



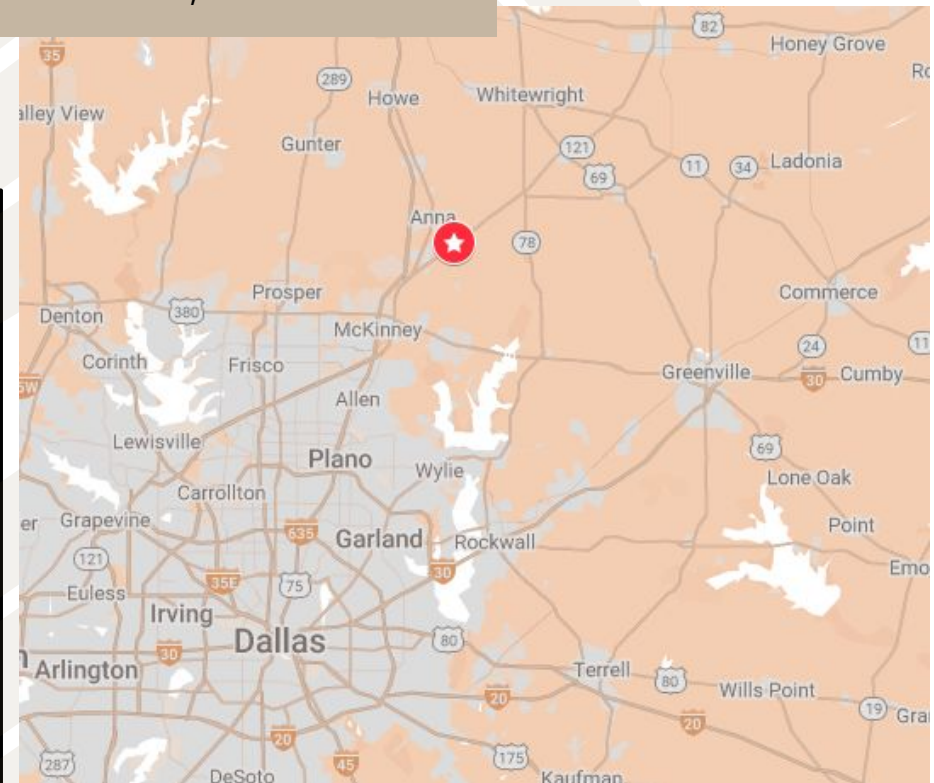
NOW LEASING | TBD C.R. 1220 MELISSA TX, 75071



LISTING HIGHLIGHTS

AVAILABLE SF: 2 Buildings totaling 12,000 SF
 Building A: 2,000 to 6,000 SF without outside storage
 Building B: 3,000 to 6,000 SF with outside storage
OFFICE SF: BTS (447 to 695 SF)
CLEAR HEIGHT: 20' in front, 15' in rear
POWER: 3 phase
LOADING: Front load, grade level (12'W x 14'H)
AVAILABLE: SUMMER '26
LEASE: NNN

BUILD TO SUIT: Additional lots available to accommodate 40,000+ SF building with outdoor storage



TOP FEATURES



Conveniently located on CR 1220 - minutes from Highway 121 in Melissa Texas offering easy site access and adjacent to major thoroughfare

01

Situated just .5 miles from the Collin County Outer Loop, offering excellent and convenient access to regional transportation networks

02

Functional Industrial Suites: Phase I features suites from 2,000 to 6,000 SF, equipped with essential features including 16 ft clear height, 12'x14' overhead door, robust 3 phase power, and separated utilities.

03

Scalable Solutions:

Offering build-to-suit options with the capacity to accommodate facilities of 40,000+ SF, providing a scalable solution for your current and future growth needs.

