Melissa Business Park

For Lease: 2,000 - 24,000 sf



Contact: 940-299-9432

rhitz@txbusinessparks.com / www.txbusinessparks.com

96,000 SF of Industrial Flex Space (Phase 1)
Unit Sizes: 2,000 - 24,000 SF

- Full HVAC throughout office and warehouse
- 12' x 14' overhead door
- Glass storefront entrance
- Three phase electrical capable
- Designated signage space above door
- Mulitple designated parking spaces per unit
- Fully insulated
- Mezzanine Option (Pre-Leased Units)
- Water provided by North Collin SUD & on-site septic system
- Tall Ceilings (20' side walls & 25' peak height)
- Additional overflow parking
- No Zoning - Property located in Collin County Zoning

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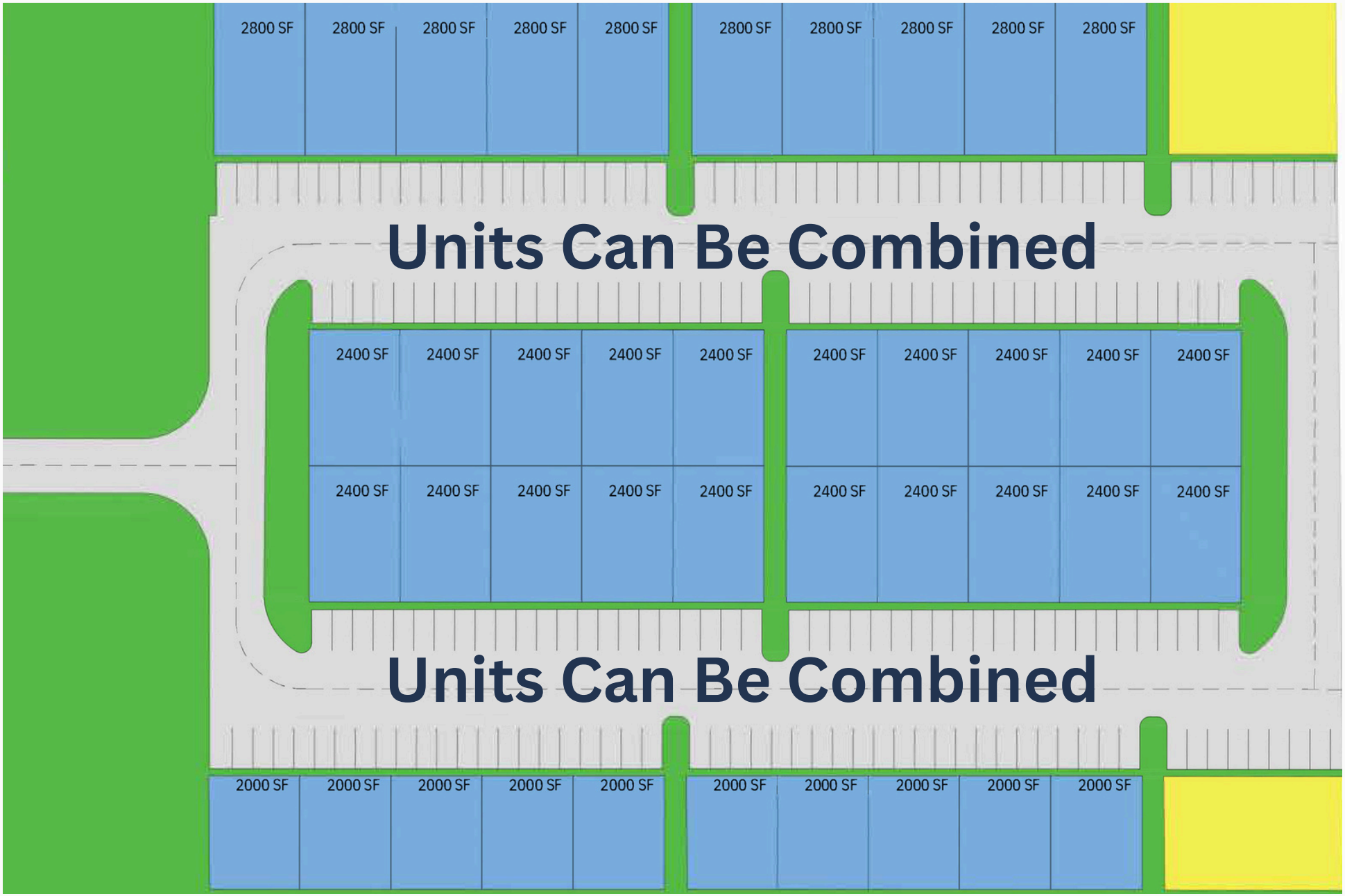
Site Plan



