

1400-1450 SH-78  
Farmersville, TX

# Yard-Ready, Purpose-Built Industrial on SH-78

## Yard-Capable Industrial Warehouses in Farmersville

±**22,000 SF** across two new construction industrial buildings on ~**4 acres** in Farmersville, Texas — built for contractors, fleet operators, equipment users, and businesses that need more than just a box.

**SH-78 frontage with quick access to SH-380** positions your operation for efficiency, visibility, and long-term growth.

## For More Information:

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#### AVAILABLE OPPORTUNITIES

## Two Buildings. Two Lease Opportunities. One Strong Decision.

Whether you need one building or both, these are two of the most operationally capable multi-bay industrial spaces available in Collin County today. New construction. Ready for occupancy. Designed for tenants who can't afford to compromise on access, storage, or throughput.

#### PROPERTY HIGHLIGHTS

##### **2 Acres per Lease**

Dedicated outside storage yard per building — fenceable and securable

##### **Two Buildings**

12,000 SF & 11,900 SF available for lease individually or together

##### **9 Grade-Level Doors**

12' x 16' oversized doors per building for maximum throughput

##### **18'-21' Clear Height**

Functional clear heights supporting a wide range of industrial uses

##### **SH-78 Frontage**

High-visibility corridor with direct access to SH-380 and Collin County



# Purpose-Built Industrial for Real-World Operations

## Problem With Generic Industrial

Most industrial buildings are designed as empty boxes — four walls, a few dock doors, and nothing more. They work for storage. They fail for operations that require movement, equipment staging, fleet management, or outdoor material handling.

Traditional small-bay buildings especially fall short when it comes to door counts, yard access, and the kind of day-to-day flexibility that contractors and service operators demand.

This property addresses these shortcomings directly, offering a purpose-built environment where functionality, flexibility, and operational efficiency come standard.

## What This Property Delivers

This site was purpose-built for tenants that depend on trucks, trailers, equipment, fleet movement, and outdoor storage. Every design decision — from door count to yard size to clear height — reflects how industrial businesses actually work, not how architects imagine they work.

- Fleet movement & parking
- Trucks & trailer staging
- Equipment access & storage
- Outdoor material laydown
- Operational overflow capacity

## This Product Type Won't Last

Yard-capable multi-bay industrial configuration with new construction quality is one of the rarest combinations in the North Texas market. Once it's leased, it's gone — and finding a comparable replacement takes years.

# Why This Property Wins



## New Construction Quality

Modern metal construction and slab foundation – durable, low-maintenance, move-in ready



## Dedicated Outside Storage

Approximately two acres per building – providing a substantial outside storage yard – rare for this size range



## High Door Count

Nine 12'x16' grade-level doors per building drive throughput and support multi-bay operations



## Functional Clear Heights

18'–21' clear height accommodates a wide variety of industrial, equipment, and storage uses



## Modern Office Finish

Clean, finished front-end office space for staff, client meetings, and administrative operations



## Secure Yard Capability

Ability to fully fence and secure your yard – critical for equipment, vehicles, and valuable materials



## SH-78 Visibility

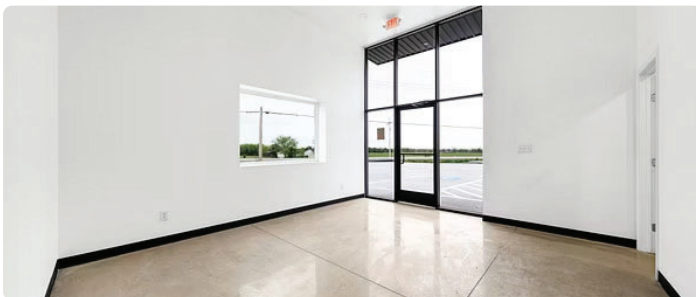
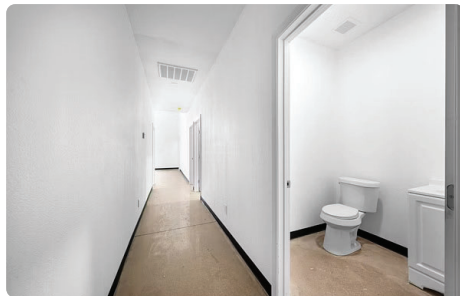
Frontage along a major Texas state highway delivers brand presence and easy client access



## Flexible Layout

Designed for single-tenant or multi-bay users – adaptable to a wide range of operational footprints

# Prime Flex Opportunity



## BUILDING A



### 12,000 SF

900 SF finished office buildout

## BUILDING B



### 11,900 SF

875 SF finished office buildout

### Lease One or Lease Both

Both buildings are available for individual lease or as a combined campus. If your operation needs room to grow — or if you're planning for a future expansion — securing both now protects your runway before demand in this submarket catches up to this product type.

### Act Before the Market Does

Yard-capable new construction in Collin County is not a large inventory category. When buildings like these lease, replacement inventory takes years to develop. The window to configure your operation at this location is open now — not indefinitely.

## PRICING

### Lease Rate

A competitive lease rate for **brand-new construction** in the North Texas industrial market. NNN structure provides transparency and keeps base rent straightforward.

# \$14

**Per SF / Year**

Base rent + NNN

# ~4

**Acres Total**

2 Acres per Building

# 23.9K

**SF Available**

Combined total across  
both buildings

# 18

**Grade-Level Doors**

Combined across both  
buildings

# Functional Features That Drive Efficiency



## Nine 12' x 16' Grade-Level Doors

Oversized doors on every bay enable fast loading, equipment access, and true multi-bay usability. Whether you're moving a skid steer, a service van, or a flatbed payload, these doors don't bottleneck your operation.



