

FOR LEASE

Lavon Flex Industrial Park

SEQ of FM 2755 & CR 541 | Lavon, TX 75166

FOR LEASE – 1,500-12,000 SF Flex, Showroom & Retail Units



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FLEX PARKS
USA

Accelerating success.

Property Overview

Lavon Flex Industrial Park is a 244,200 SF new-construction flex industrial development at the southeast corner of FM 2755 and CR 541, in the growth path of the Elevon master-planned community. 152 grade-level units from 1,500 SF with roll-up doors, storefront glazing, and abundant parking — the only new-construction small-bay product in the Lavon trade area.



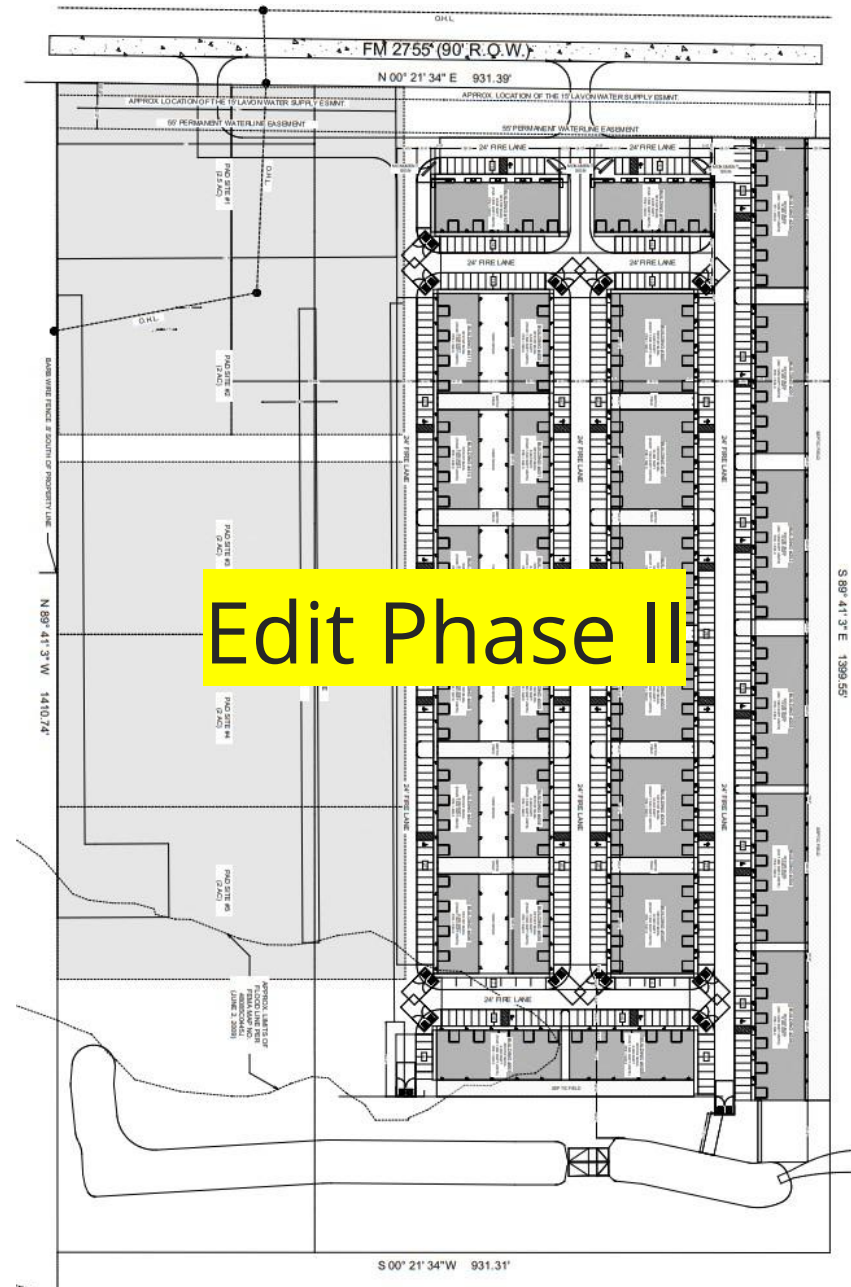
KEY HIGHLIGHTS

- Prime North DFW Industrial Location
- Excellent Access to SH 78, US 380 & PG&T
- Located in a Rapidly Growing Business Corridor
- Corridor Flexible Industrial & Warehouse Configurations
- Designed for Distribution, Manufacturing & Logistics
- Proximity to the Elevon Master-Planned Community
- Grade-Level & Dock-High Loading Options