04

Experience the

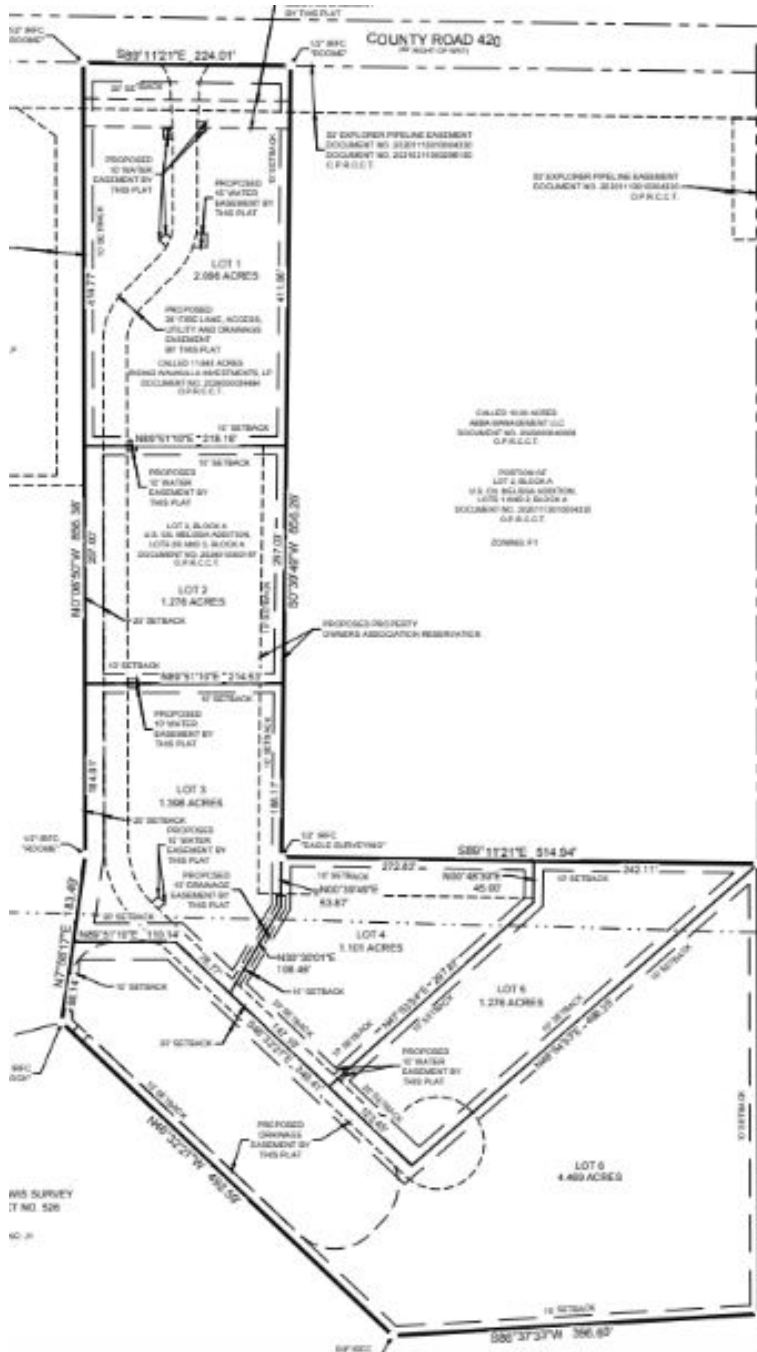
Growth: Discover Melissa, a top-10 fastest growing city in Texas, experiencing rapid population increase, a dynamic development scene, and a promising future.

05

Exclusive Business Opportunity in Melissa: Be part of the city's sole Business Park.

06




LOT 1
Flexible Leasing Opportunities:

- 2,000 - 6,000 SF: Ideal for businesses not requiring dedicated outdoor storage.
- 3,000 - 6,000 SF: Includes the added benefit of dedicated outdoor storage space.
- All leased spaces come equipped with a 12x14 roll-up door, varying clear heights (20' front / 15' rear), 3 phase power, separated utilities, and reinforced concrete slab.

LOTS 2-6
Customizable Space Solutions:

Build-to-suit lots are available to accommodate structures exceeding 40,000 SF, providing the ability of integrating outdoor storage into your site plan or keeping it separate.

