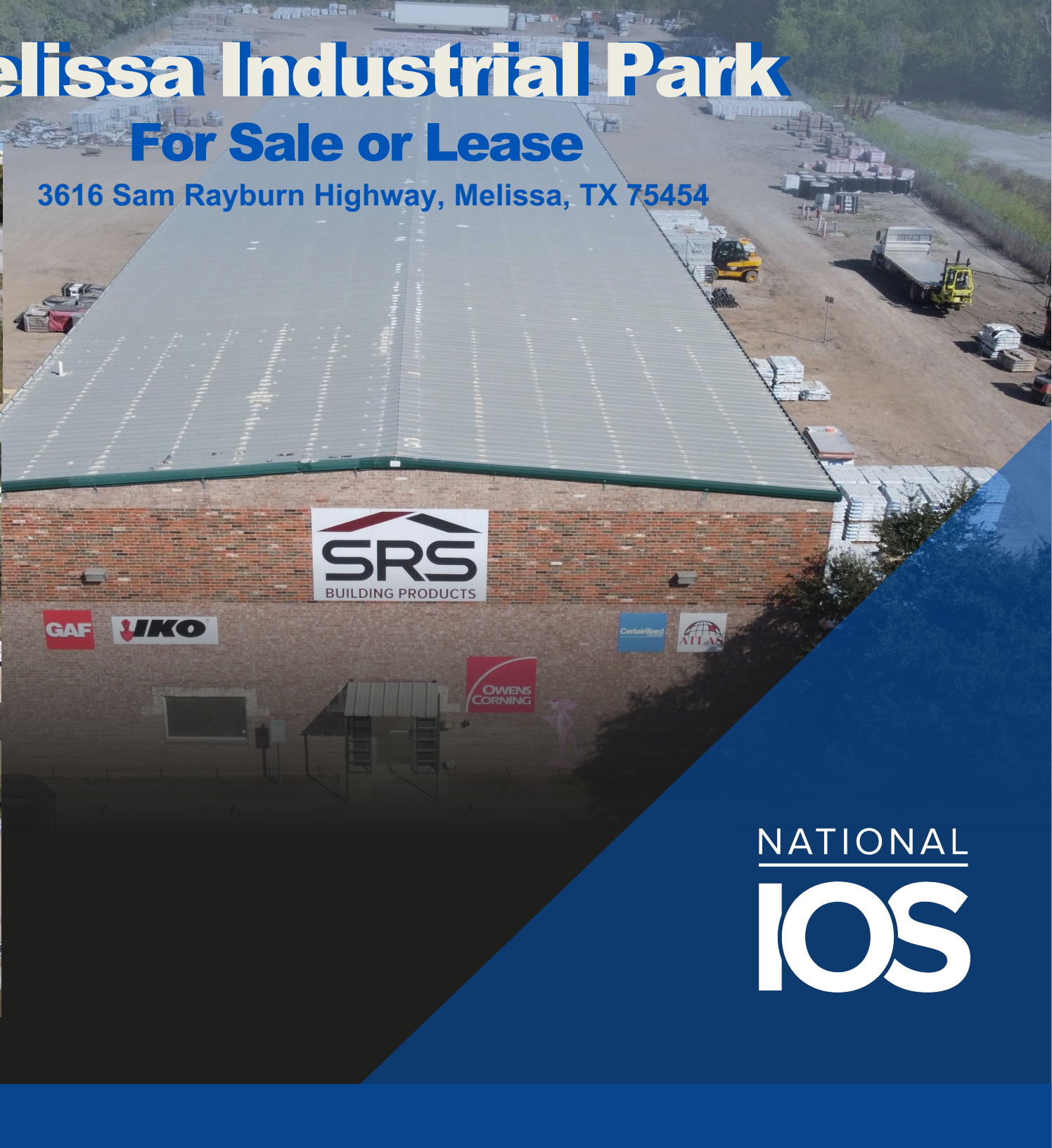


# Melissa Industrial Park

## For Sale or Lease

3616 Sam Rayburn Highway, Melissa, TX 75454



NATIONAL  
**IOS**

# Melissa Industrial Park

Industrial Outside Storage Available

3616 Sam Rayburn Highway, Melissa, TX 75454



## For Lease | Lot Sale | BTS

RCP is planning development of additional flex industrial warehouses with outside storage yards.

- BTS for tenants with specific needs
- Existing lots may be combined to accommodate larger tenants.

Melissa Industrial Park is now pre-leasing for delivery in late Q2 2025.

- Each building can be built between 10k-50k sf with standard office build-out of 1,500 sf.
- Fenced outside storage in rear of buildings

## Property Overview

Melissa Industrial Park is conveniently located in Melissa, Texas, fronting on State Highway 121, which is 4.1 miles east of Hwy 75. The 27-acre industrial park is comprised of 6 lots and will encompass SRS Industrial's, 12,000 sq. ft. sales and distribution facility with a 5.5-acre storage yard, available Q2 2025.