- Modern Class A Industrial Construction
- Scalable Space for Growing Businesses
- Strong Regional Workforce & Customer Access
- Business-Friendly Infrastructure & Utilities
- Strategic Location in High-Growth Collin County

Site Plan – Full Site

DETAILS

Address	SEQ of FM 2755 & CR 541
City	Lavon, TX 75166
Building Type	Flex Industrial Showroom/Retail
Total Size	244,200 SF 29 Buildings
Available SF	Flex Office Warehouse: 1,500-12,000 SF Showroom/Retail: 1,680-8,400 SF
Delivery	Phase I est. Q2 2027
Clear Height	±16' – ±20' eave
Loading	12' x 14' grade-level drive-in per unit
Power	3-phase 200A/600V
Parking	±2.4/1,000 SF
Construction	Pre-engineered metal building
Zoning	ETJ



Site Plan - Phase I

SPECS

Property Type	Showroom/Retail
Building Size	8,400 SF
Dimensions	60' x 140'
Clear Height	16' eave
Parking	4.2/1,000 SF

SPECS

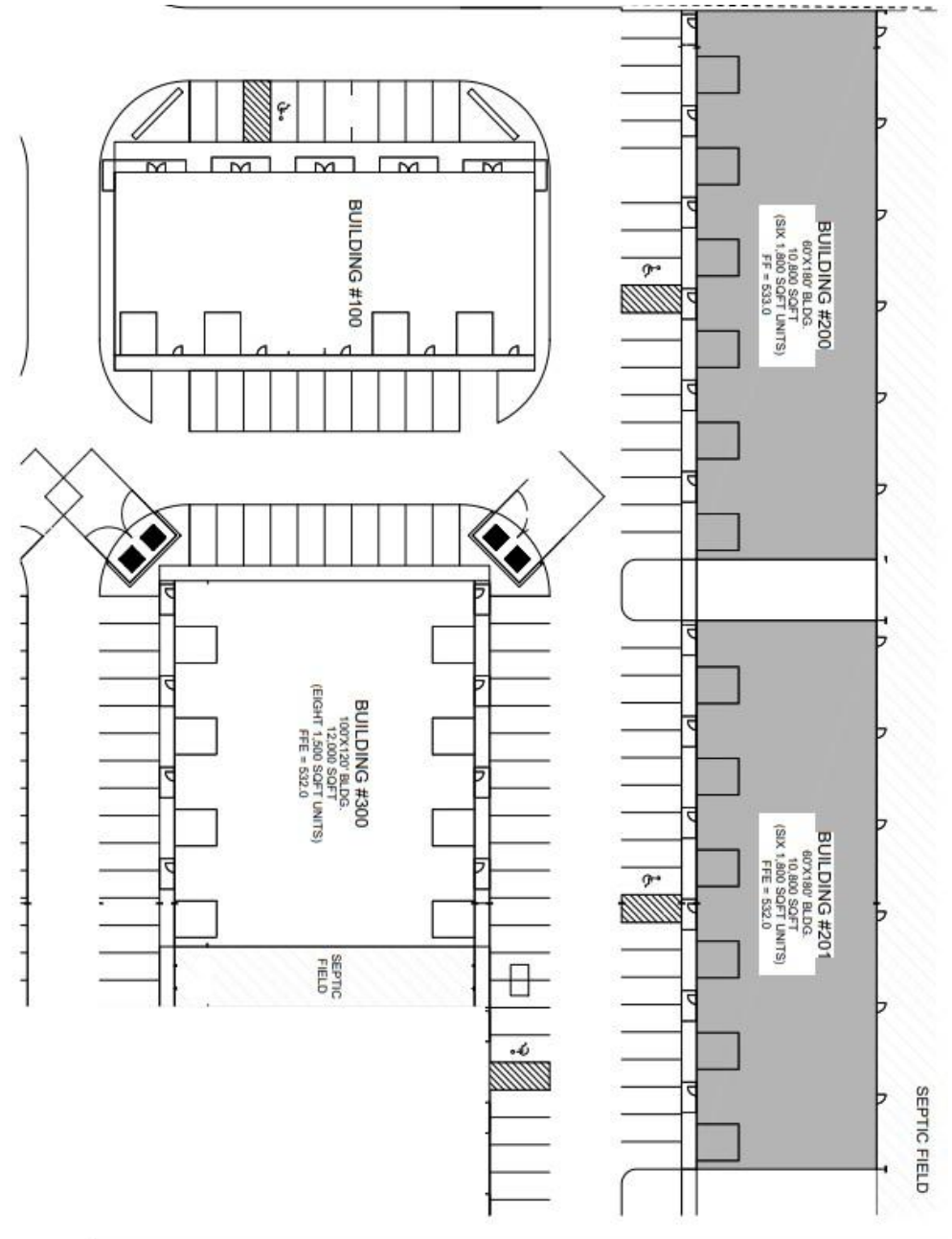
Property Type	Flex
Building Size	10,800 SF
Dimensions	60' x 180'
Clear Height	±20' eave
Parking	2.0/1,000 SF