## 18'-21' Clear Height

Functional clear heights that support racking, equipment storage, and a wide range of light industrial uses — from fabrication staging to fleet service operations.



## Finished Office Buildout

Clean, move-in-ready front-end office space for administrative staff, client interactions, and management functions. No build-out cost or delay for the tenant.



## Metal Construction + Slab Foundation

Durable, low-maintenance new construction materials built for long-term operational use. Metal panel construction and concrete slab foundations deliver structural reliability with minimal upkeep.

## INFRASTRUCTURE

# Utilities & Infrastructure

## Utility Connections

- **Electric:** Connected and ready at occupancy
- **Water:** Individual meters per building for clean tenant billing
- **Sewer:** Septic system
- **HVAC:** Office areas climate-controlled

Individual utility metering is a deliberate design choice — it eliminates shared utility ambiguity, simplifies billing for single-tenant users, and supports straightforward multi-tenant configurations if needed.

## Why Infrastructure Matters

In industrial real estate, infrastructure deficiencies are often discovered after signing — not before. Inadequate power, shared meters, or deferred utility connections create operational friction from day one.

This property delivers connected, metered, ready-to-operate utilities so your team can focus on running the business, not troubleshooting the building.

# Outside Storage Is What Makes This the Right Space

Small-bay industrial is valuable. **And multi-bay industrial with a usable, fenceable yard is hard to find.** Most properties in this size range offer four walls and a parking lot. This site offers something fundamentally more useful: dedicated outside storage that functions as an extension of your operation.

For the tenant whose business lives outdoors as much as inside — the yard isn't a bonus. It's the requirement. And it's exactly what this property delivers.

## Outdoor Storage

Seamless indoor-outdoor workflow



## Spacious Yard

Room for trailers, equipment, and fleet staging

## Functional Industrial

Built for loading, storage, and daily operations

## Year-Round Use

All-weather access for uninterrupted operations

# Two Acres of Outside Storage Per Building



## Trailer Parking

Stage trailers, flatbeds, and equipment transports without competing for dock space or blocking access lanes.



## Equipment Storage

Park and protect heavy equipment, attachments, and specialty tools in a secure, weatherproof-capable yard environment.



## Fleet Vehicles

Accommodate service fleets, work trucks, and company vehicles without off-site storage costs or scattered parking.



## Material Staging

Use the yard for laydown, material staging, and pre-job organization — keeping your warehouse interior clear for active operations.



## Operational Overflow

Handle seasonal peaks, project surges, or inventory buildups using the yard as a flexible extension of your footprint.

# Why the Yard Is a Real Operational Asset

## → Gravel Surface Built for Real-World Use

Not just parking — a functional gravel yard surface that handles equipment weight, material staging, and daily traffic without deteriorating under operational load the way paved-only surfaces can when improperly spec'd.

## → Lower Cost, Higher Flexibility vs. Concrete-Only Sites

Gravel yards offer more adaptable square footage at a lower cost basis than concrete-only alternatives — and far more usability than dirt or landscaped perimeter areas found at generic properties.




## → Fenceable and Securable

The ability to fully fence and gate your yard is critical for businesses storing valuable equipment, materials, or vehicles overnight. This property is designed to support that security layer from day one.

# Access, Visibility & Growth Positioning in Collin County

Located at **1400 & 1450 S State Hwy 78, Farmersville, TX**, this site connects your business to the broader Collin County growth corridor – one of the fastest-expanding industrial and population markets in North Texas.

SH-78 frontage delivers visibility, brand presence, and easy client access. Quick connectivity to SH-380 opens the door to McKinney, Allen, Wylie, Greenville, and the broader DFW metroplex without the lease rates those submarkets command.

<p><b>SH-78 Frontage</b></p> <p>Direct frontage on a major Texas state highway – visibility for your brand, easy access for clients and deliveries</p> 	<p><b>Quick Access to SH-380</b></p> <p>One of North Texas's most important east-west corridors connects your operation to McKinney, Wylie, and the broader DFW market</p> 	<p><b>Collin County Growth Corridor</b></p> <p>Positioned in one of the fastest-growing counties in the United States – demand for services, construction, and industrial operations is accelerating</p>
<p><b>Suburban + Rural Service Access</b></p> <p>Ideal base for contractors and service businesses serving both growing suburban communities and surrounding rural areas in northeast Texas</p>	<p><b>Lower Cost vs. McKinney / Allen</b></p> <p>Capture the operational benefits of the Collin County market at lease rates significantly below the established industrial cores to the west</p> 	



# The Trades and Operations That Belong Here



## Mechanical Trades

HVAC, plumbing, and electrical contractors with service fleets, equipment inventories, and material staging needs that exceed what conventional small-bay space can accommodate



## Exterior & Site Contractors

Roofing companies, landscaping operations, and site contractors that depend on daily equipment deployment, material laydown, and trailer storage as core operational requirements



## Equipment & Fleet Operations

Equipment rental companies, fleet-based service businesses, and light industrial users that require secure outdoor storage and high-frequency vehicle or equipment movement

### WHY THEY MOVE FAST

#### More Doors

Nine 12'x16' grade-level doors per building — not the two or three that most comparable-sized buildings offer

#### More Yard

±1 acre of usable outside storage per building — not a shared parking area or landscaped perimeter

#### More Access

SH-78 frontage with SH-380 connectivity — not a buried back-lot address with limited ingress options

#### More Flexibility

Single-tenant or multi-bay configurations, fenceable yard, individual metering — built to adapt to how your operation actually works





FOR MORE INFORMATION

1400-1450 SH-78 Farmersville, Texas

# Listing Contacts

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