



# Available For Sale or Lease

## CONTACT US

### Noah Dodge

Associate Vice President  
+1 214 217 4647  
noah.dodge@colliers.com

### Ben Wallace, SIOR

Vice President  
+1 214 436 6110  
ben.wallace@colliers.com

### Jack Selner

Associate  
+1 214 217 9335  
jack.selner@colliers.com

### Colliers

1717 McKinney Ave, Ste. 900  
Dallas, TX 75202  
P: +1 214 692 1100  
F: +1 214 692 7600  
colliers.com

## 2202 Sam Rayburn Highway

### Melissa Light Industrial Park

Building SF:	44,494 SF
Available SF:	22,494 SF
Divisibility:	5,250 - 22,494 SF
Office SF:	Build-to-Suit
Construction:	Metal
Year Built:	2023
Clear Height:	24'
Loading:	6 Grade Level Doors

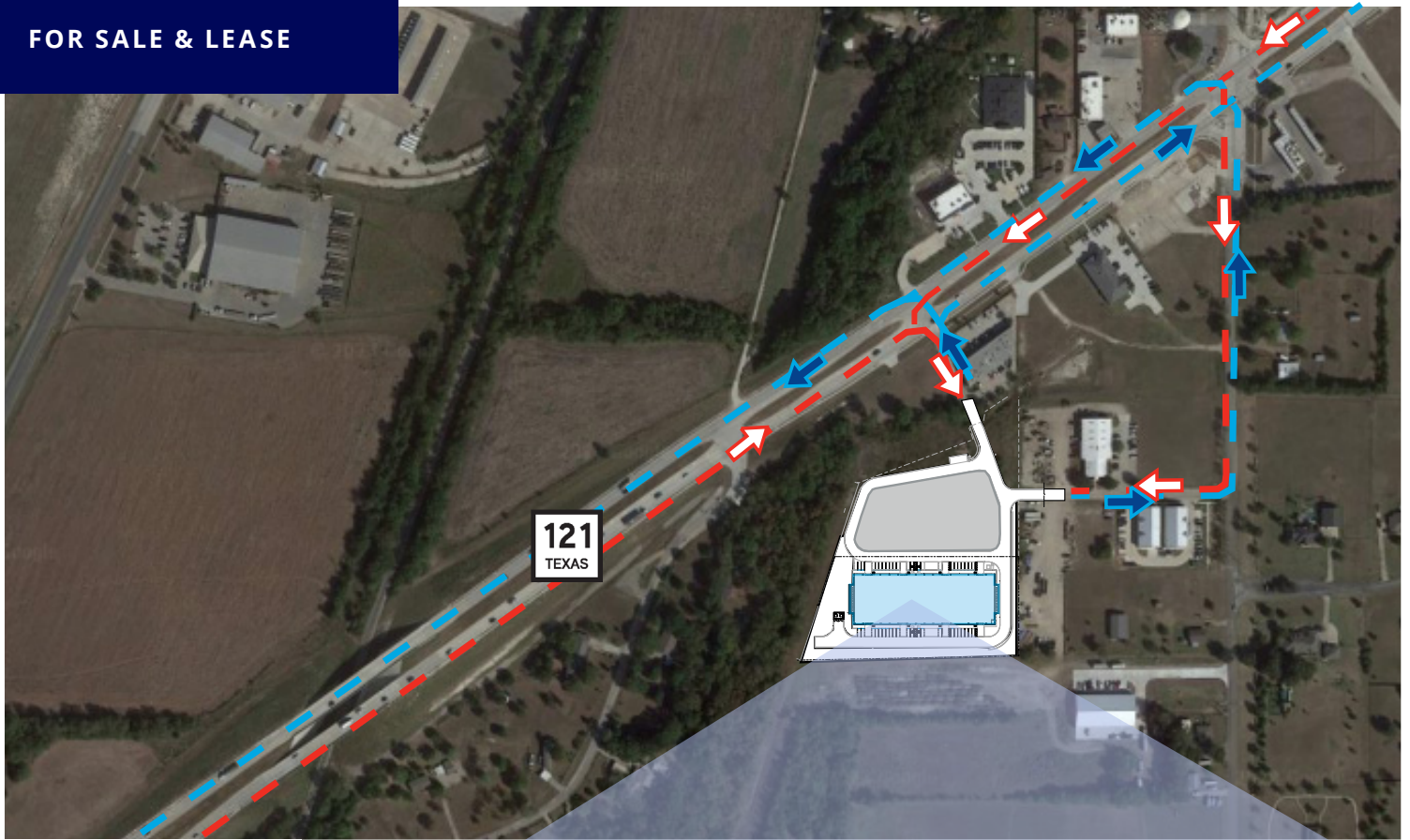


FOR SALE & LEASE





FOR SALE & LEASE



## CONTACT US

### Noah Dodge

Associate Vice President  
+1 214 217 4647  
noah.dodge@colliers.com

### Ben Wallace, SIOR

Vice President  
+1 214 436 6110  
ben.wallace@colliers.com

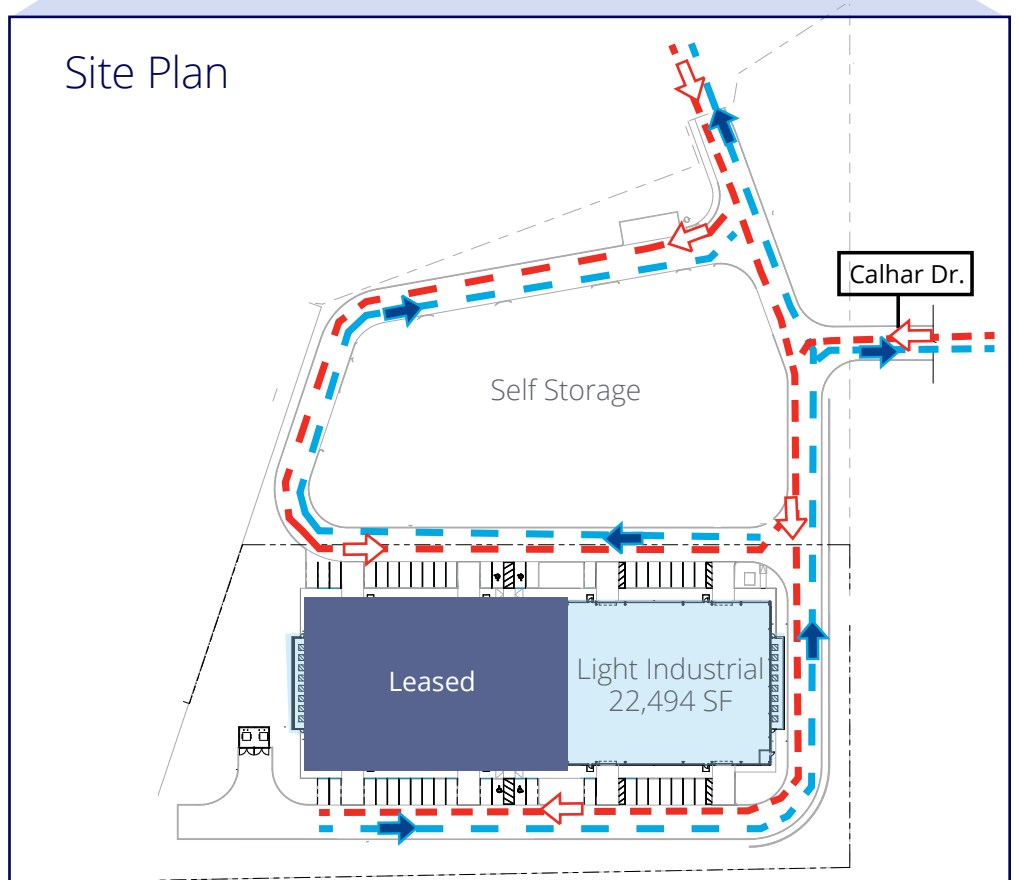
### Jack Selner

Associate  
+1 214 217 9335  
jack.selner@colliers.com

### Colliers

1717 McKinney Ave, Ste. 900  
Dallas, TX 75202  
P: +1 214 692 1100  
F: +1 214 692 7600  
colliers.com

## Site Plan



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers North Texas LLC.**