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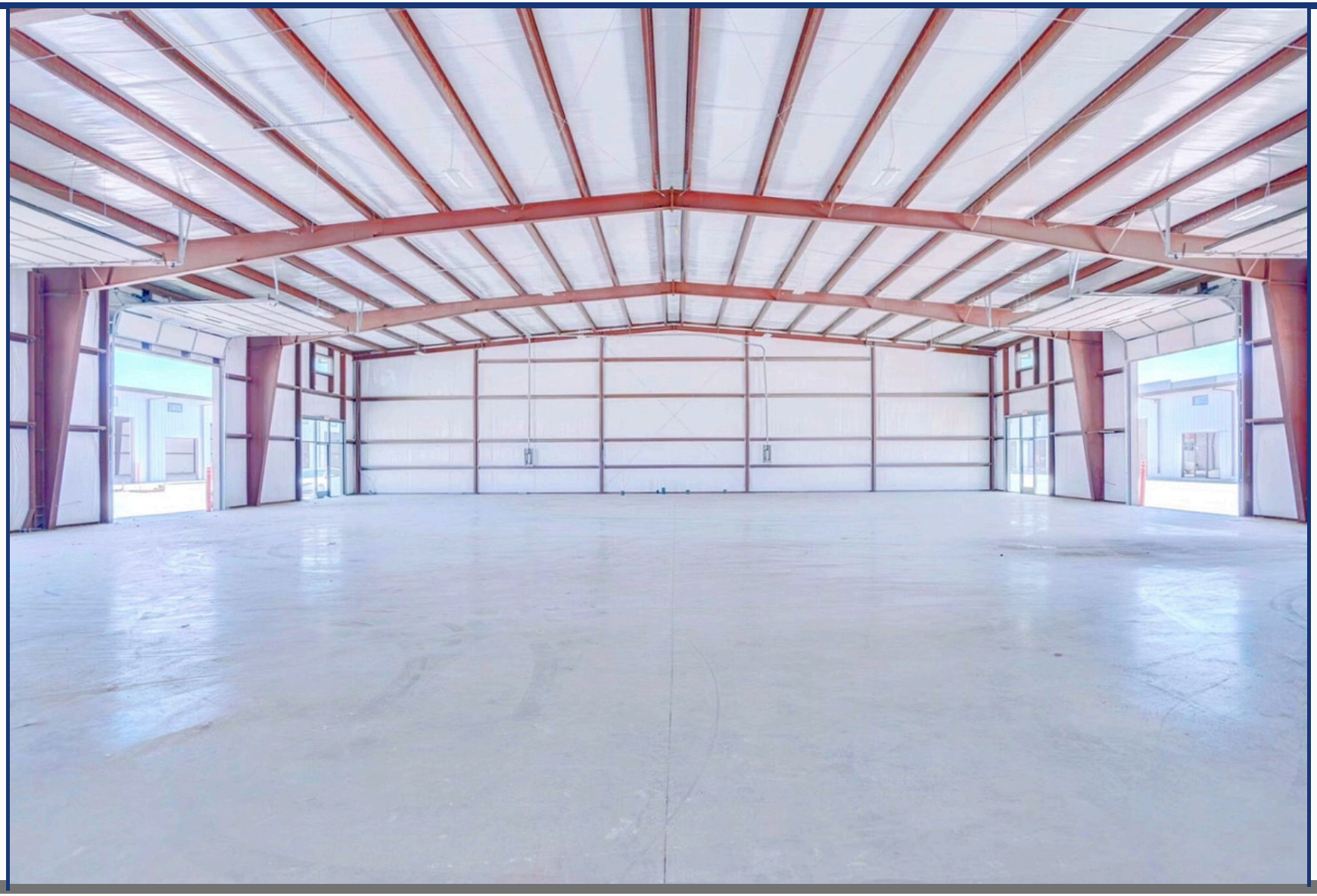
Shell Unit



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Potential Customizations

Interior Finish-outs

We have the ability to customize interior finish-outs with our in house construction crew (TX Park Management)

- Mezzanine options
- Multiple & larger offices
- Multiple & larger bathrooms with showers
- Kitchenette & Cabinets
- Specialty flooring - tile, hardwoord floors, etc
- Additional windows (exterior & interior)
- Business specific improvements

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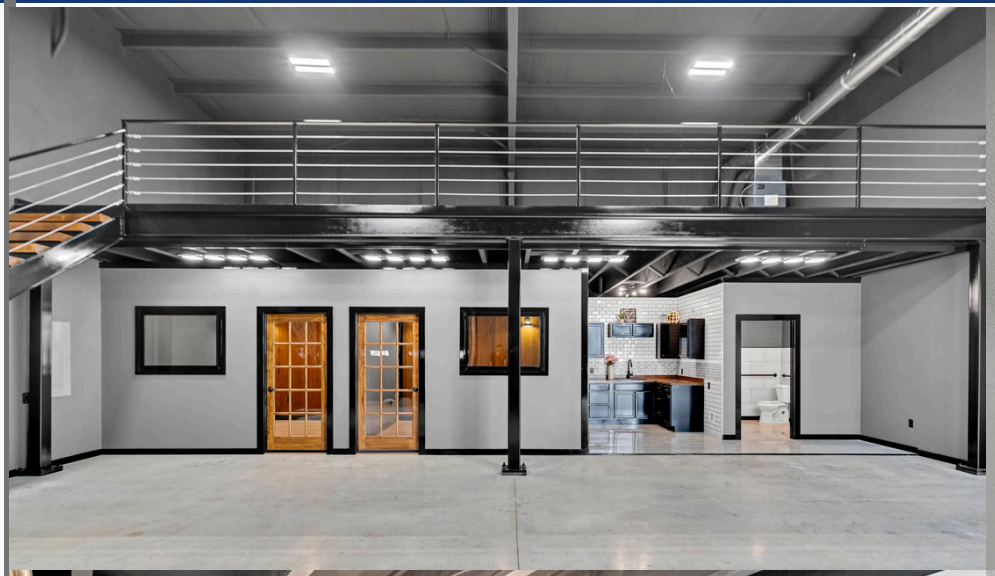
Interior Customizations









