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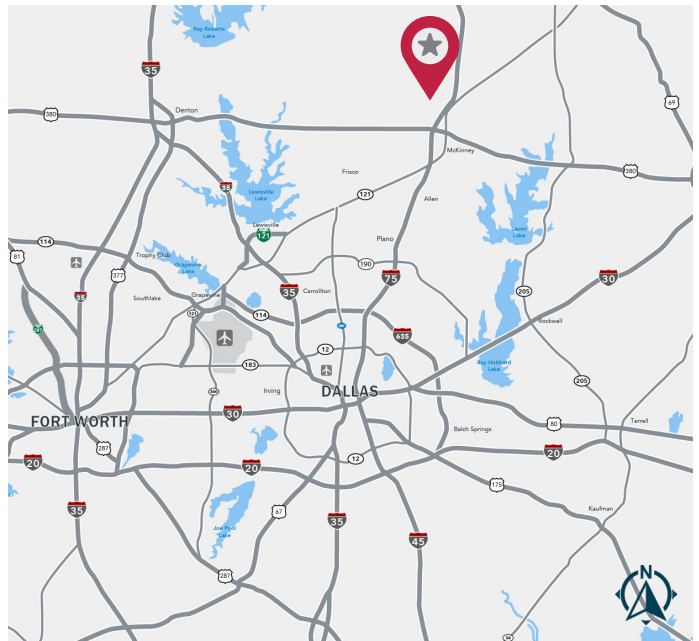
7532 Co. Rd. 202 | McKinney, TX 75071



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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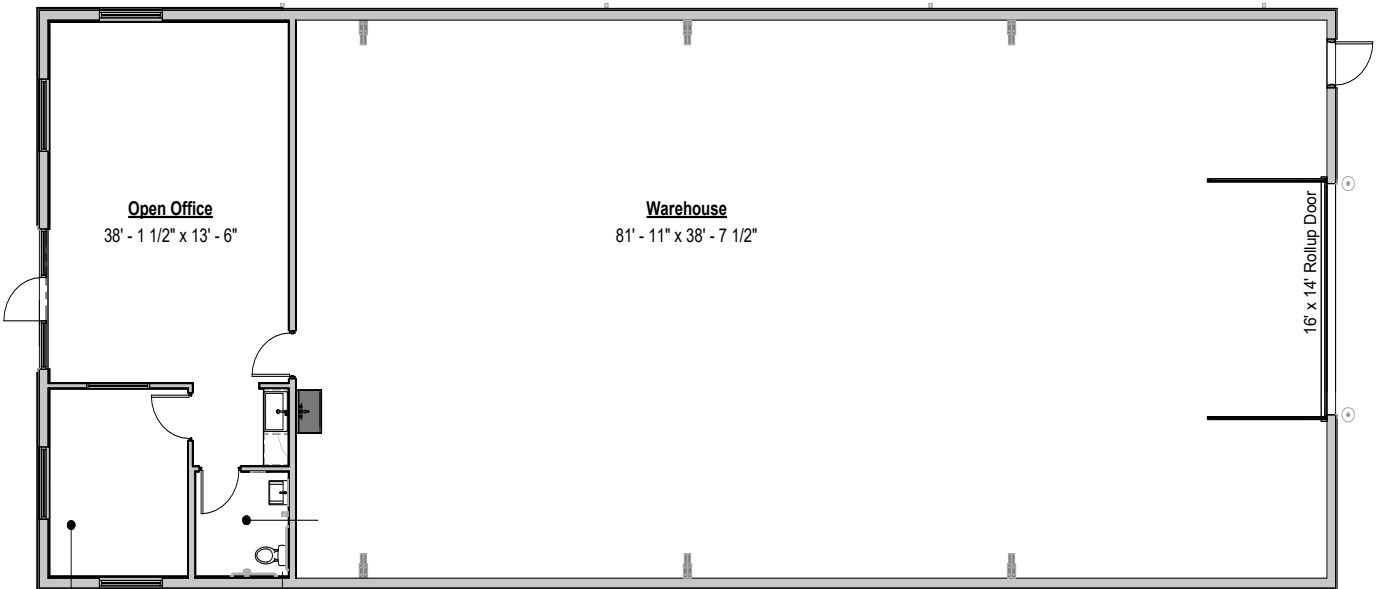
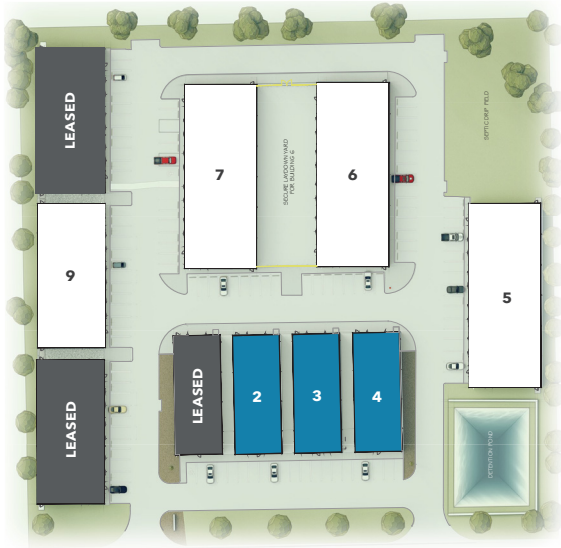
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BUILDINGS 1-4