AVAILABLE FOR LEASE

BIZPARK
MELISSA

A

Variety of Suites Available

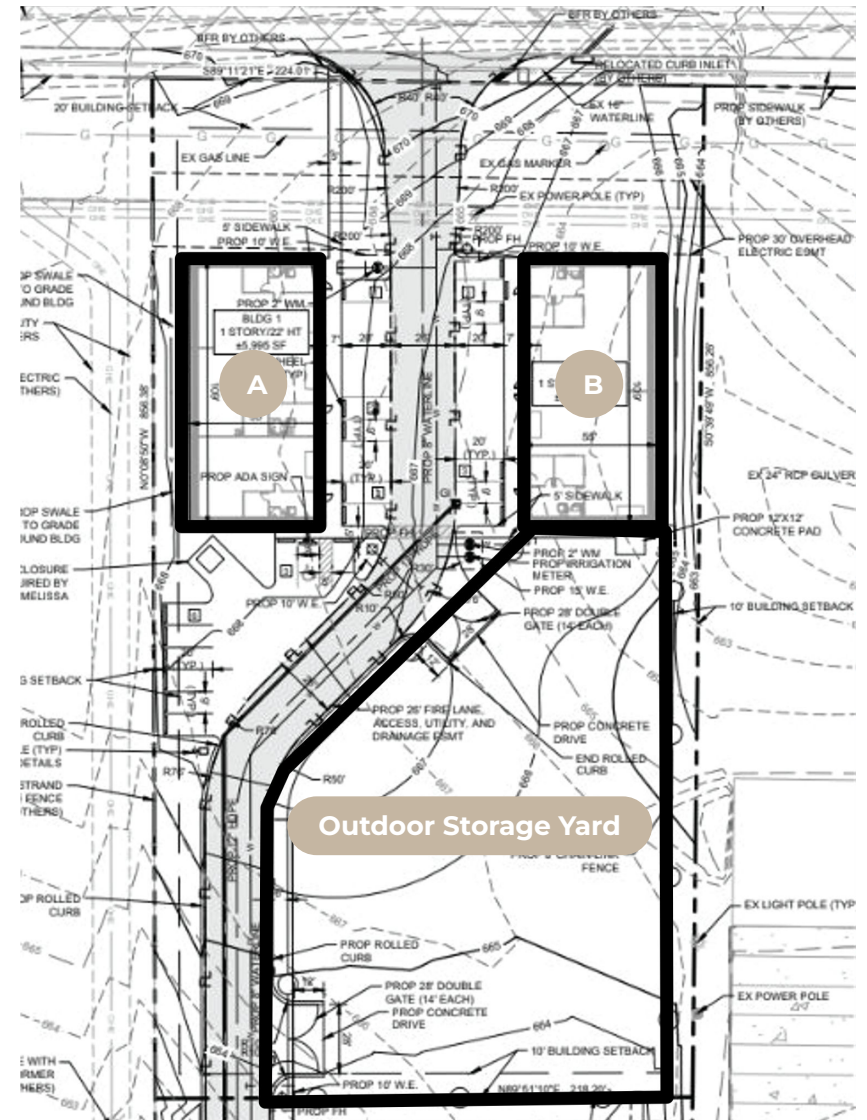
2,000 - 6,000 SF
with or without office
space

B

For businesses requiring outdoor storage:

3,000-6,000 SF units
available

CR 1220



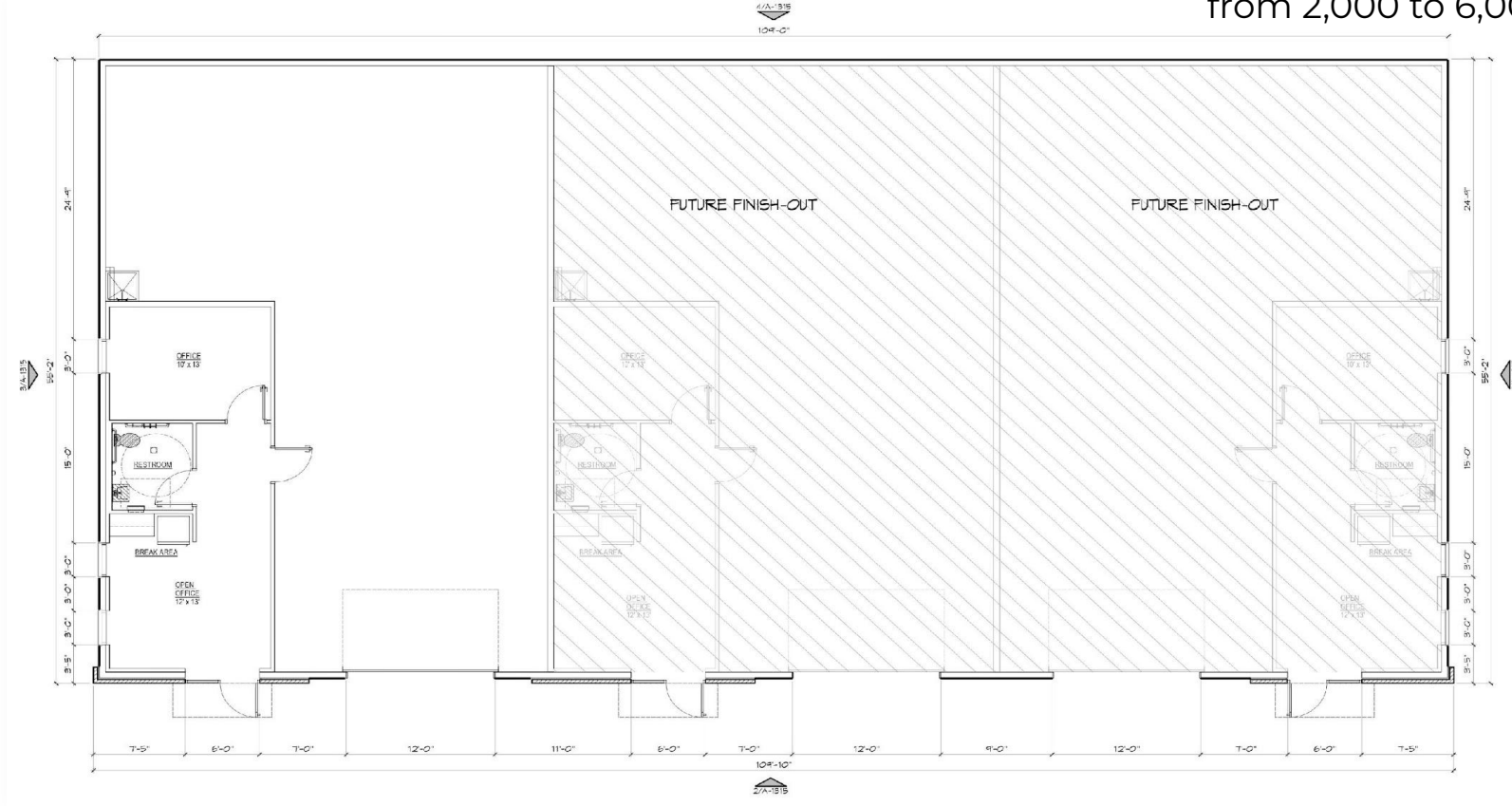


2,000-6,000 SF

without yard

Find Your Ideal Business

Space: Discover the perfect location for your business within our available inventory of suites ranging from 2,000 to 6,000 SF.

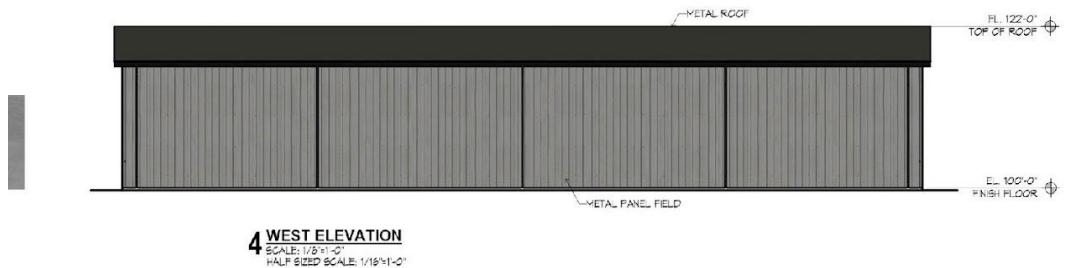
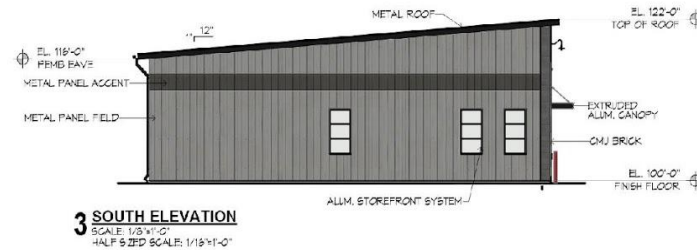
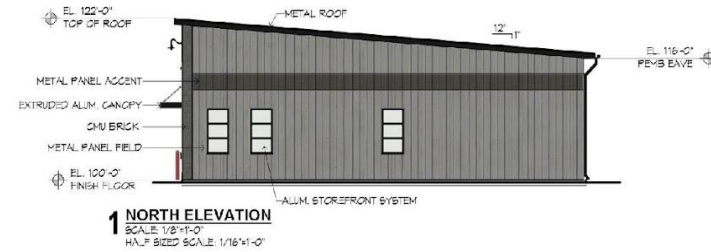




