

MELISSA INDUSTRIAL PARK

3550 INDUSTRIAL DRIVE, MELISSA, TX 75454

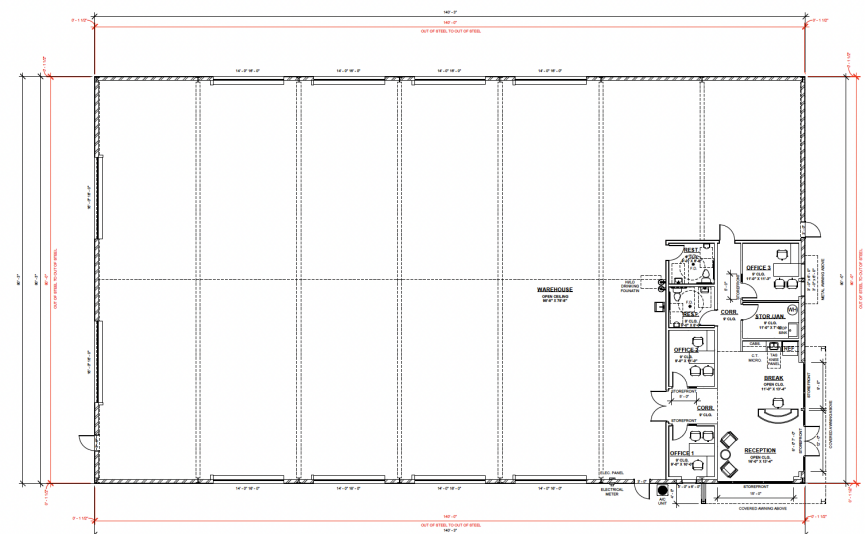
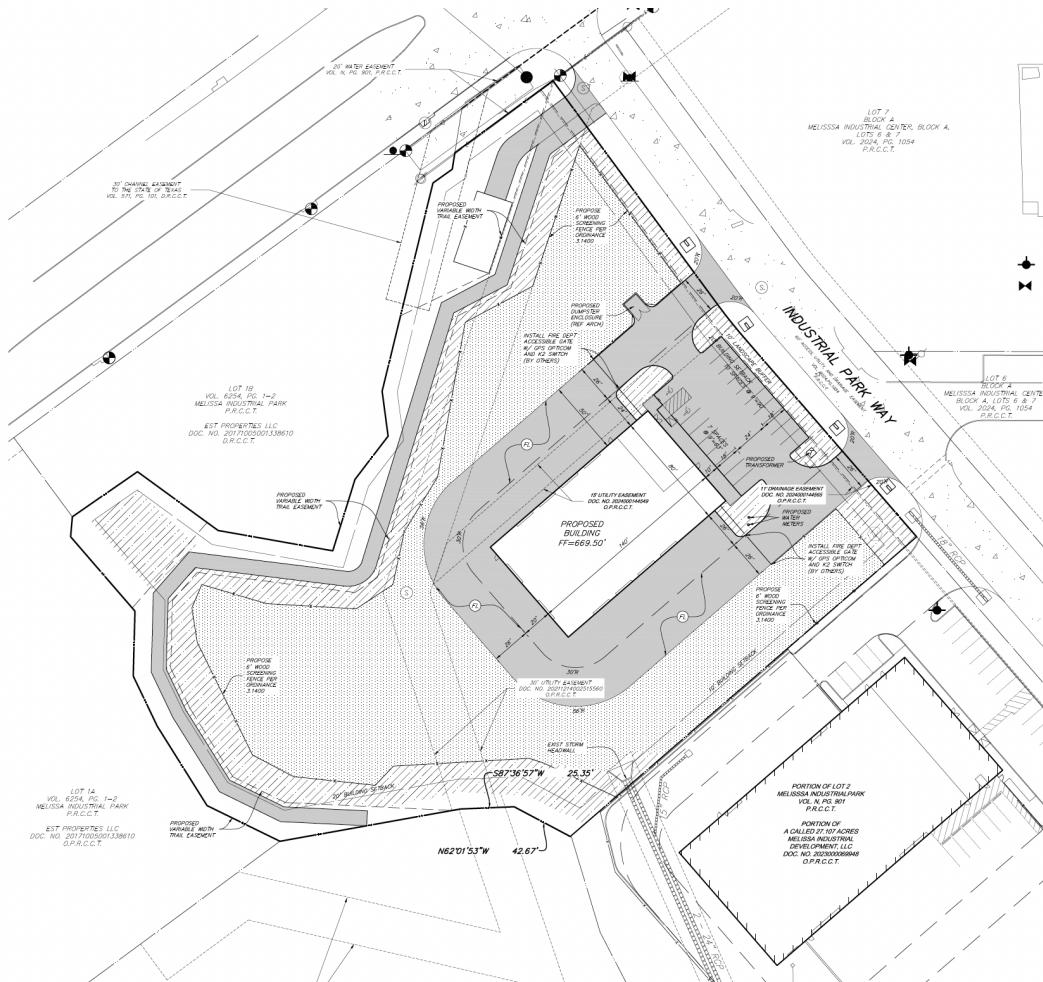
3.3 AC for BUILD-TO-SUIT or LAND SALE



NATIONAL
IOS

3550 Industrial Drive, Melissa, TX 75454

Site Plan



Melissa Industrial Park

Industrial Outside Storage Available

3550 Industrial Drive, Melissa, TX 75454



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.
- Each building can be built between 10k-20k 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 5 lots and encompasses SRS Industrial's, 12,000 sq. ft. sales and distribution facility with a 5.5-acre storage yard.