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SPECS

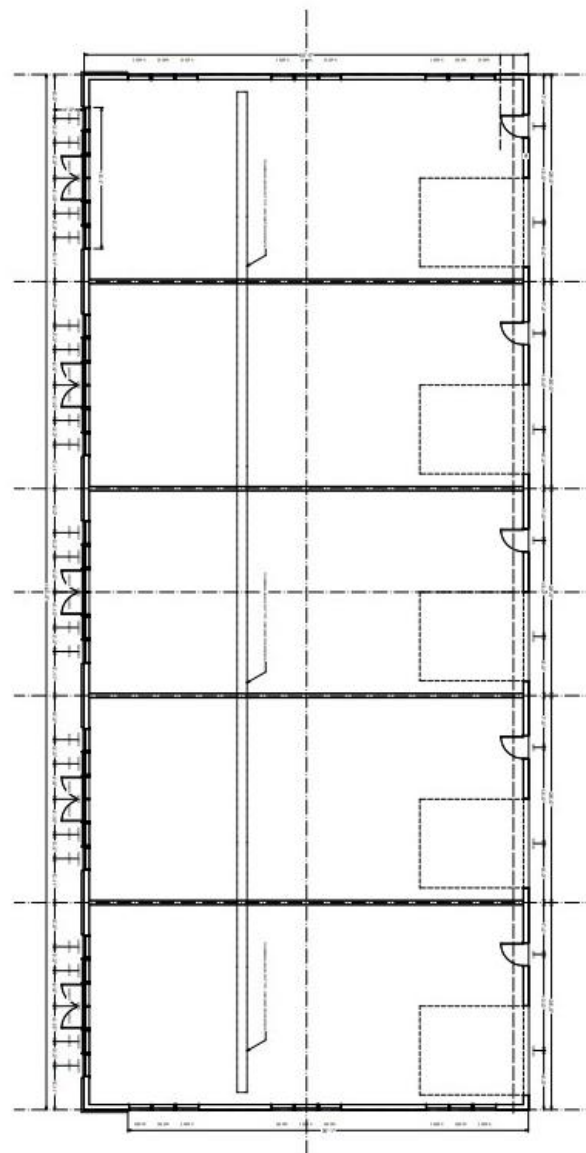
Property Type	Flex
Building Size	12,000 SF
Dimensions	100' x 120'
Clear Height	±20' eave
Parking	3.8/1,000 SF



