

FOR LEASE

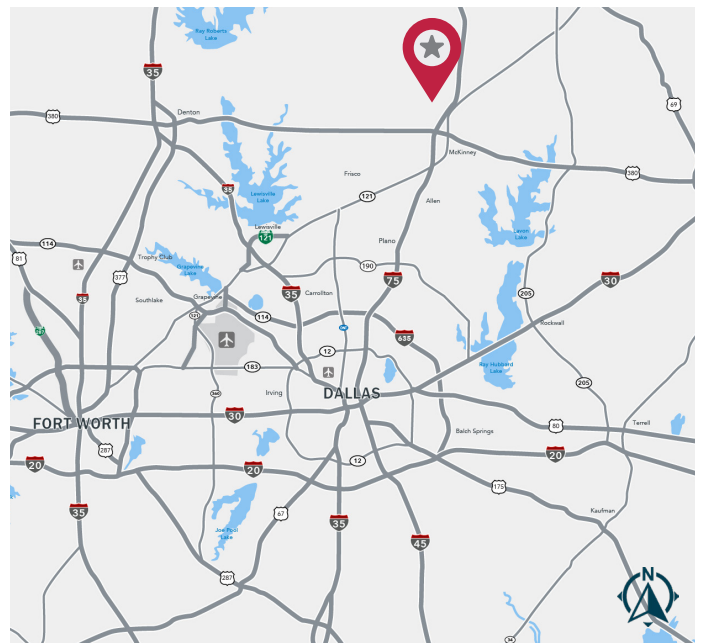
7532 Co. Rd. 202 | McKinney, TX 75071



SADDLEBROOK BUSINESS PARK **2,400 - 67,990 SF AVAILABLE**

PROJECT HIGHLIGHTS

- Ten (10) buildings totaling 67,990 SF
- $\pm$ 2,500 - 9,920 SF suite sizes
- 18' - 22' clear heights
- Fully insulated
- Spec office delivered with each building
- Fenced outside storage available
- Brand new construction
- LED lighting
- Grade level loading at each building
- 3-phase power
- Monument signage
- [Property Website](#)
- [3D Walkthrough](#)
- [Property Video](#)



FOR MORE INFORMATION:

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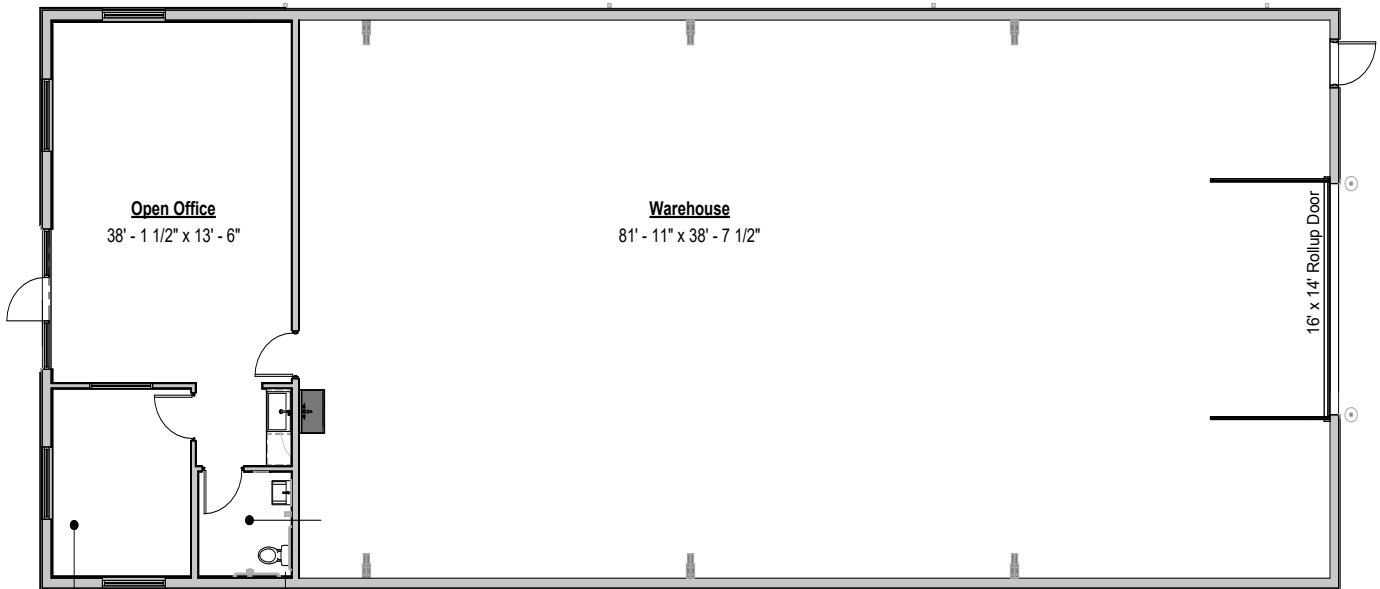
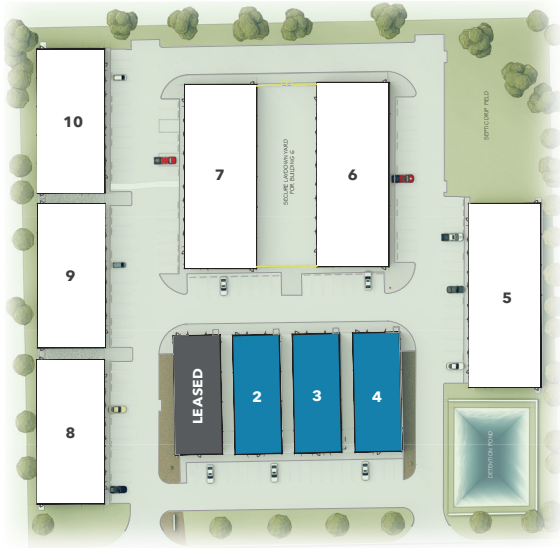
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BUILDINGS 1-4