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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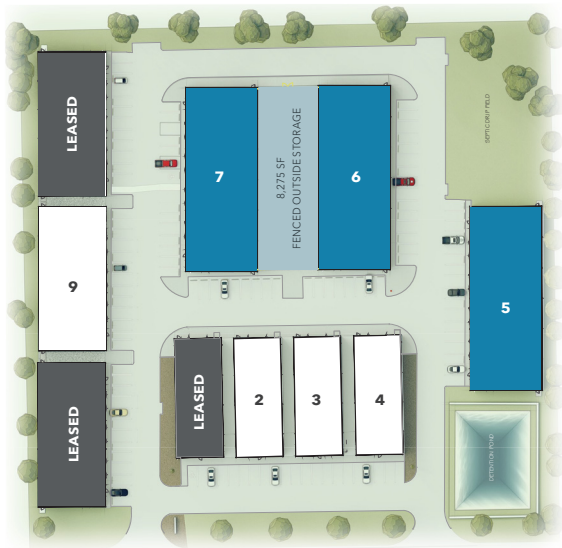
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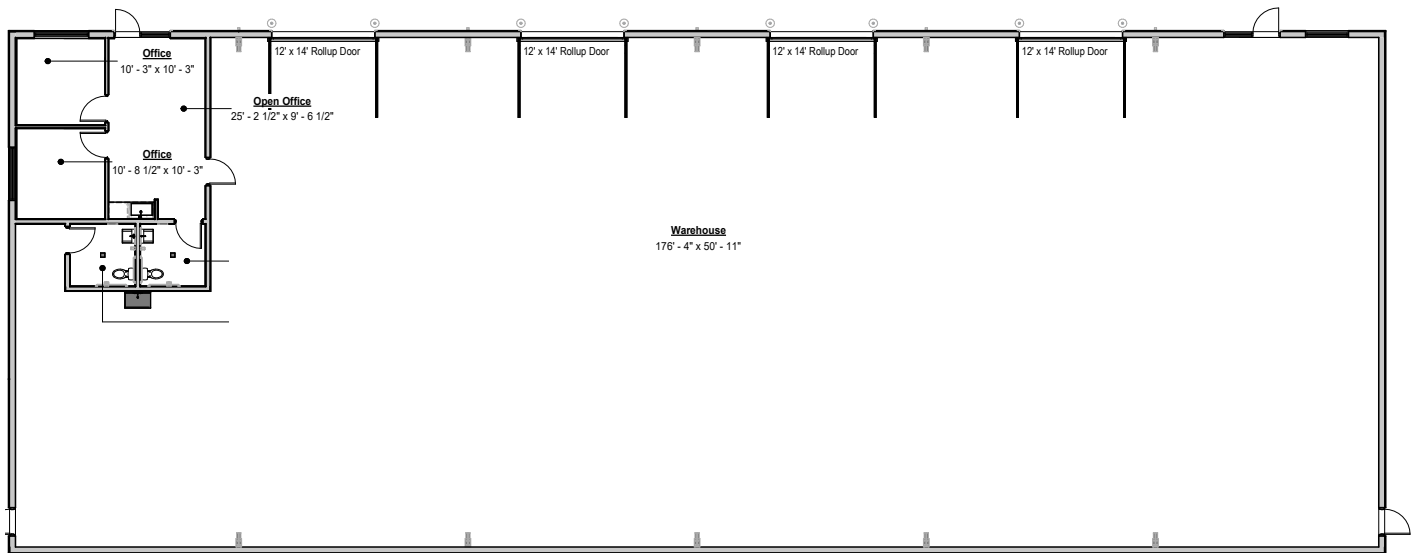
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BUILDINGS 5-7

SADDLEBROOK BUSINESS PARK



CR 202



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. 3 phase: 400amp, 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. 3 phase: 400amp, 208v service.
7	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. ±20 parking spaces. 3 phase: 400 amp, 208v service.