Site Plan – Building 100

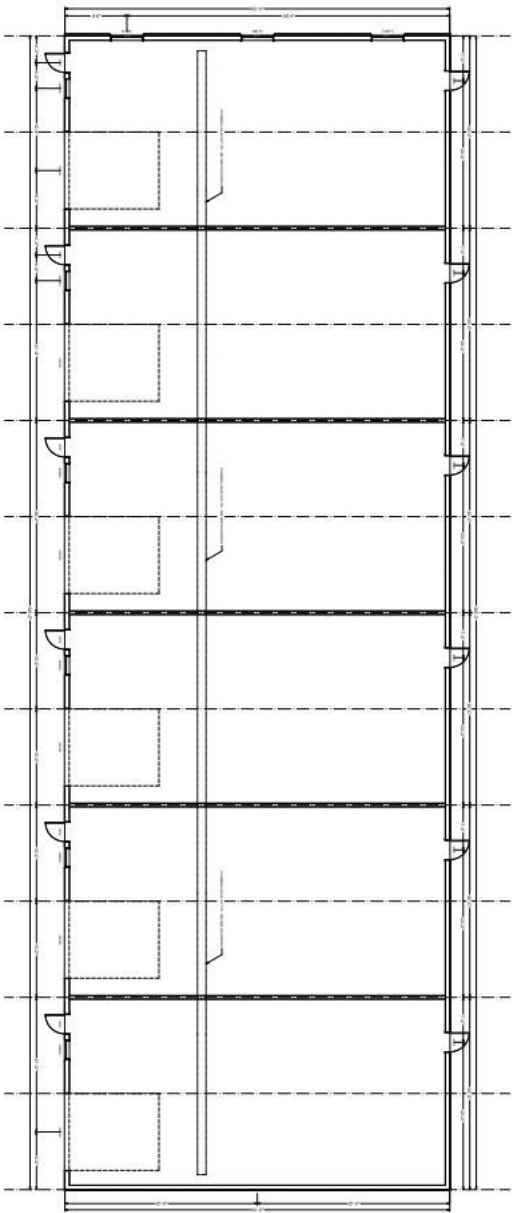
BUILDING SPECS

Building Type	Showroom/Retail
Building Size	8,400 SF
Available SF	1,680-8,400 SF
Office	Negotiable / TI Package Available
Dimensions	60' x 140'
Clear Height	16' eave
Loading	Rear drive-in (12' x 14')
Parking Ratio	4.2/1,000 SF