SADDLEBROOK BUSINESS PARK



BLDG. #	TOTAL SIZE	OFFICE	WAREHOUSE	NOTES
1	4,120-SF	740-SF	3,380-SF	LEASED
2	4,120 SF	740 SF	3,380 SF	Rear load warehouse. One (1) 16'x14' grade level door. 200-amp 3 phase 208v service.
3	4,120 SF	740 SF	3,380 SF	Rear load warehouse. One (1) 16'x14' grade level door. 200-amp 3 phase 208v service.
4	4,120 SF	740 SF	3,380 SF	Rear load warehouse. One (1) 16'x14' grade level door. 200-amp 3 phase 208v service.

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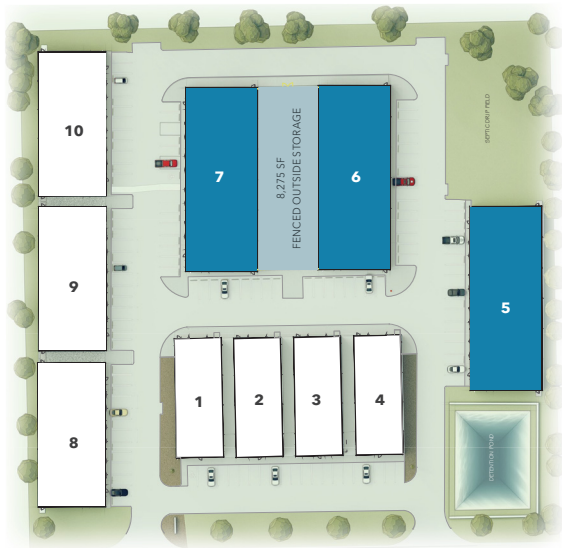
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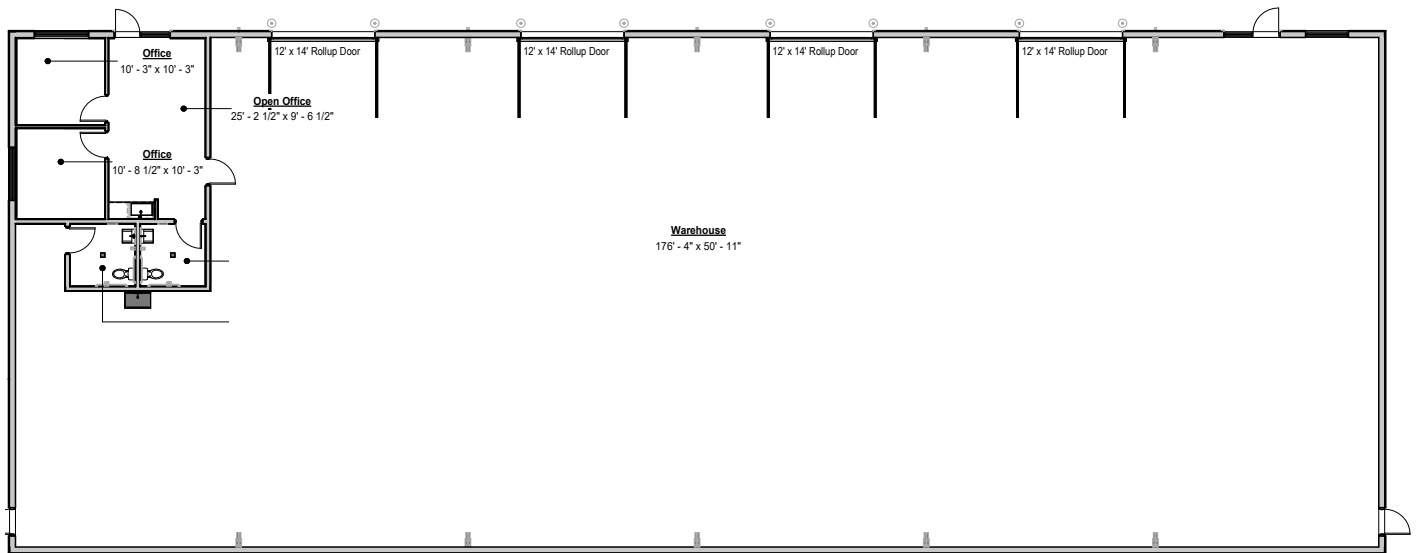
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BLDG. #	TOTAL SIZE	OFFICE	WAREHOUSE	NOTES
