

FOR LEASE

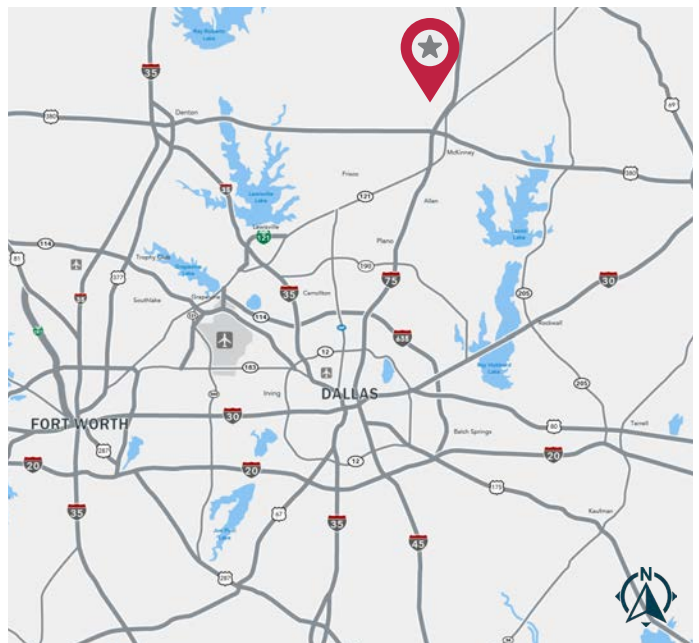
7532 Co. Rd. 202 | McKinney, TX 75071



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

PROJECT HIGHLIGHTS

- Ten (10) buildings totaling 67,990 SF
- ±2,500 - 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 delivery
- [Click here for Property Website](#)



FOR MORE INFORMATION:

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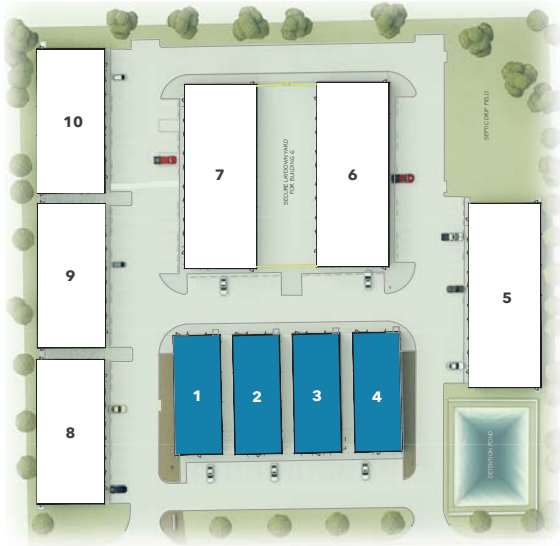
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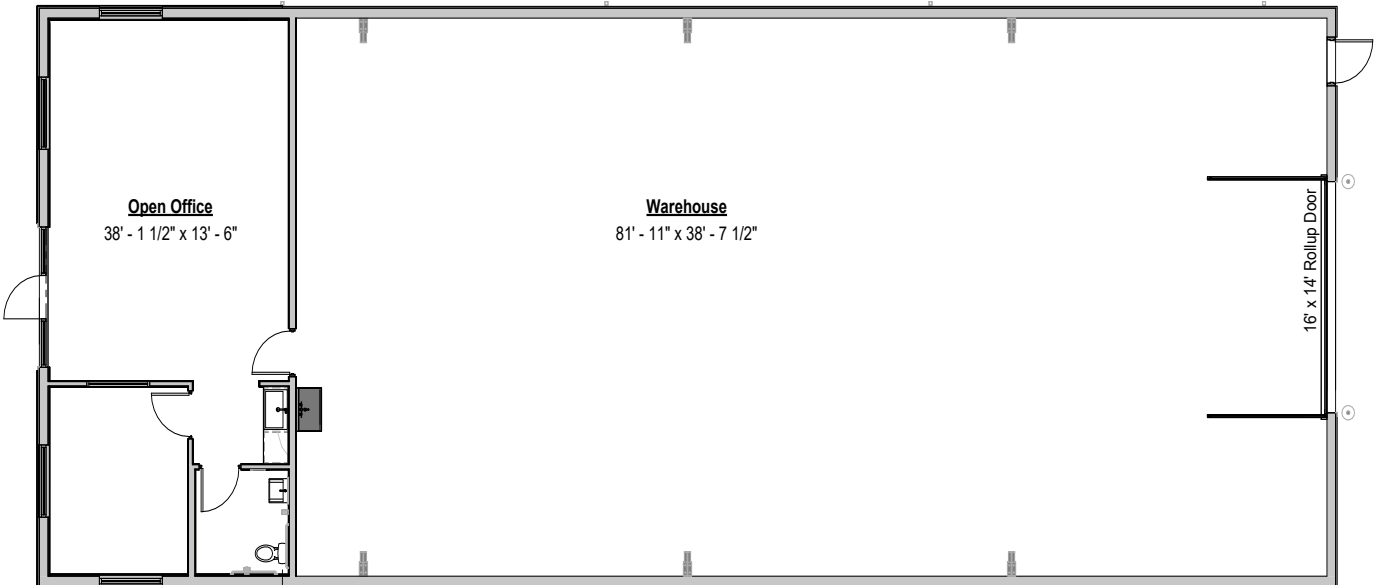
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CR 202