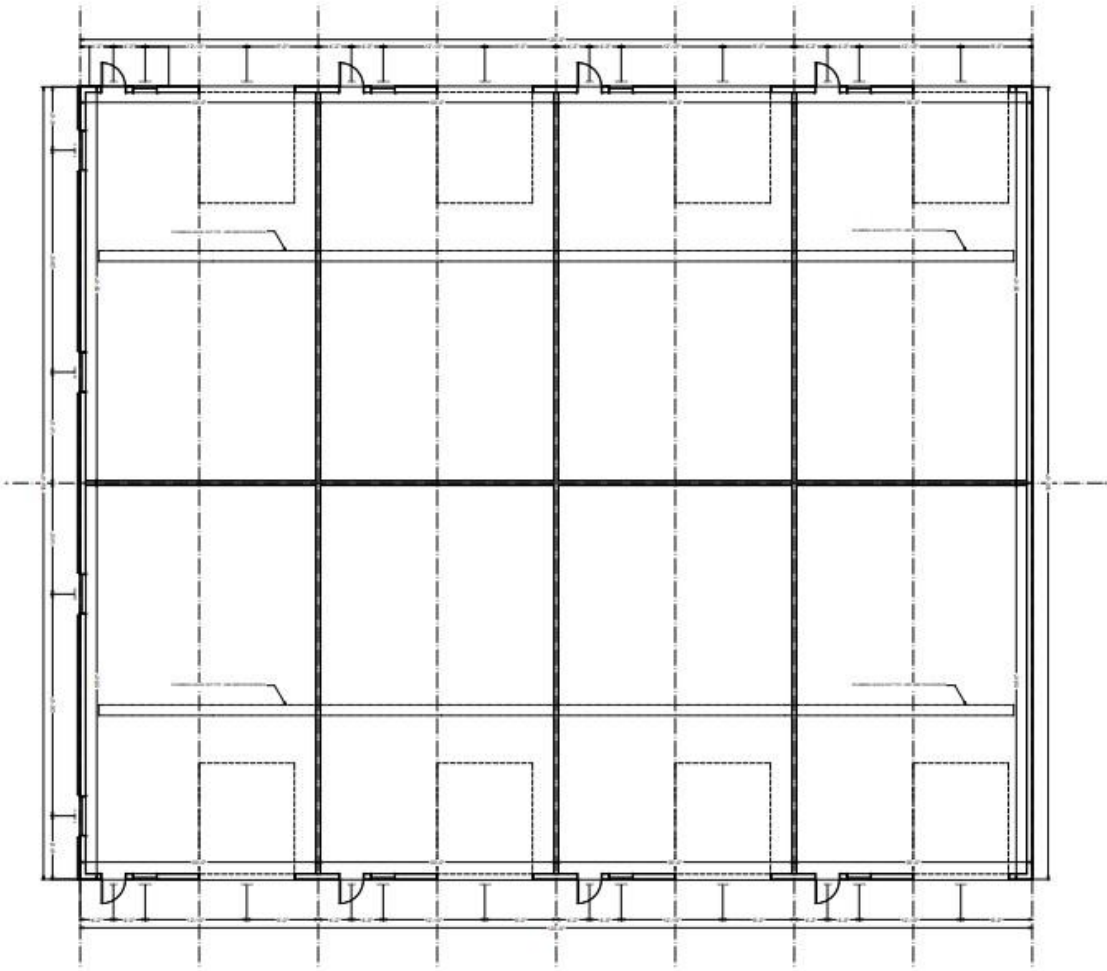
Site Plan – Building 200 & 201

BUILDING SPECS	
Building Type	Flex
Building Size	10,800 SF
Available SF	1,800-10,800 SF
Office	BTS
Dimensions	60' x 180'
Clear Height	±20' eave
Loading	Front drive-in (12' x 14')
Parking Ratio	2.0/1,000 SF
Power	3-phase 200A/600V