5	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. 13-17 parking spaces. 400 amp service split into two 200-amp 3 phase 208v service.
6	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. Cross grade level configuration. 8,275 SF fenced outside storage or parking area on north side of building. 400 amp service split into two 200-amp 3 phase 208v service.
7	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. ±20 parking spaces. 400 amp service split into two 200-amp 3 phase 208v service.

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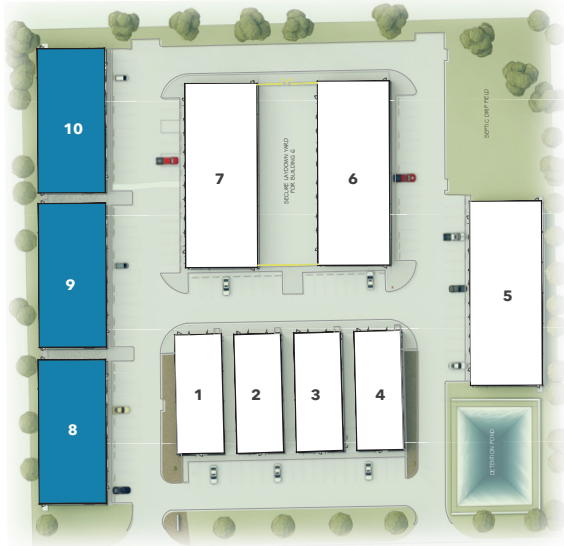
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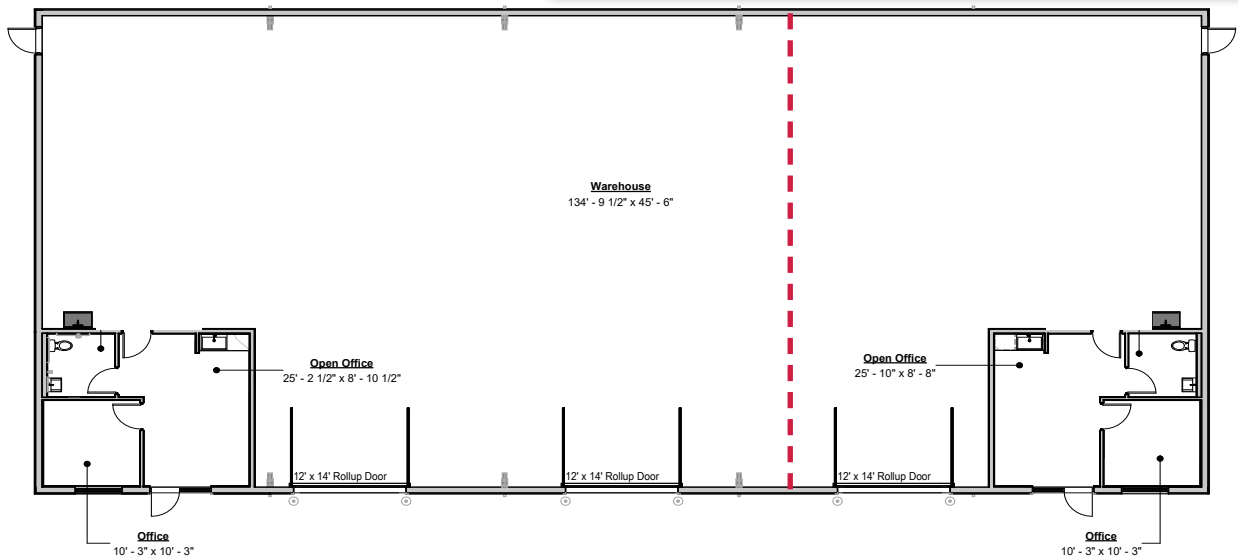
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BUILDINGS 8-10