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. 200-amp 3 phase 208v service.
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.

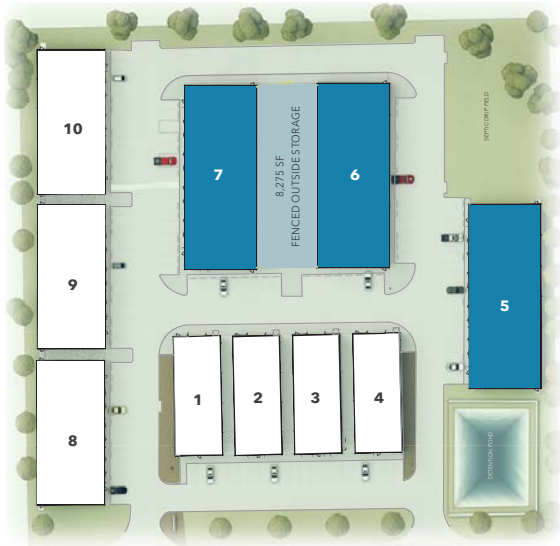
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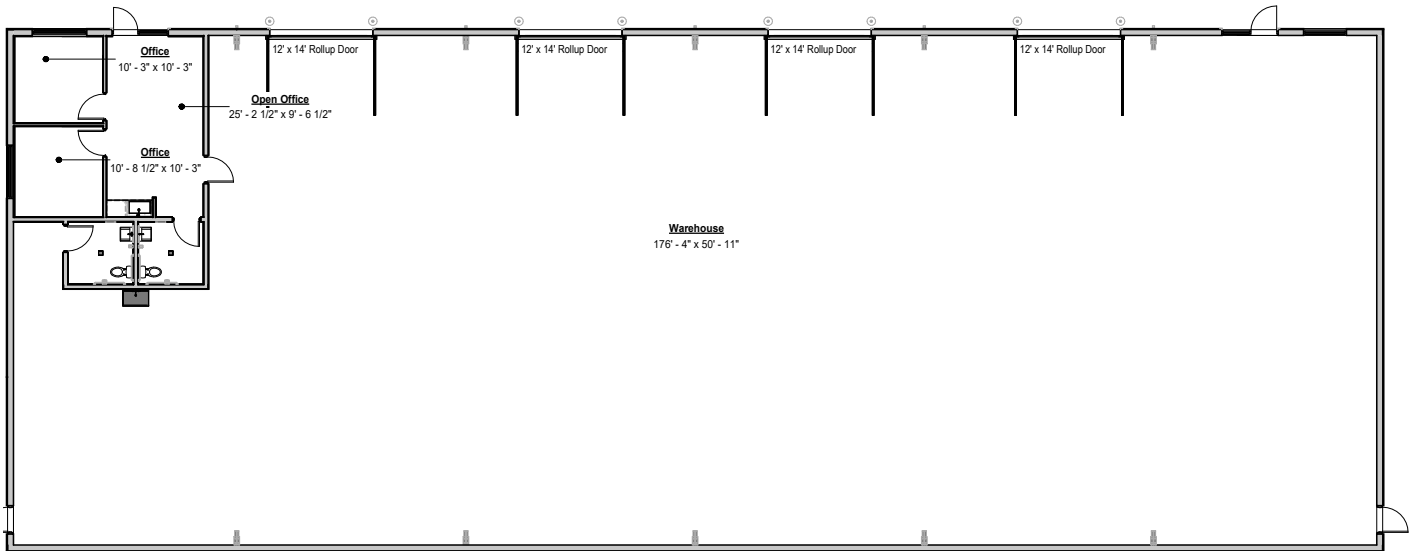
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BLDG. #	TOTAL SIZE	OFFICE	WAREHOUSE	NOTES
5	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. 13-17 parking spaces. 400 amp service split into two 200-amp 3 phase 208v service.