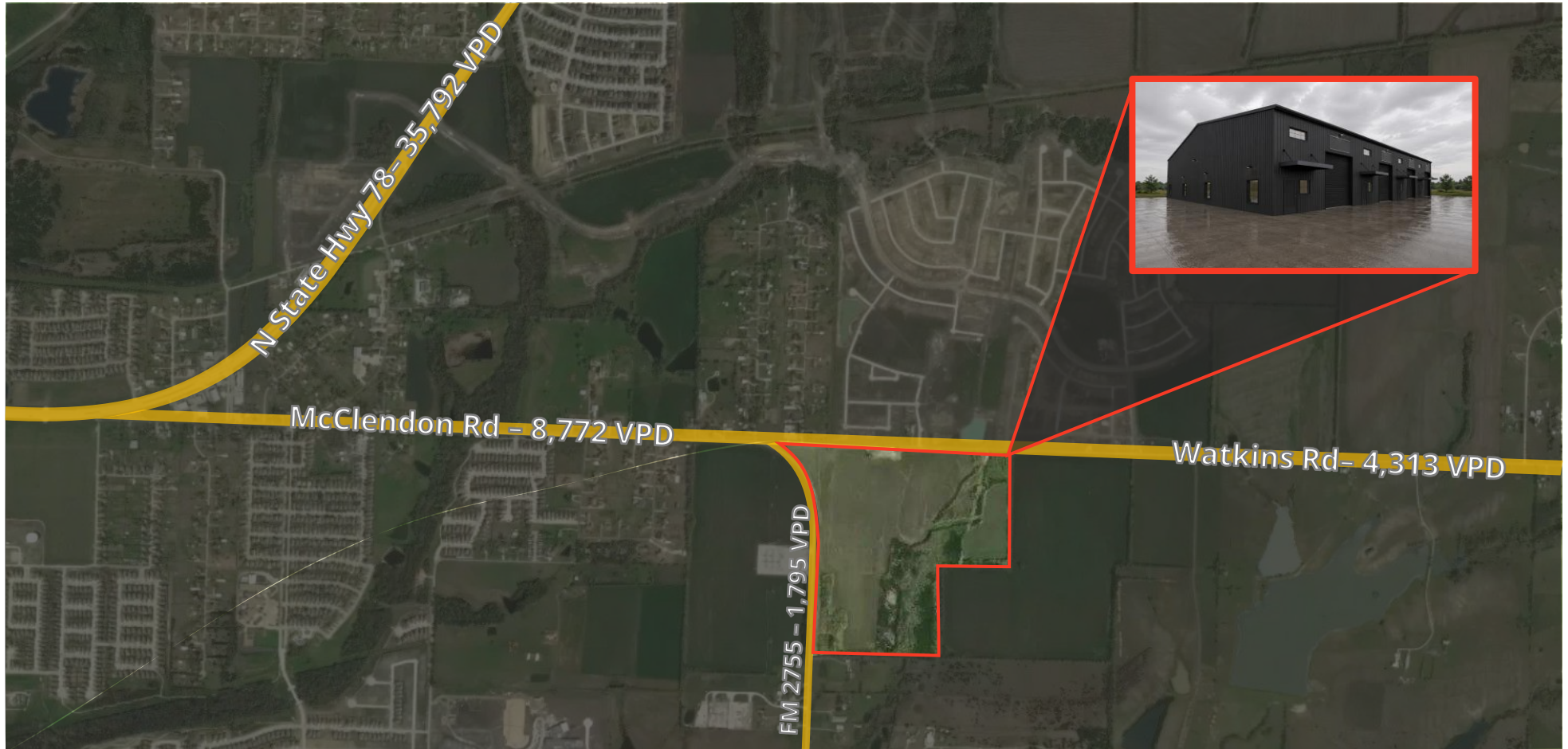


Site Plan – Building 300

BUILDING SPECS	
Building Type	Flex
Building Size	12,000 SF
Available SF	1,500-12,000 SF
Office	BTS
Dimensions	100' x 120'
Clear Height	±20' eave
Loading	12' x 14'
Parking Ratio	3.8/1,000 SF
Power	3-phase 200A/600V