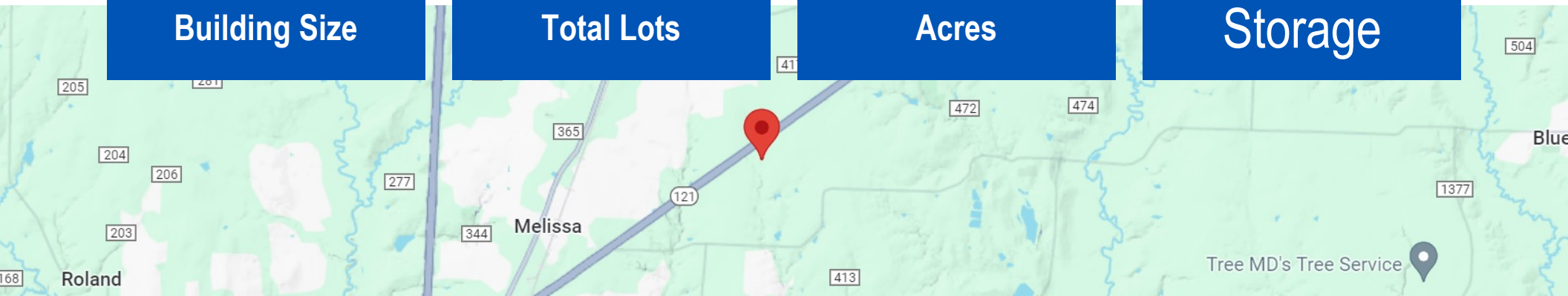
Outside storage is a key feature of the Melissa Industrial Park. Several mid-sized to large lots are available for build-to-suit, for various types of industrial warehouse or manufacturing tenants. Other lots will be developed on a speculative basis, providing generous outside storage. Melissa Industrial Park has direct access to SH 121, enabling convenient access to the south.

10k-50k SF  
Building Size

± 6  
Total Lots

27  
Acres

Outside  
Storage



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# Melissa Industrial Park

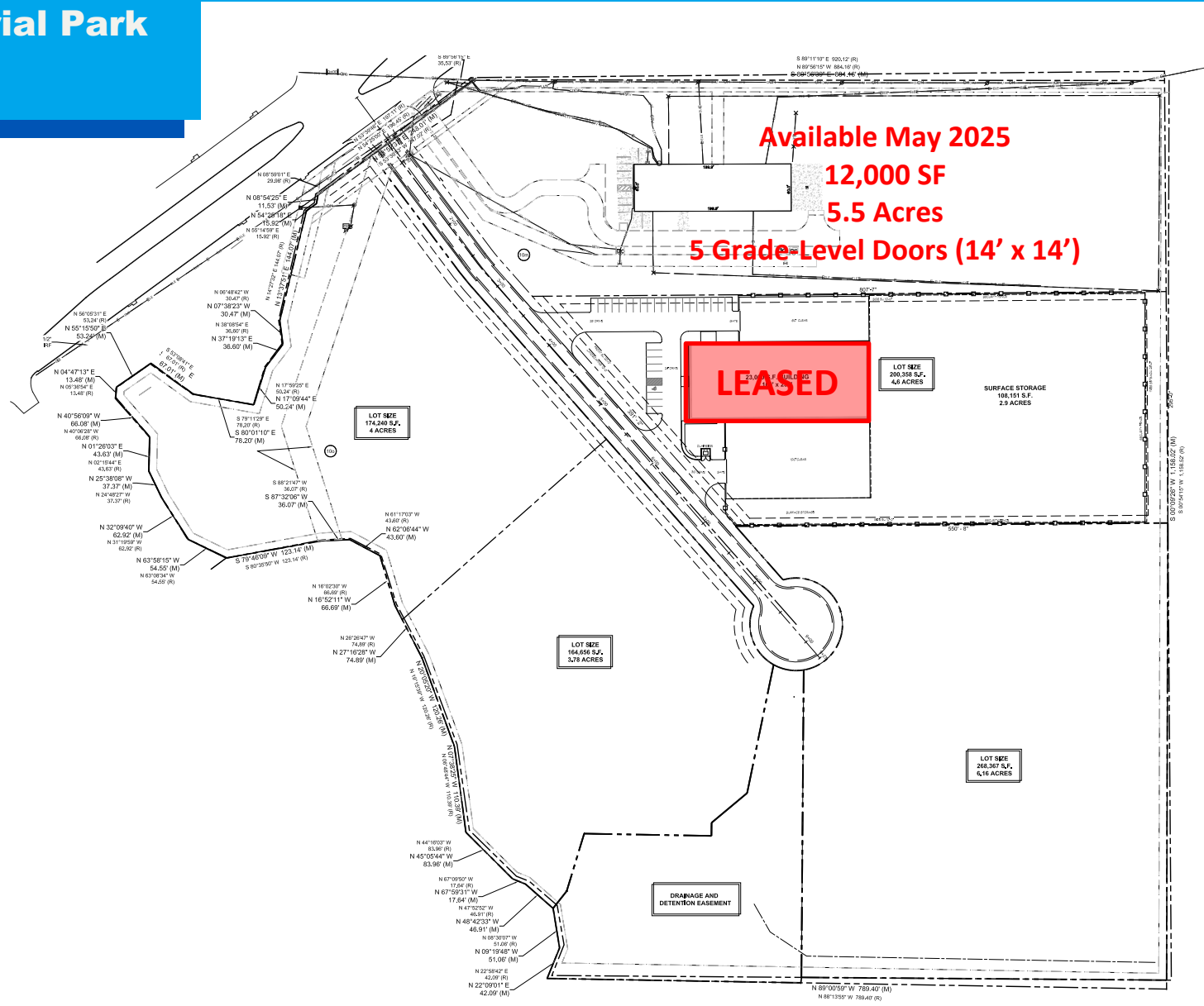
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## Melissa Industrial Park

Site Plan



# Melissa Industrial Park

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**For Sale or Lease**

Melissa Industrial Park



# Property Contact

**Nathan Rylander**

[nathan@national-ios.com](mailto:nathan@national-ios.com)

**C: 972.955.1067**



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The information presented was obtained from sources deemed reliable;  
however, National IOS does not guarantee its completeness or accuracy.

12404 Park Central Dr. Suite 250-S

Dallas, TX. 75251

214.983.1360