6	9,920 SF	478 SF	9,442 SF	Four (4) 12'x14' grade level doors. Cross dock loading 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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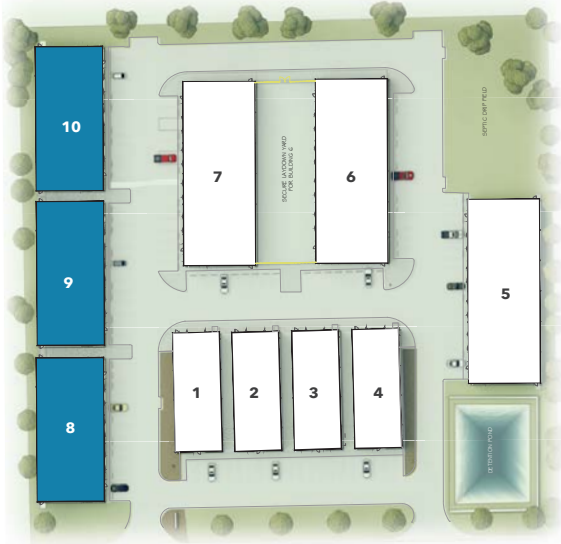
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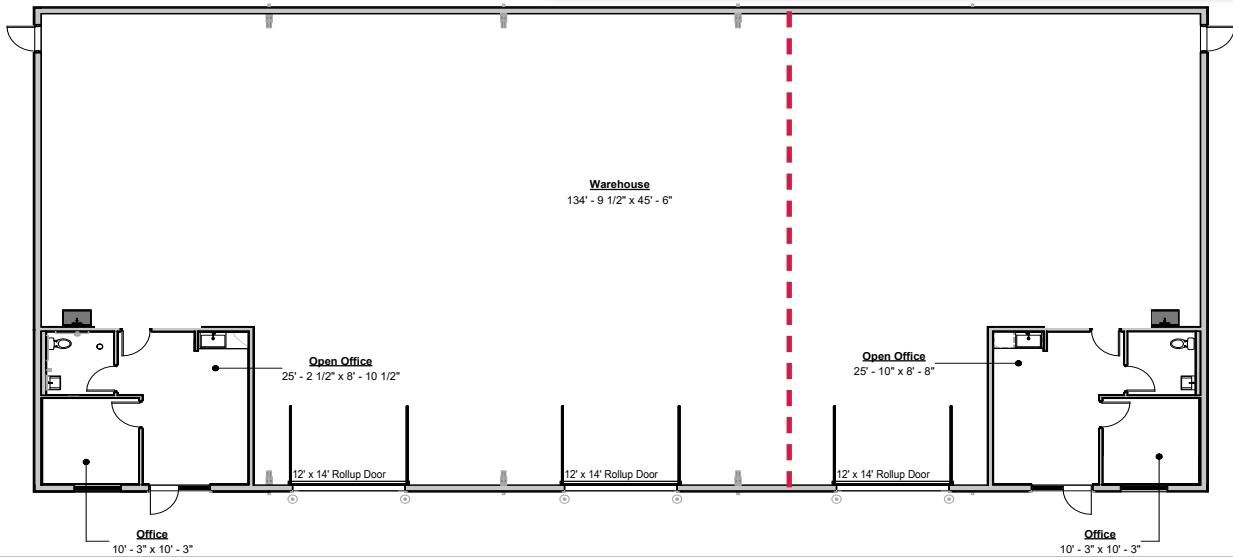
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BUILDINGS 8-10