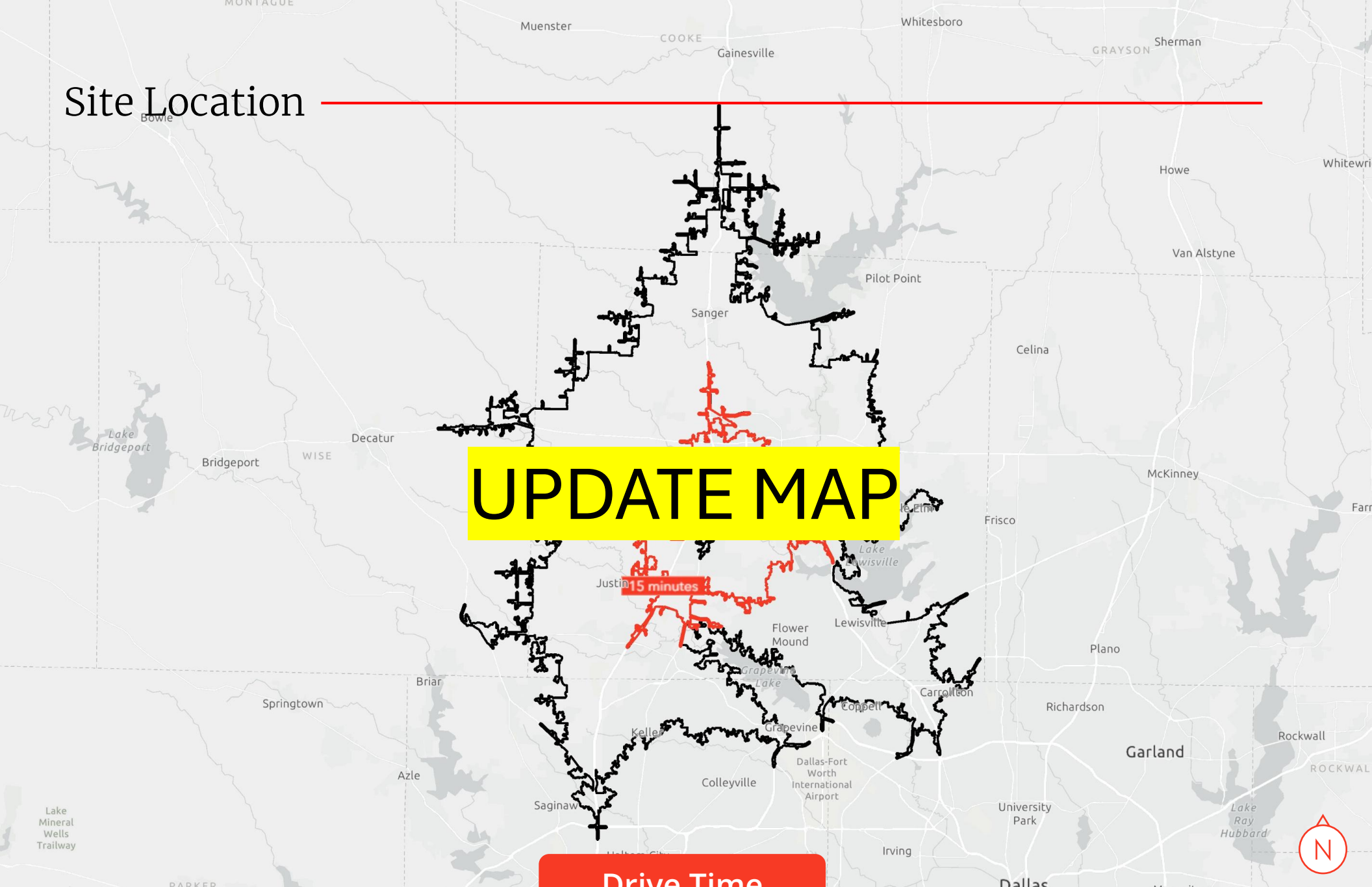
Ingress / Egress



Nearby Developments

- Adjacent to the 1,600+ Acre Elevon Development
- 4,000+ Planned Residential Homes
- Future Retail & Commercial Expansion
- Master-Planned Business Park Nearby
- Major Infrastructure Improvements
- Located in High-Growth Collin County
- Expanding Workforce & Customer Base
- Long-Term Economic Growth Corridor

Site Location



SH 78

3 Minute

PGBT

15 Minutes

US 380

15 Minutes

**Firewheel/
Garland**

15 Minutes

McKinney

35 Minutes

**Downtown
Dallas**

20 Minutes

**DFW
Airport**

45 Minutes



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