

# MELISSA INDUSTRIAL PARK

3550 INDUSTRIAL DRIVE, MELISSA, TX 75454

3.3 AC for BUILD-TO-SUIT or LAND SALE



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# Melissa Industrial Park

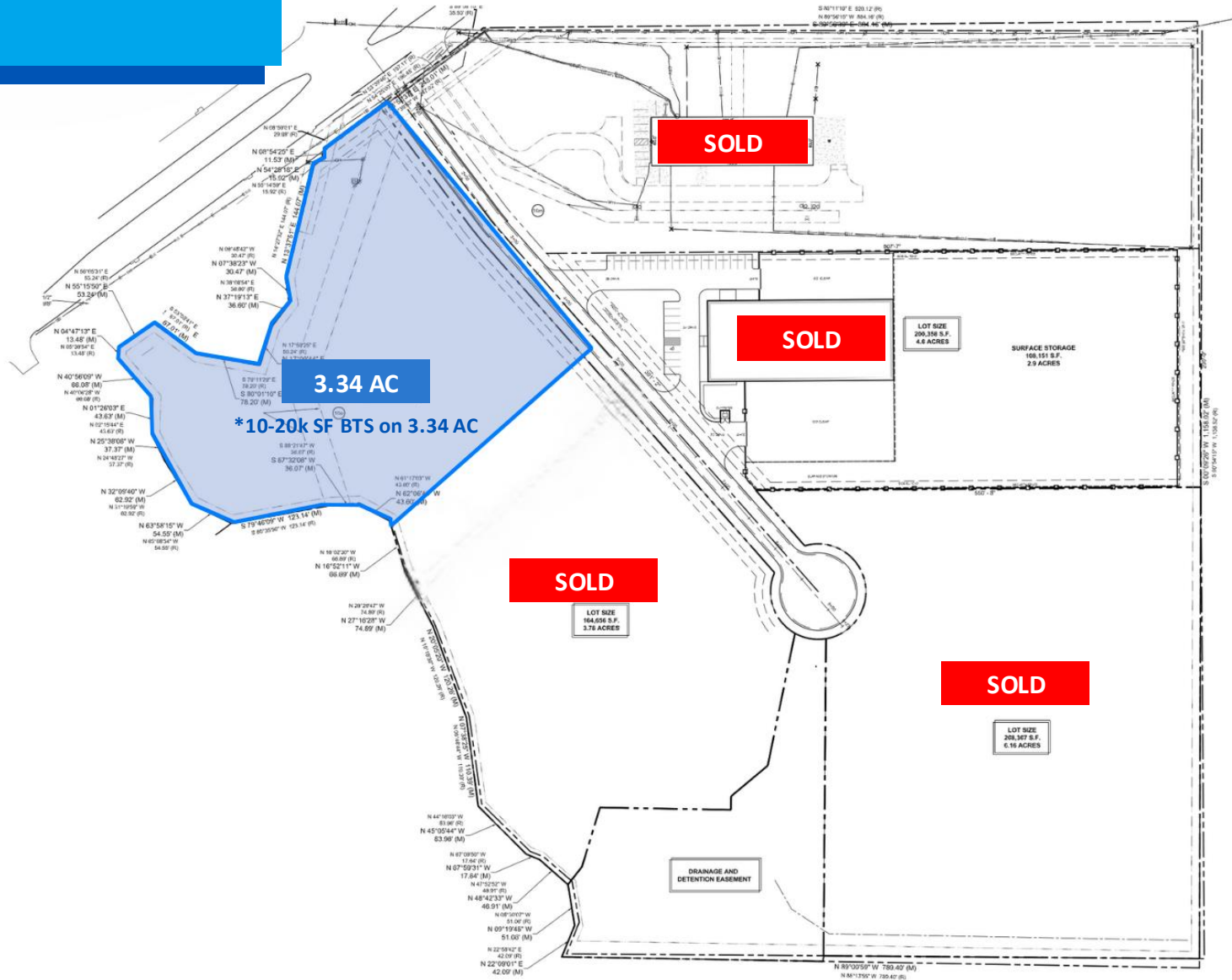
Industrial Outside Storage Available

3550 Industrial Drive, Melissa, TX 75454

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## Melissa Industrial Park

Site Plan



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## 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**



