



# CITADEL PARTNERS

Real Estate Advisors

15770 North Dallas Parkway, Suite 800  
Dallas, Texas 75248  
(972) 980-2800

1300 Summit Avenue, Suite 428  
Fort Worth, Texas 76102  
(817) 840-7200

[CitadelPartnersUS.com](http://CitadelPartnersUS.com)



## 20,000 SF Available For Sublease

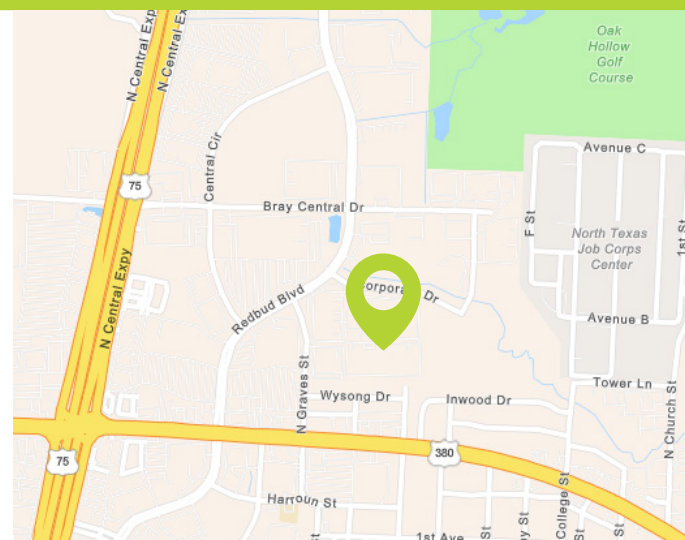
1581 Corporate Drive, Suite 100, McKinney, TX 75069

MCKINNEY INDUSTRIAL SUBMARKET

### For Sublease

#### PROPERTY HIGHLIGHTS

- Size: 20,000 SF
- Lease Term: Through November 30, 2026
- Occupancy: Available Now
- Rate: Call Broker
- Fully Racked, Plug and Play Storage
- Flexible Sublease Terms



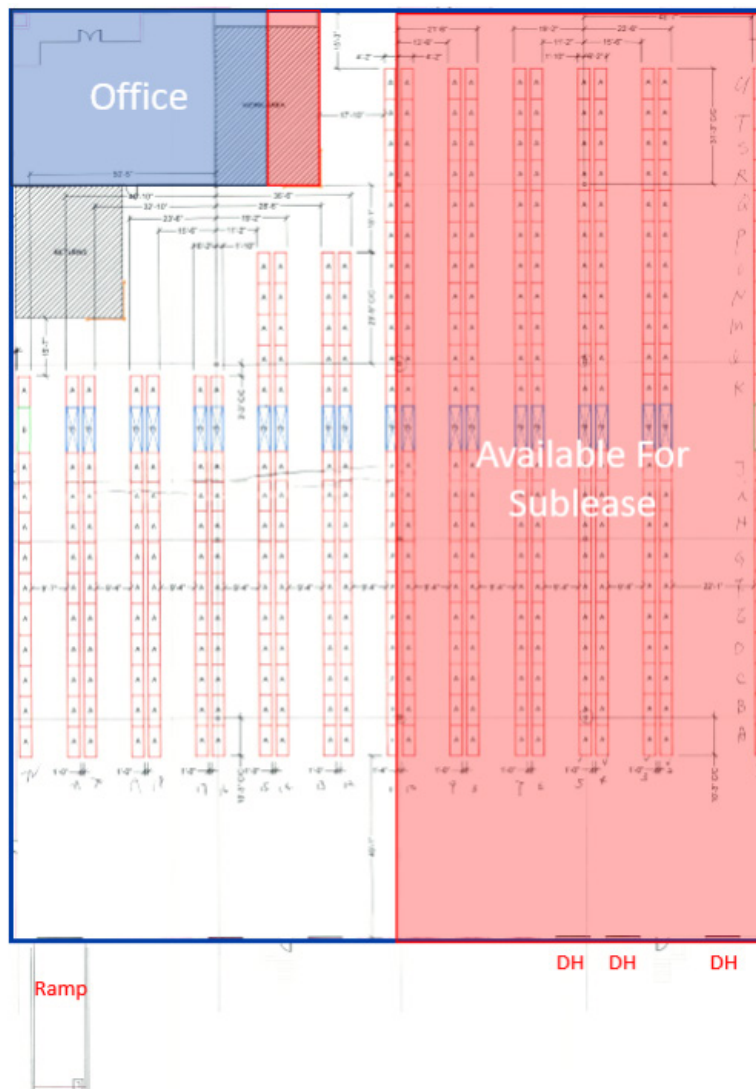
# 1581 Corporate Drive, Suite 100

McKinney, Texas 75069

## MCKINNEY INDUSTRIAL SUBMARKET

### Space Features

- 50,569 SF Total
  - 30,569 SF: Tenant occupies
  - 20,000 SF: Available For Sublease
- Fully Racked Warehouse Space
- 10 Racks Available
- Shared Restrooms
- One (1) Shared Ramp
- Three (3) Dock High For Sublessee's use
- 32' Clear Height
- 1.57/1,000 SF Parking Ratio
- Two (2) hardwall offices available



**CITADEL  
PARTNERS**

Real Estate Advisors

**Brandon Klinger, CPA Associate Advisor**  
(214) 429-3723 o | (469) 396-8556 c  
BKlinger@CitadelPartnersUS.com

**Mac Morse Market Principal**  
(972) 980-2869 o | (469) 556-1981 c  
MMorse@CitadelPartnersUS.com