

# FOR LEASE

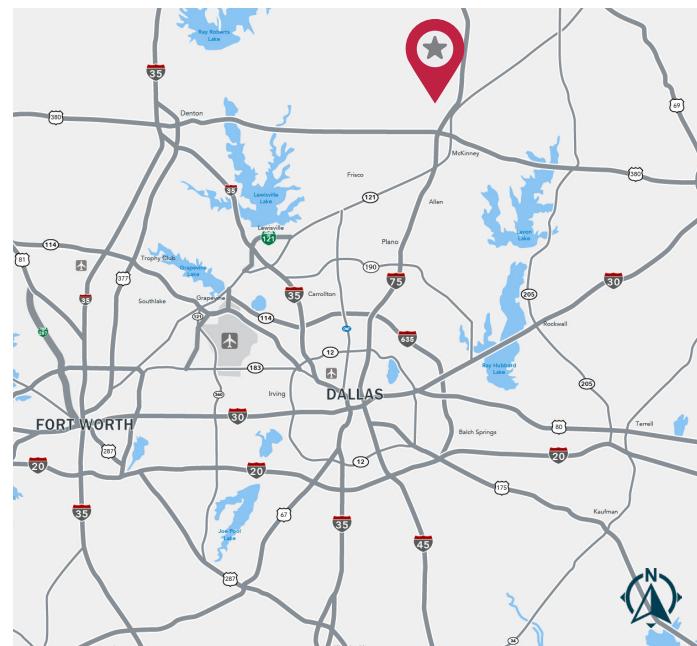
**7532 Co. Rd. 202 | McKinney, TX 75071**



**TRINITY FALLS BUSINESS PARK  
2,400 - 67,990 SF AVAILABLE**

## PROJECT HIGHLIGHTS

- Ten (10) buildings totaling 67,990 SF
- $\pm$  2,400 - 9,920 SF suite sizes
- 18' - 22' clear heights
- Fully insulated
- Spec office will be delivered with each building
- Fenced outside storage available
- Brand new construction
- LED lighting throughout
- Grade level loading at each building
- 3-phase power
- Monument signage
- Q1 2026 scheduled delivery
- [Click here for Property Website](#)



FOR MORE INFORMATION:

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**BRETT LEWIS, SIOR**

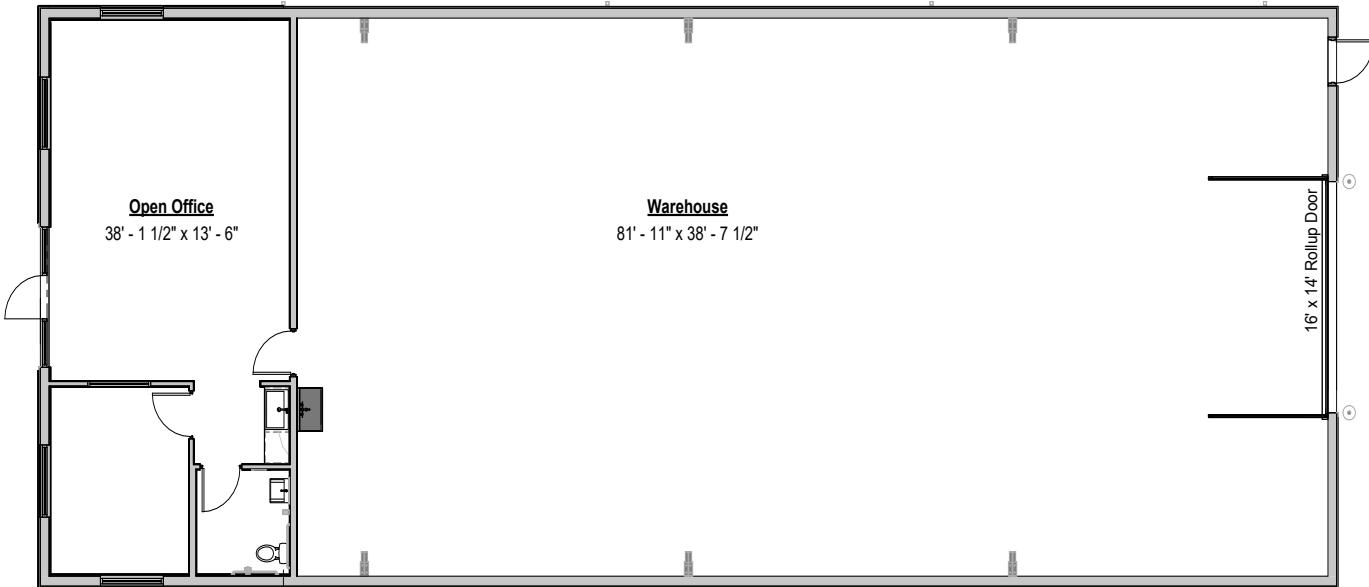
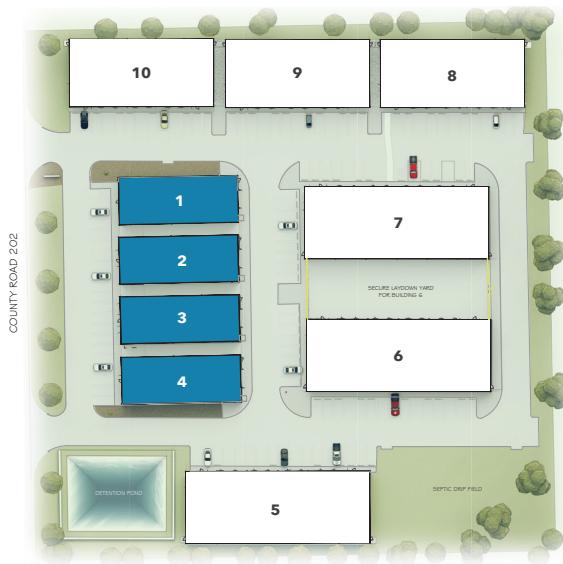
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
[leedallas.com](http://leedallas.com)

