

FOR SALE OR LEASE

1720 Bray Central Drive, McKinney, TX 75069

± 70,200 sf Office / Manufacturing Building
Available August, 2010

Features and Benefits

- 100% HVAC
- Triple Freeport
- Approximately 70,200 sf
(expandable to 102,200 sf)
- Current Parking: 3.59/1,000
(expandable to 6.51/1,000)
- Two Dock-High Doors
- 19' to 22' Clear Height
- 100% Wet Fire Sprinkler
System
- 50' x 39' Column Spacing
- Fiber Optics to Building
- 1600 AMP 3 Phase
- 25 KVA Back-Up Generator

Lease Rate:
\$7.50/sf NNN

Sales Price:
\$5,950,000.00



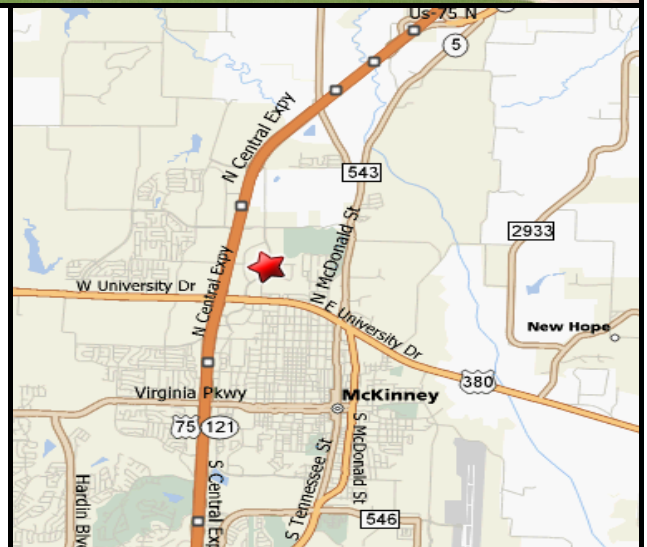
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[Floor Plan](#)

[Site Plan](#)

[Interior Photos](#)



Contact:

Mark Sommer, CPM, CCIM
972.628.3465 (Direct)
214.405.9008 (Cell)
msommer@beltwayco.com