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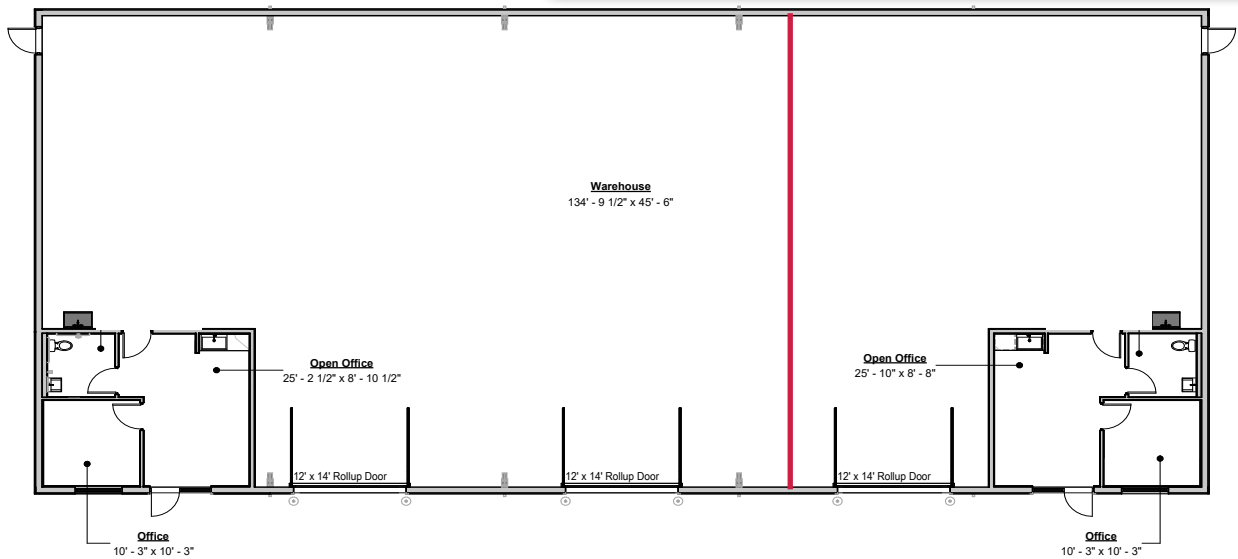
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BUILDINGS 8-10

