

FOR LEASE

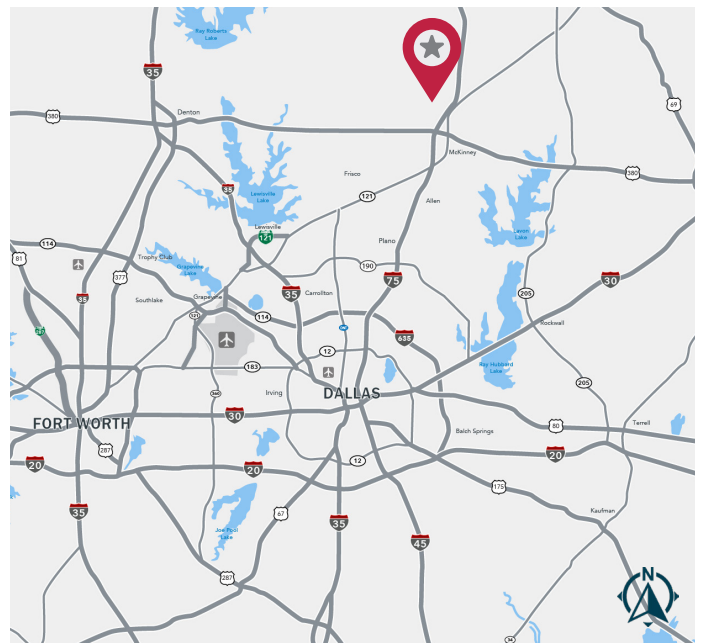
7532 Co. Rd. 202, Bldg 6 | McKinney, TX 75071



SADDLEBROOK BUSINESS PARK **9,920 SF AVAILABLE**

PROJECT HIGHLIGHTS

AVAILABLE SF	9,920 SF
OFFICE SF	478 SF spec office
CLEAR HEIGHT	18'-22'
LOADING	4 Grade level doors (12x14) (Cross Grade Level)
POWER	3 Phase power (400 amps)
COMMENTS	2026 construction 8,275 sf outside storage (concrete & fenced) Fully insulated Monument signage available LED lighting Available immediately Property Website 3D Walkthrough Property Video



FOR MORE INFORMATION:

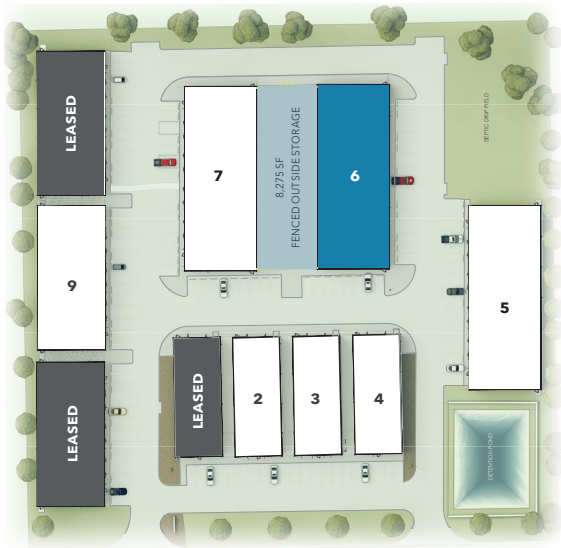
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BUILDING 6

SADDLEBROOK BUSINESS PARK



CR 202



BLDG. #	TOTAL SIZE	OFFICE	WAREHOUSE	NOTES
6	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. Cross grade level configuration. 8,275 SF fenced outside storage or parking area on north side of building. 3 phase: 400amp, 208v service.

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