# BUILDINGS 1-4

# TRINITY FALLS BUSINESS PARK



BLDG. #	TOTAL SIZE	OFFICE	WAREHOUSE	NOTES
1	4,120 SF	740 SF	3,380 SF	Rear load warehouse. One (1) 16'x14' grade level door.
2	4,120 SF	740 SF	3,380 SF	Rear load warehouse. One (1) 16'x14' grade level door.
3	4,120 SF	740 SF	3,380 SF	Rear load warehouse. One (1) 16'x14' grade level door.
4	4,120 SF	740 SF	3,380 SF	Rear load warehouse. One (1) 16'x14' grade level door.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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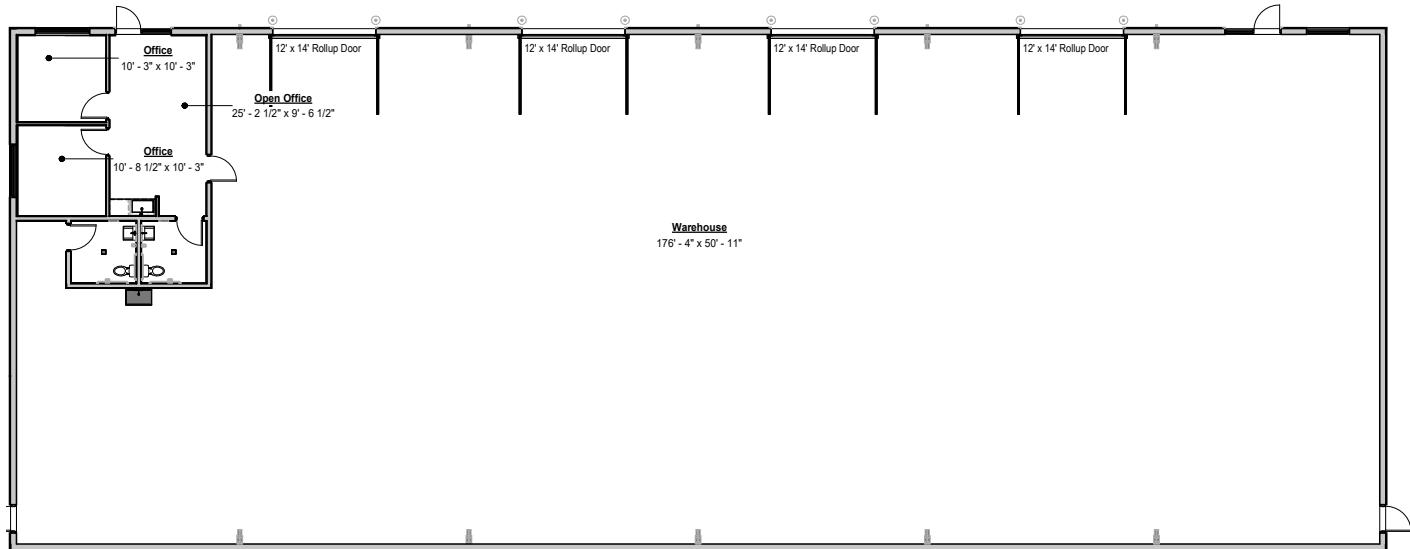
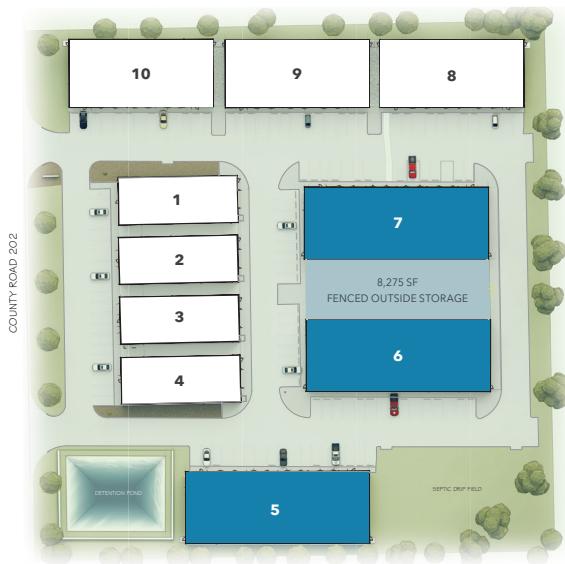
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# BUILDINGS 5-7