TRINITY FALLS BUSINESS PARK



CR 202



BLDG. #	TOTAL SIZE	OFFICE	WAREHOUSE	NOTES
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 doors. 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	One (1)12'x14' grade level doors. 400amp service split into two 200-amp 3 phase 208v service.
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 doors. 400amp service split into two 200-amp 3 phase 208v service.

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SITE PLAN

TRINITY FALLS BUSINESS PARK



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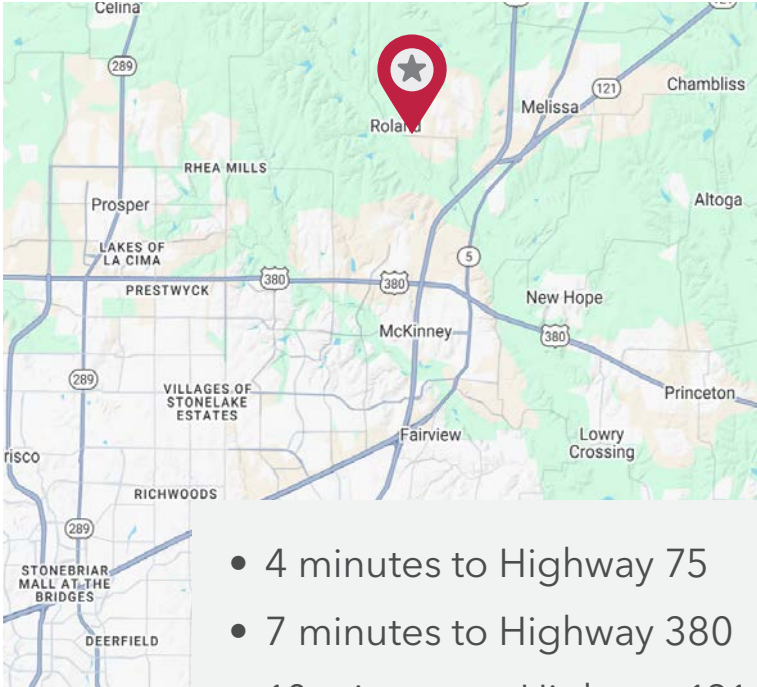
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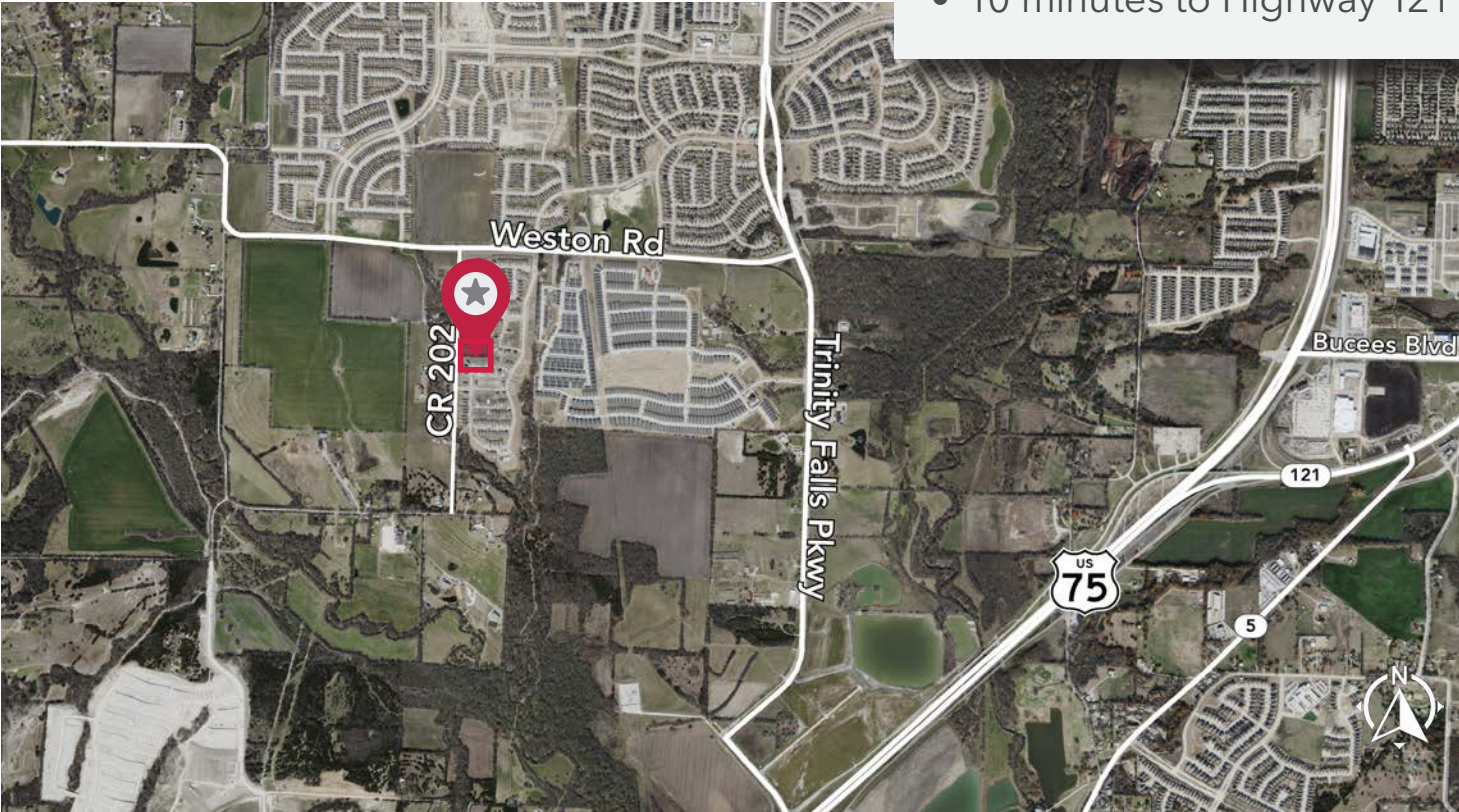
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LOCATION HIGHLIGHTS



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



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