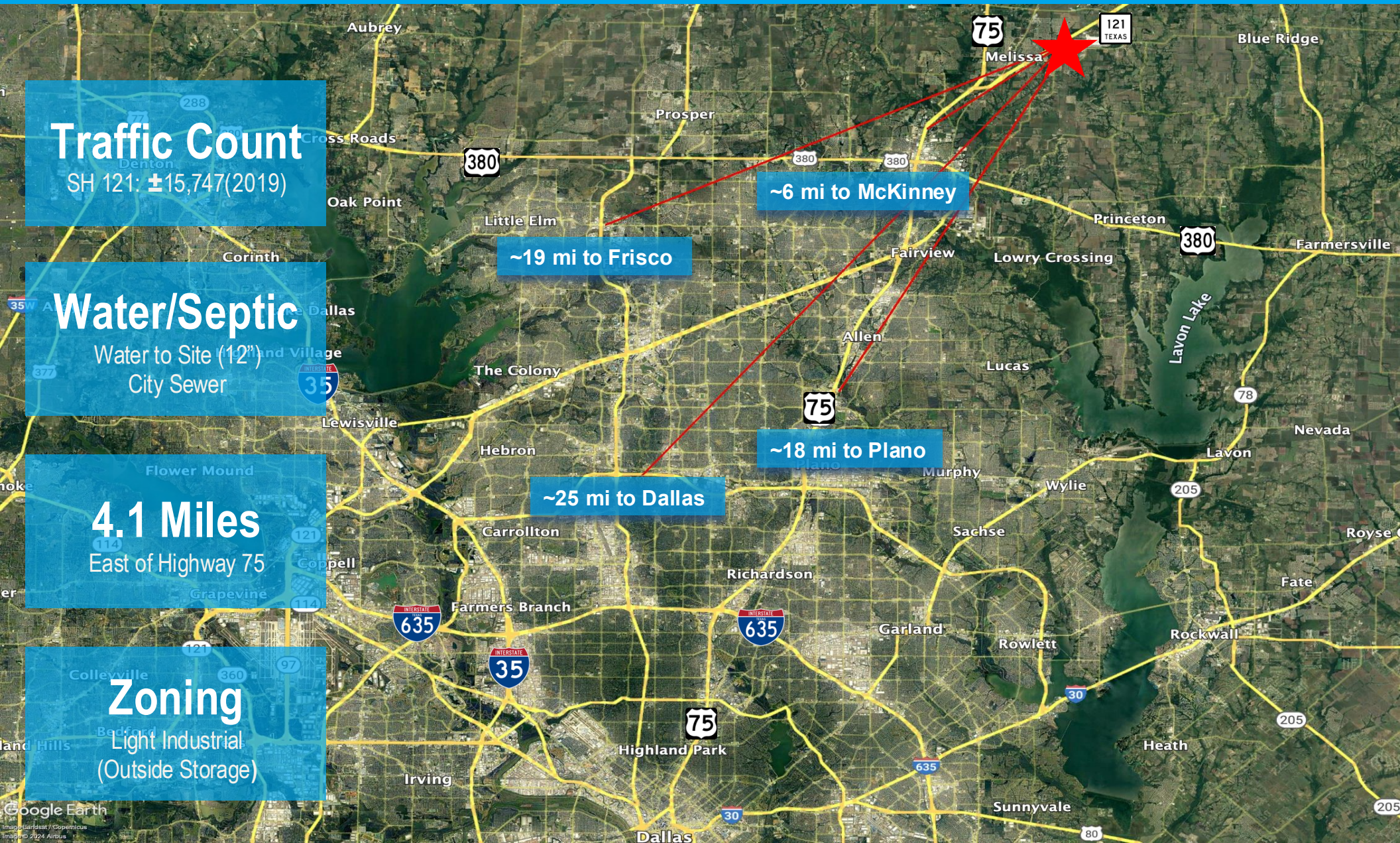


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**For Sale or Lease**

Melissa Industrial Park





# Property Contact

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