# TRINITY FALLS BUSINESS PARK



BLDG. #	TOTAL SIZE	OFFICE	WAREHOUSE	NOTES
5	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. 13-17 parking spaces.
6	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. Cross dock loading configuration. 8,275 SF fenced outside storage or parking area on north side of building.
7	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. ±20 parking spaces.

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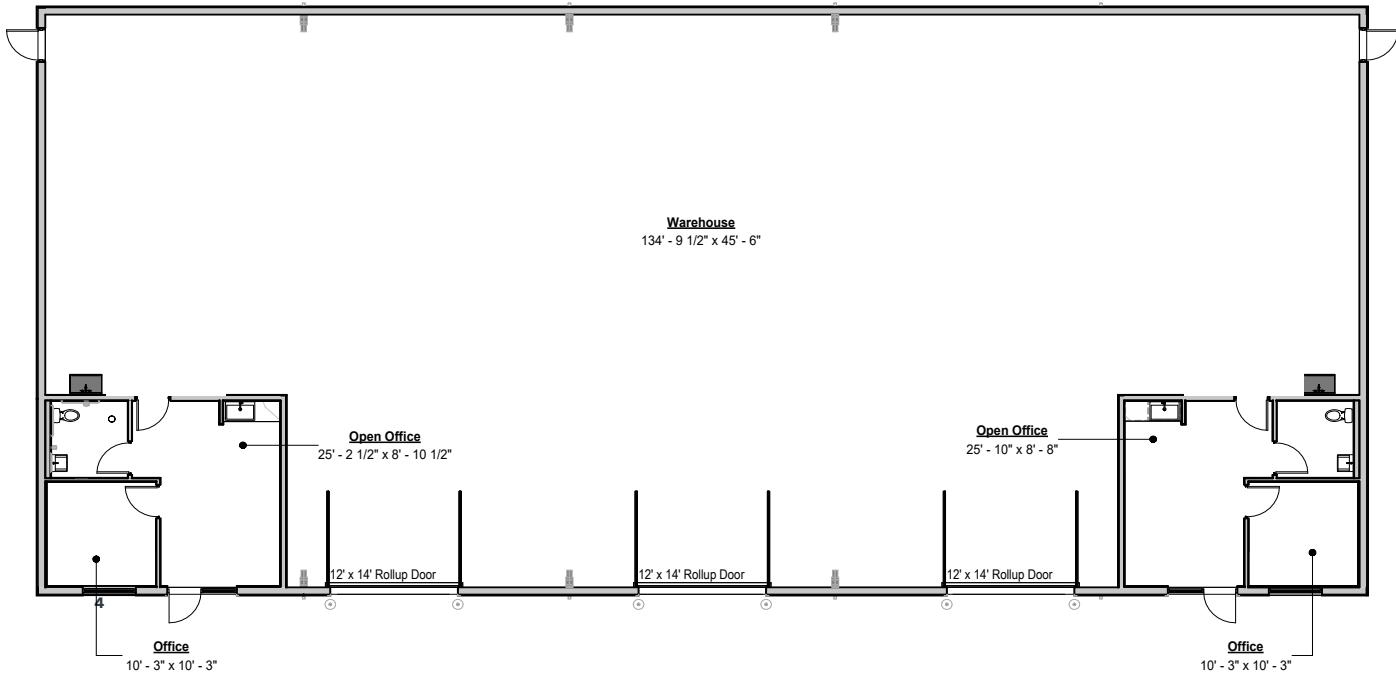
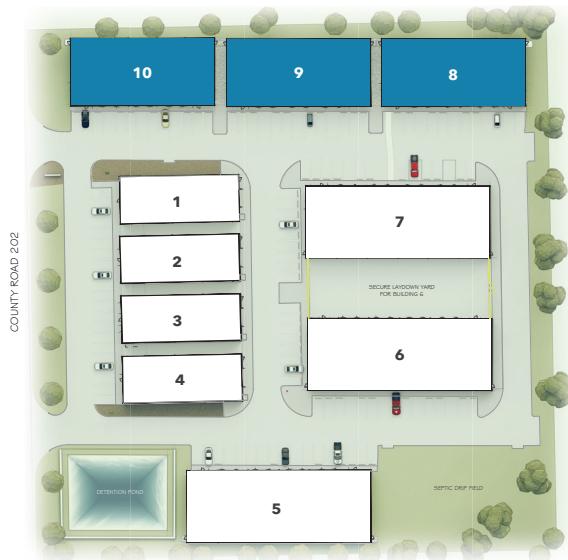
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# BUILDINGS 8-10

