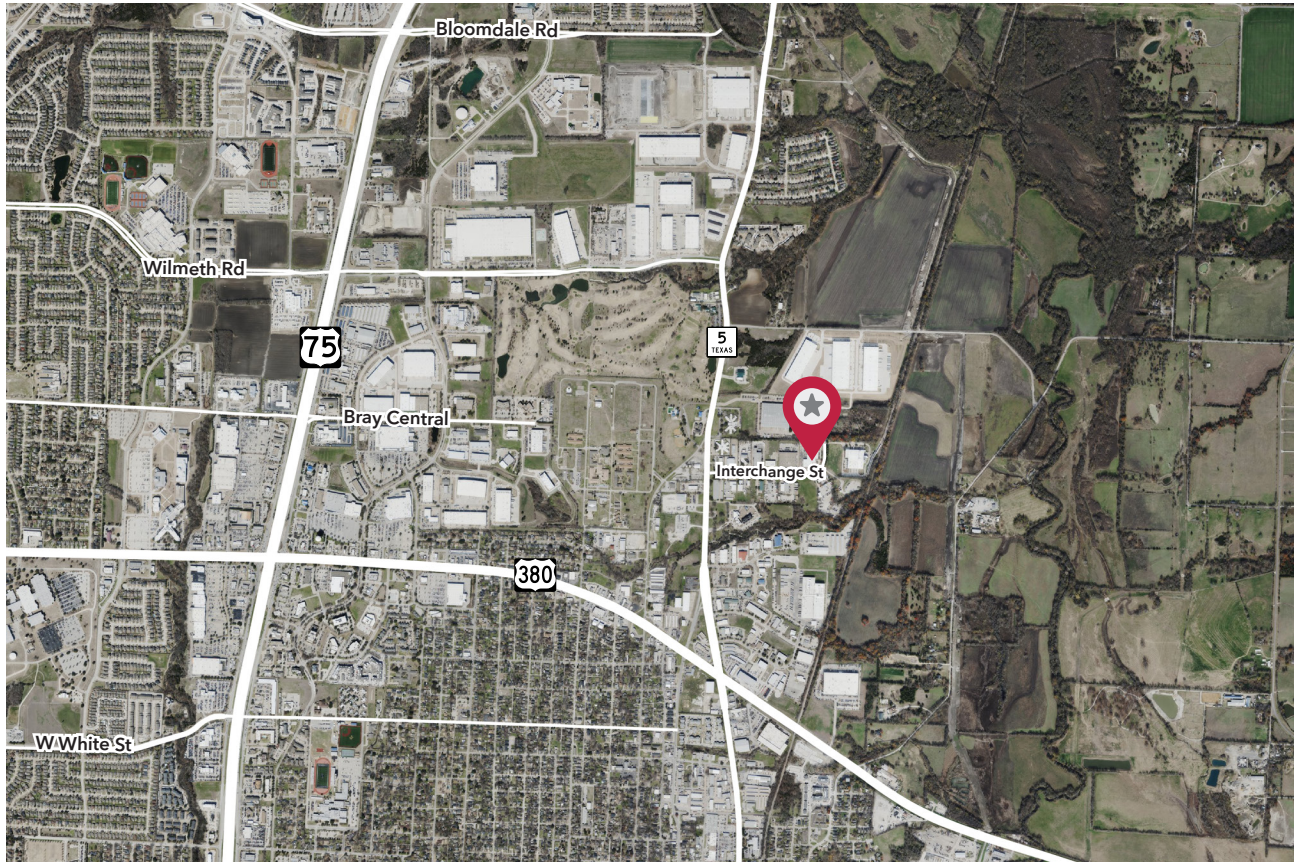


A wide-angle photograph of a large, empty industrial warehouse. The interior features a high ceiling with a complex network of dark steel trusses and several bright, circular overhead lights. The floor is a smooth, light-colored polished concrete that reflects the overhead lights. In the foreground, two prominent yellow vertical support pillars stand on the left side. A yellow line is painted on the floor, extending from the base of one pillar towards the center. The background shows a long wall with multiple large roll-up doors, some of which are partially open, revealing a glimpse of the outside. A small white utility box with a red door is visible on the right wall. The overall atmosphere is clean, bright, and spacious.



SUITE 415A - 36,726 SF

**415 INTERCHANGE ST
MCKINNEY, TX**



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