SADDLEBROOK BUSINESS PARK



CR 202



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

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SITE PLAN

SADDLEBROOK BUSINESS PARK



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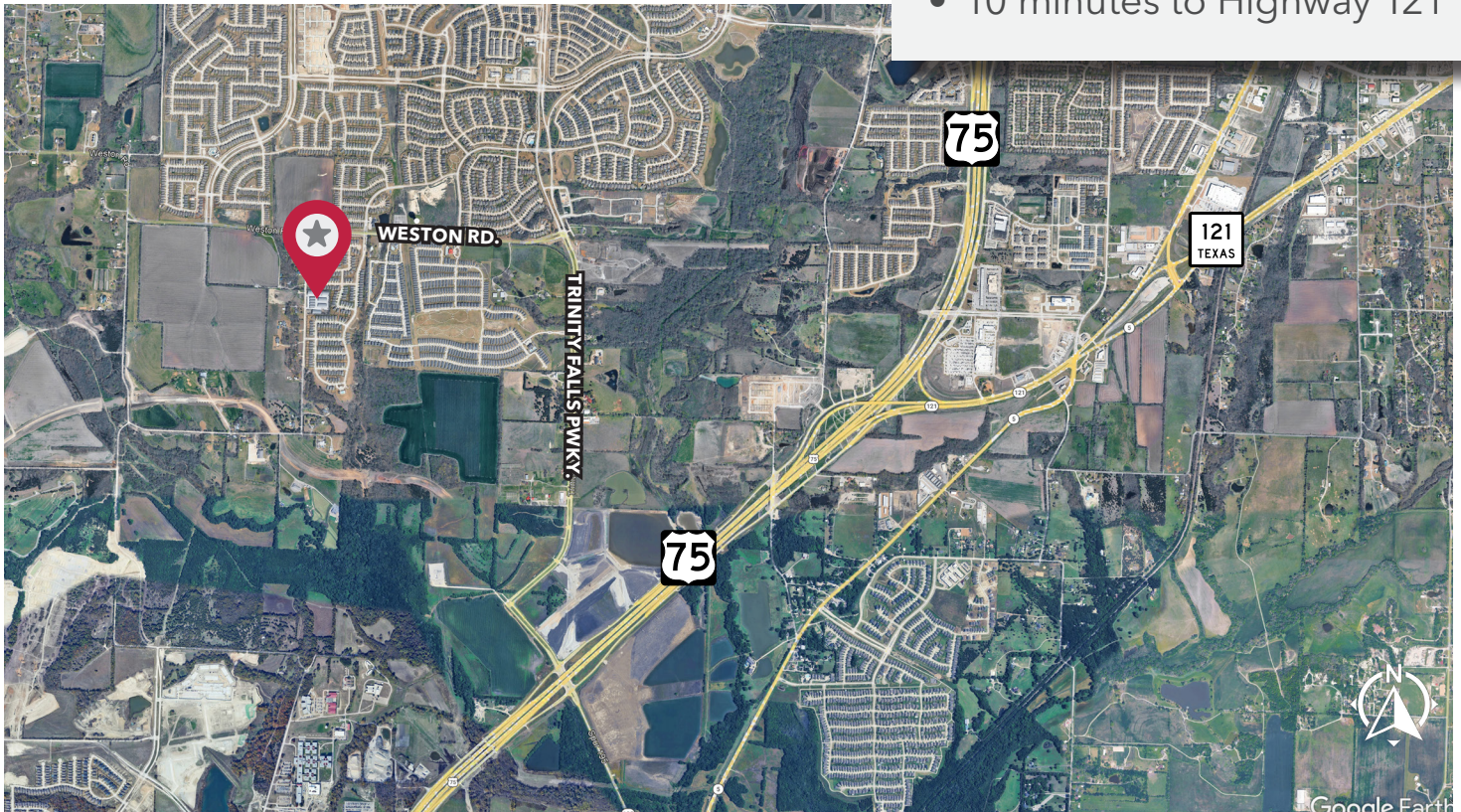
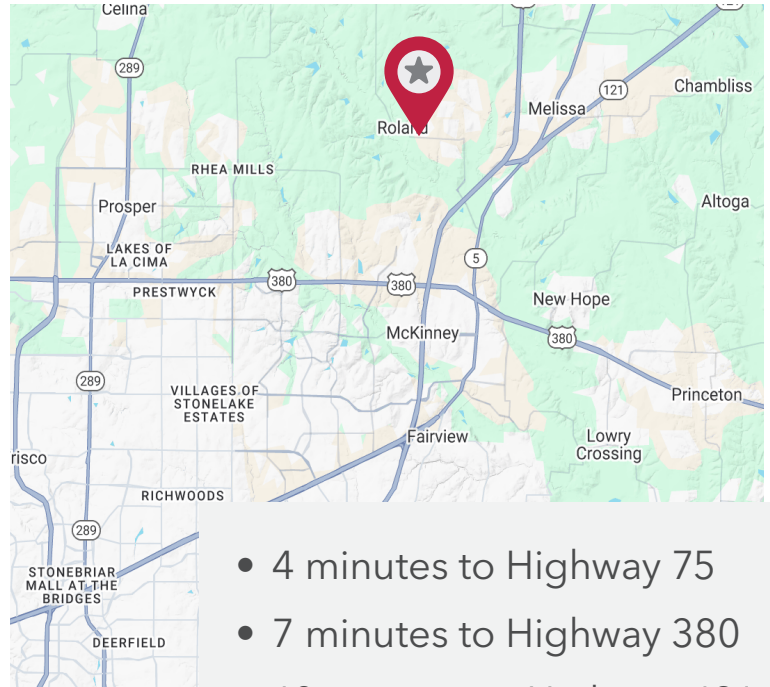
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LOCATION HIGHLIGHTS



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