SE PERSPECTIVE



NE PERSPECTIVE

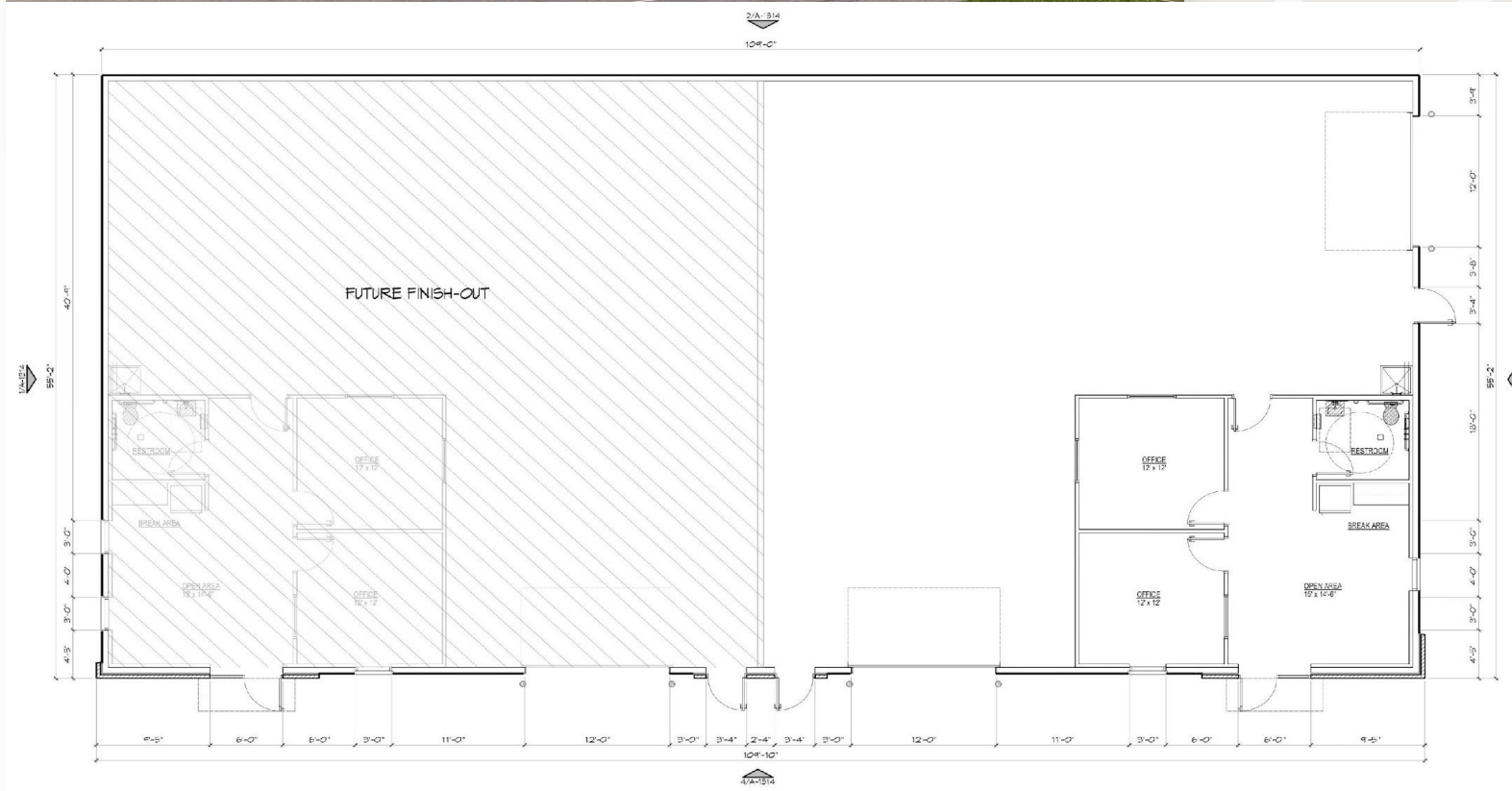




3,000-6,000 SF

with yard

Flexible Space Solutions with Yard Access: Choose from 3,000 and 6,000 SF units that include adjacent outdoor storage yard