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-20k SF
Building Size**

**1
Remaining Lot**

**3.34
Acres**

**Outside
Storage**



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Traffic Count

SH 121: $\pm 15,747$ (2019)

Water/Septic

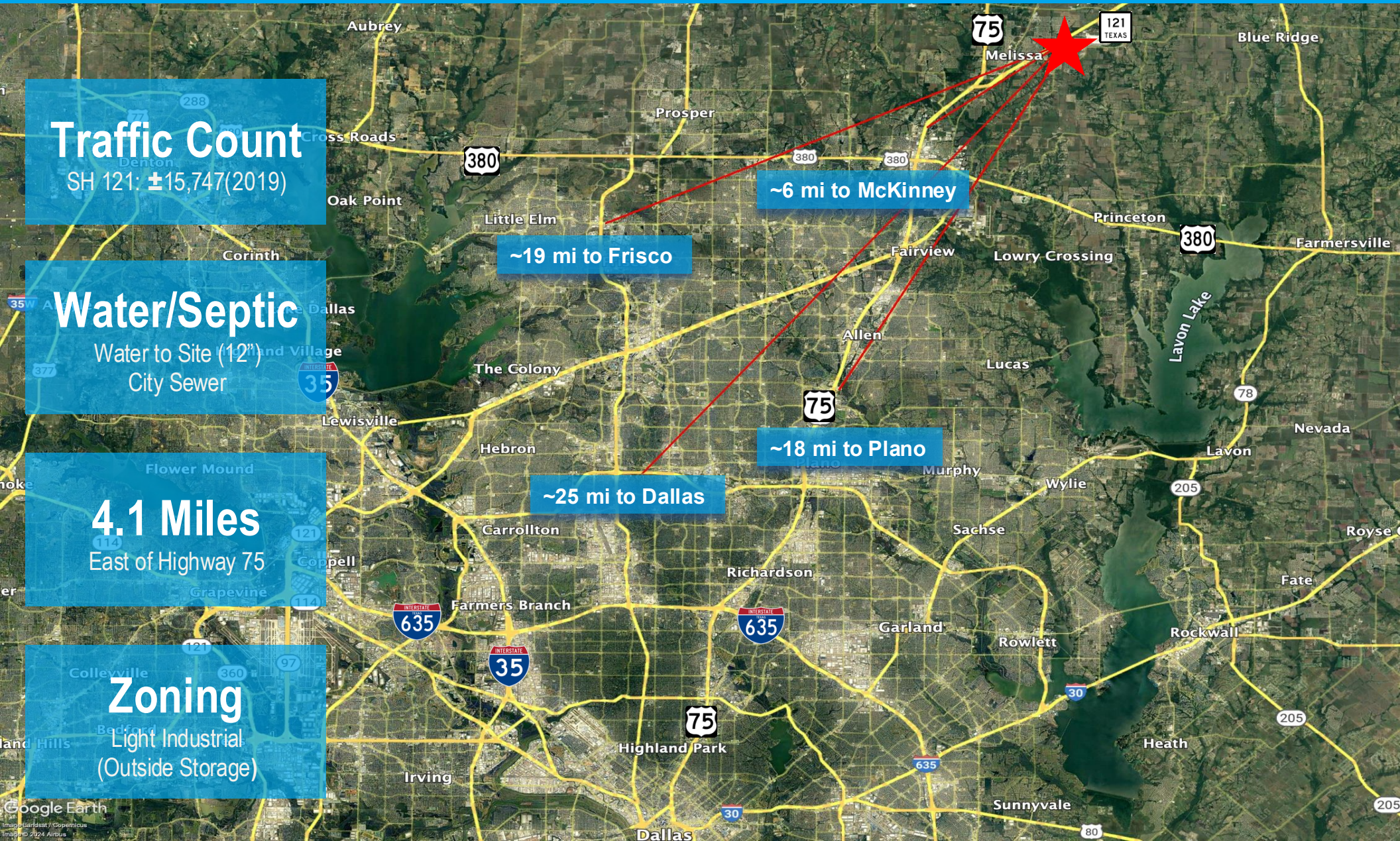
Water to Site (12")
City Sewer

4.1 Miles

East of Highway 75

Zoning

Light Industrial
(Outside Storage)



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For Sale or Lease

Melissa Industrial Park



Property Contact

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

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