

NOW PRE-LEASING

DELIVERY  
Q4 2026

# BUSINESS PARK

## LIGHT INDUSTRIAL & FLEX SPACE

McKinney / Melissa, TX

90,000

TOTAL SF

8

BUILDINGS

20-25ft

CLEAR HEIGHT

5K-20K

SF AVAILABLE



AERIAL RENDERING

### MCDONALD BUSINESS PARK

6201 N McDonald Rd · McKinney / Melissa, TX 75454

#### LOCATION & ACCESS

6201 N McDonald Rd, McKinney TX 75454

- 2 access points along Hwy 5 (N McDonald Rd)
- Less than 1 mile from Hwy 121 / US-75 intersection
- High-visibility corridor with excellent truck access
- Abundant surface parking & staging area

#### ZONING & PERMITTED USES

- C3 ZONING
- LIGHT INDUSTRIAL
- WAREHOUSE / STORAGE
- FLEX SPACE
- DISTRIBUTION
- MANUFACTURING
- SHOWROOM
- TRADE CONTRACTOR

#### IDEAL TENANT USES

### BUILT FOR BUSINESS & OPERATIONS

WAREHOUSING	DISTRIBUTION
TRADE CONTRACTOR	LIGHT MANUFACTURING
PRINT & SIGNAGE	FABRICATION
AUTO SERVICES	FOOD PRODUCTION
TECH & LAB SPACE	ARCHITECTURE / DESIGN
EQUIPMENT STORAGE	E-COMMERCE / FULFILLMENT
ELECTRICAL / HVAC	CONSTRUCTION SUPPLY
MEDICAL / BIOTECH	SHOWROOM / RETAIL

#### PROPERTY SPECS

### FUNCTIONAL SPACE BUILT TO PERFORM

<b>20-25 ft clear height</b>	single slope roof, full clear span, zero interior columns
<b>Grade-level loading</b>	drive-in access, roll-up doors on every unit
<b>Flexible unit sizes</b>	6,000 to 19,000 SF · divisible to fit your operation
<b>Heavy power available</b>	3-phase electrical, scalable to tenant requirements
<b>Sprinklered throughout</b>	fully fire-protected, ESFR-ready, code compliant
<b>Reinforced slab</b>	designed for industrial loads & heavy equipment
<b>Customizable build-out</b>	office finish-out, mezzanine, HVAC & partitions
<b>Exterior signage</b>	storefront branding & monument sign options
<b>Pre-leasing incentives</b>	TI packages & early-bird rates available

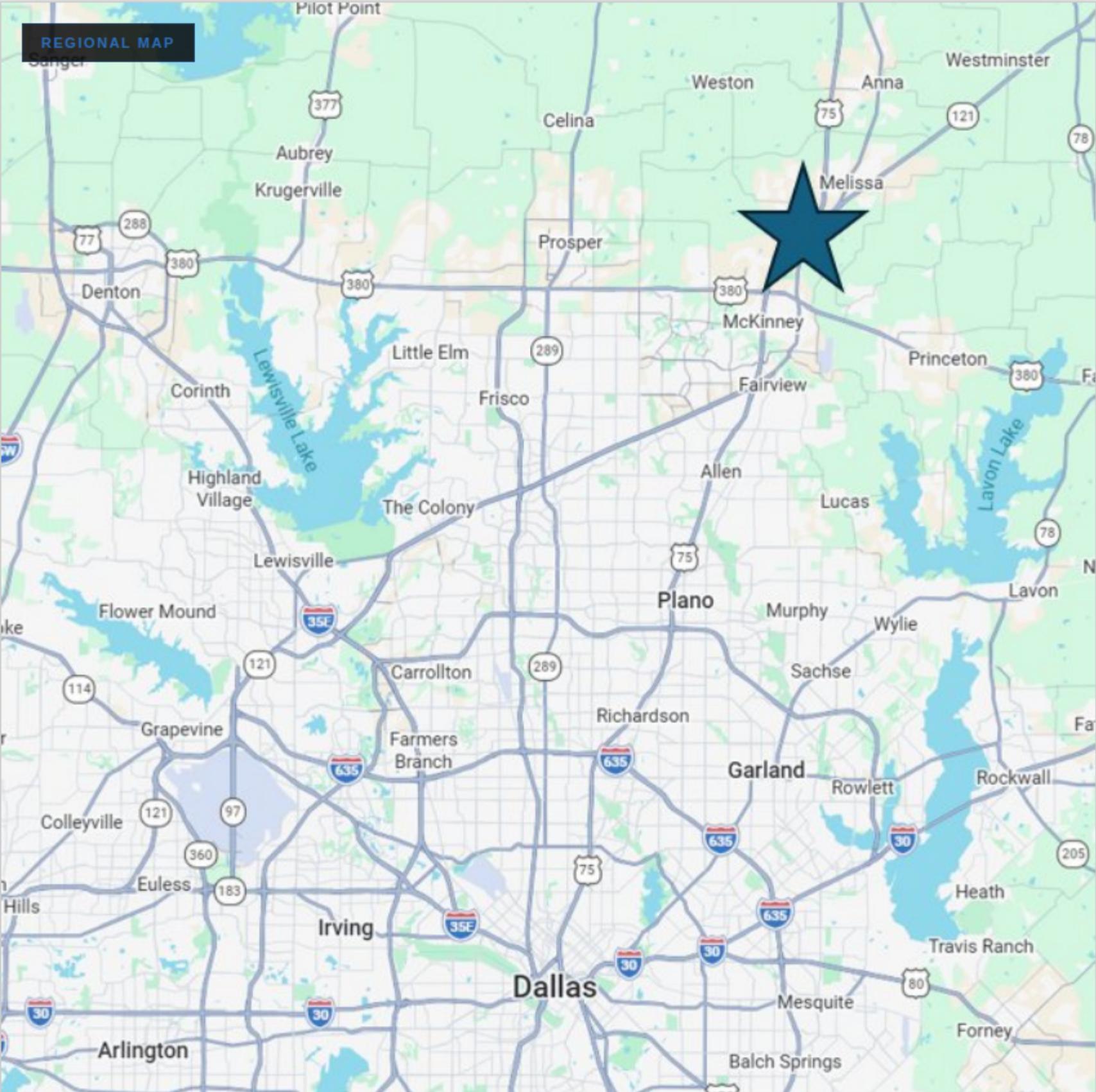
### SECURE YOUR SPACE BEFORE WE OPEN

Pre-leasing now · 6201 N McDonald Rd · McKinney, TX 75454 · Delivery Q4 2026

CALL OR TEXT  
(214) 212-1251

EMAIL  
[mgodvin@mrg-cap.com](mailto:mgodvin@mrg-cap.com)

REGIONAL MAP



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**BUSINESS PARK · MCKINNEY, TX**

All information is preliminary and subject to change. Renderings for illustration purposes only.