TRINITY FALLS  
BUSINESS PARK



BLDG. #	TOTAL SIZE	OFFICE	WAREHOUSE	DIVISIBLE TO	NOTES
8	7,250 SF	832 SF	6,418 SF	2,400 SF	Divisible to ±2,400 SF. Three (3)12'x14' grade level doors.
9	7,250 SF	832 SF	6,418 SF	2,400 SF	Divisible to ±2,400 SF. Three (3)12'x14' grade level doors.
10	7,250 SF	832 SF	6,418 SF	2,400 SF	Divisible to ±2,400 SF. Three (3)12'x14' grade level doors.

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# SITE PLAN

# TRINITY FALLS BUSINESS PARK



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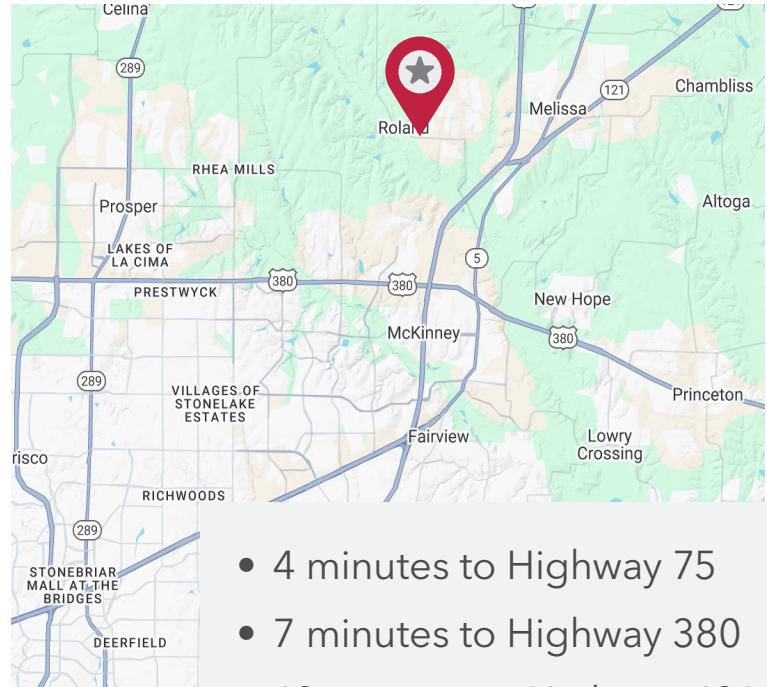
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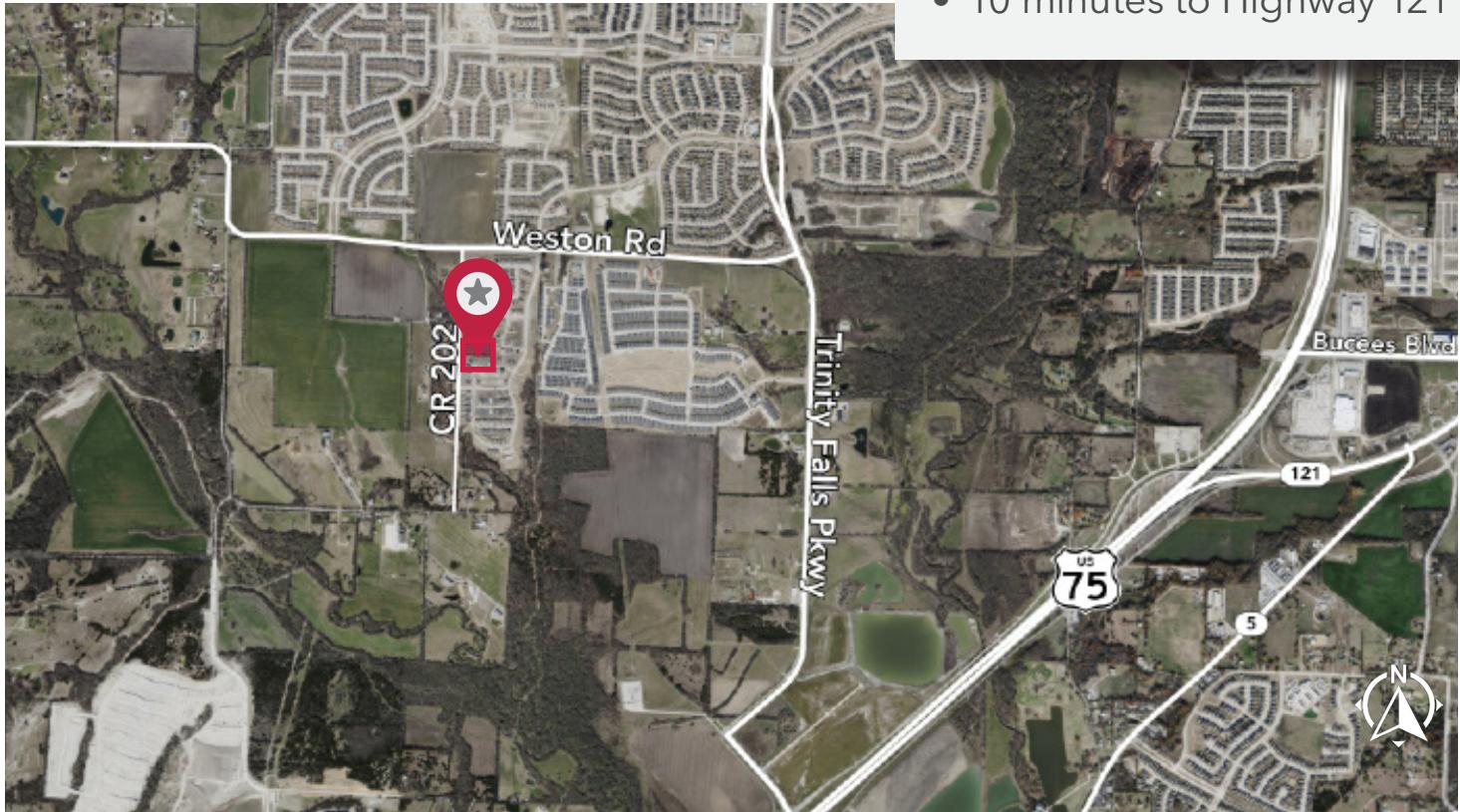
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## LOCATION HIGHLIGHTS



- 4 minutes to Highway 75
- 7 minutes to Highway 380
- 10 minutes to Highway 121



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