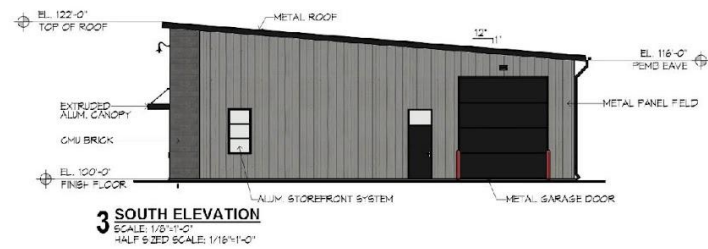
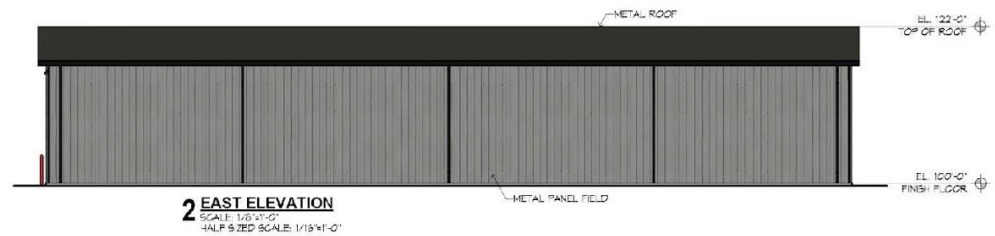
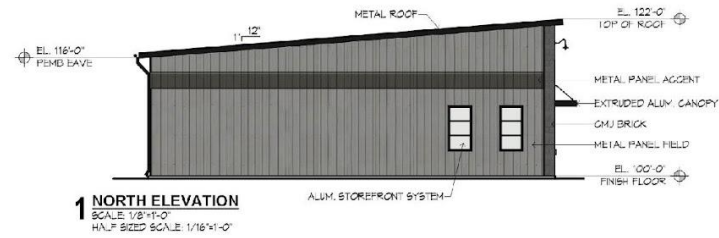




NW PERSPECTIVE



SW PERSPECTIVE



6,000 SF

Built-to-suit Options Available

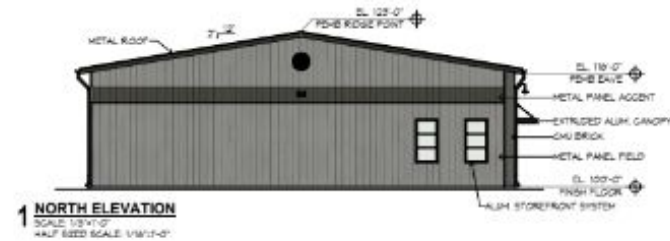
Need more space? We offer 6,000 SF buildings and can accommodate up to 40,000+ SF facilities on larger lots



NW PERSPECTIVE



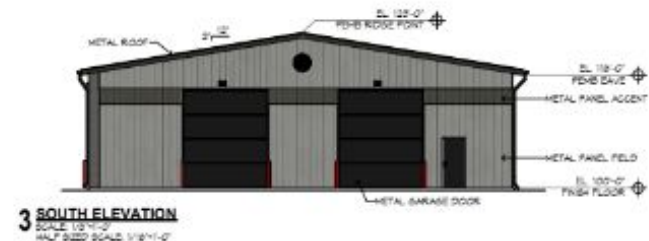
SW PERSPECTIVE



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"
HALF SIZED SCALE: 1/16"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"
HALF SIZED SCALE: 1/16"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
HALF SIZED SCALE: 1/16"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"
HALF SIZED SCALE: 1/16"=1'-0"