SADDLEBROOK BUSINESS PARK



CR 202



BLDG. #	TOTAL SIZE	OFFICE	WAREHOUSE	NOTES
8	7,250 SF	832 SF	6,418 SF	Three (3) 12x14 grade level doors. 3 phase (400 amps)
8.1	4,750 SF	416 SF	4,334 SF	Two (2) 12'x14' grade level doors. 400amp service split into two 200-amp 3 phase 208v service.
8.2	2,500 SF	416 SF	2,084 SF	One (1) 12'x14' grade level door. 400amp service split into two 200-amp 3 phase 208v service.
9.1	4,750 SF	416 SF	4,334 SF	Two (2) 12'x14' grade level doors. 400amp service split into two 200-amp 3 phase 208v service.
9.2	2,500 SF	416 SF	2,084 SF	LEASED
10	7,250 SF	832 SF	6,418 SF	Three (3) 12x14 grade level doors. 3 phase (400 amps)
10.1	4,750 SF	416 SF	4,334 SF	Two (2) 12'x14' grade level doors. 400amp service split into two 200-amp 3 phase 208v service.
10.2	2,500 SF	416 SF	2,084 SF	One (1) 12'x14' grade level door. 400amp service split into two 200-amp 3 phase 208v service.

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SITE PLAN

SADDLEBROOK BUSINESS PARK



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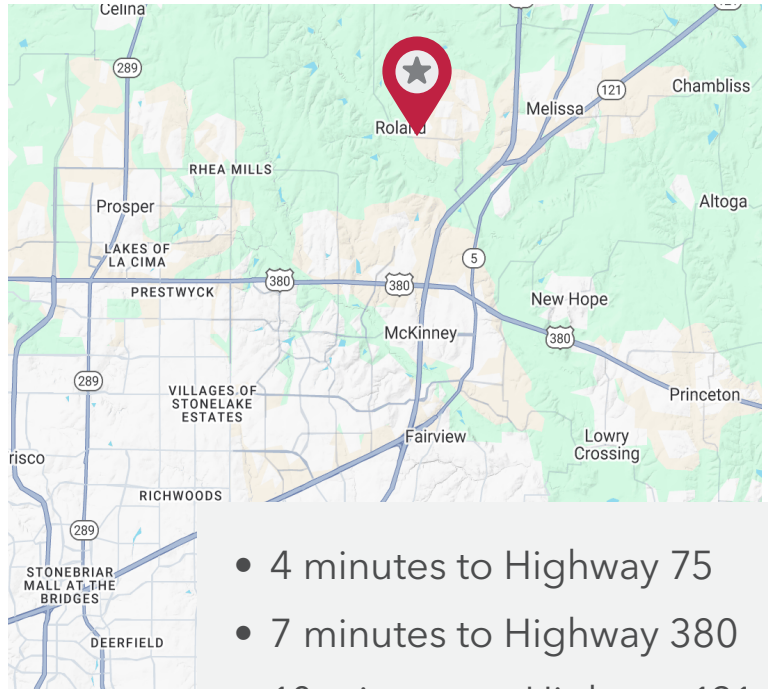
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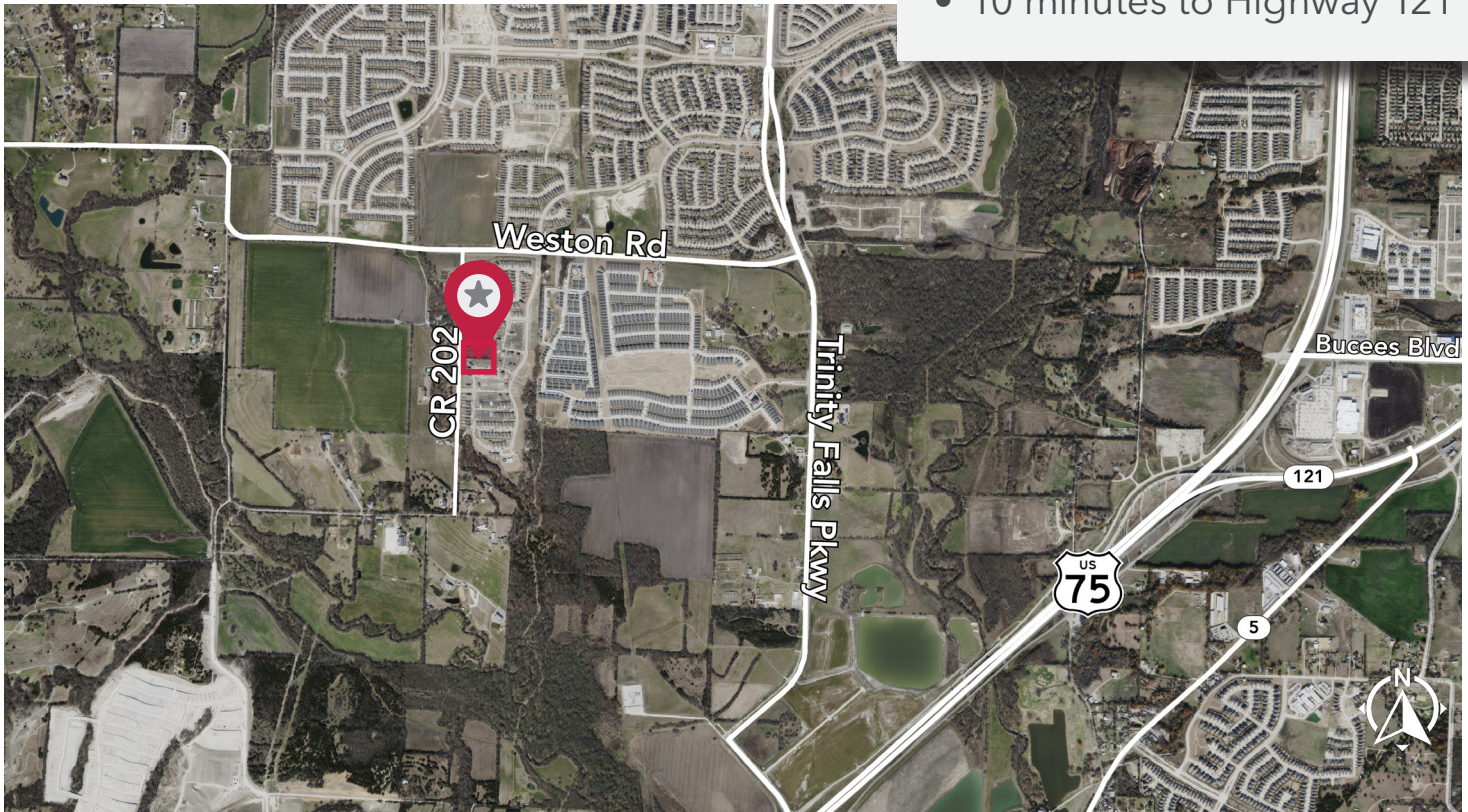
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LOCATION HIGHLIGHTS



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



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