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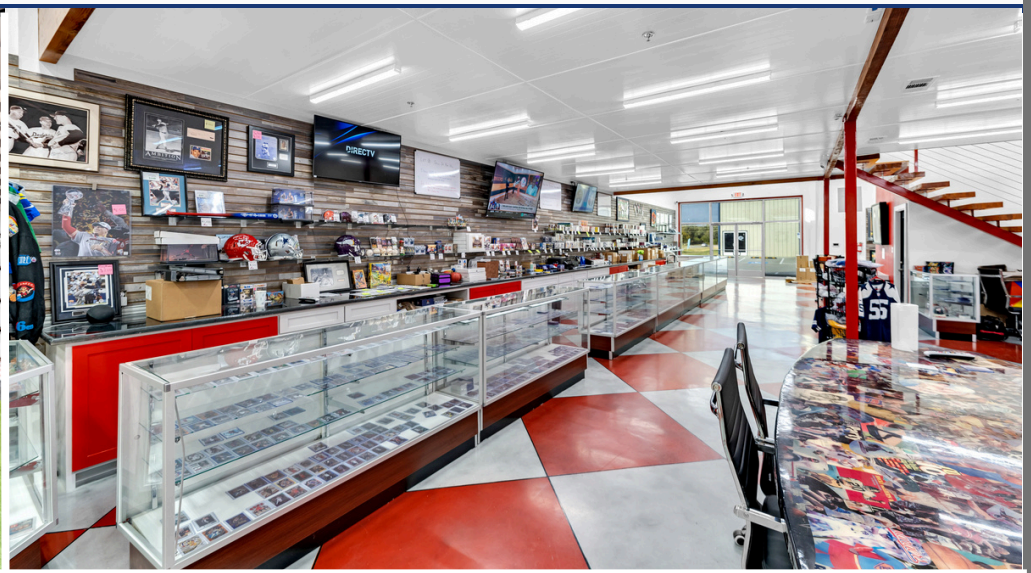
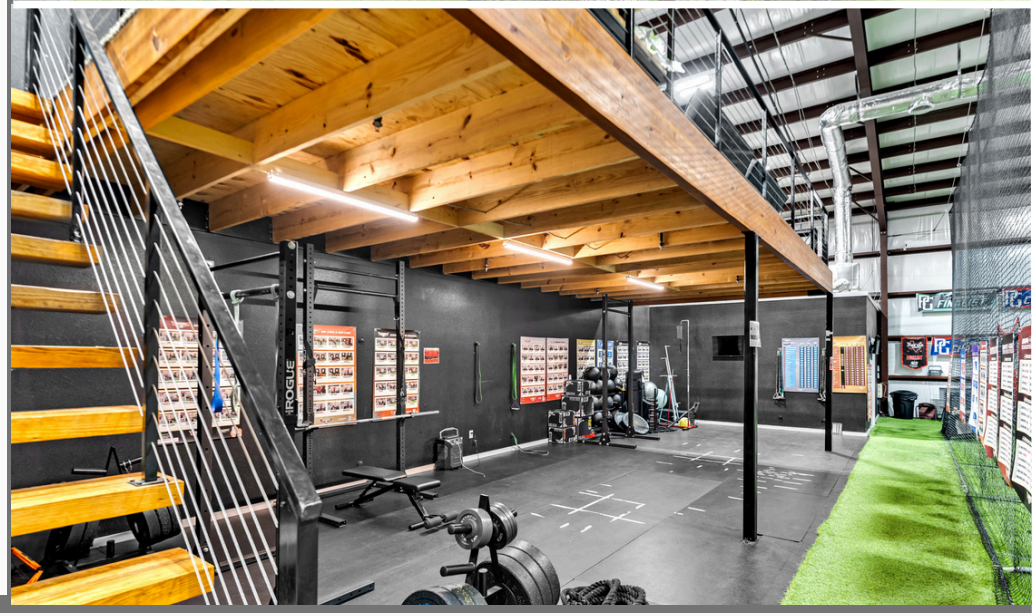
Interior Customizations









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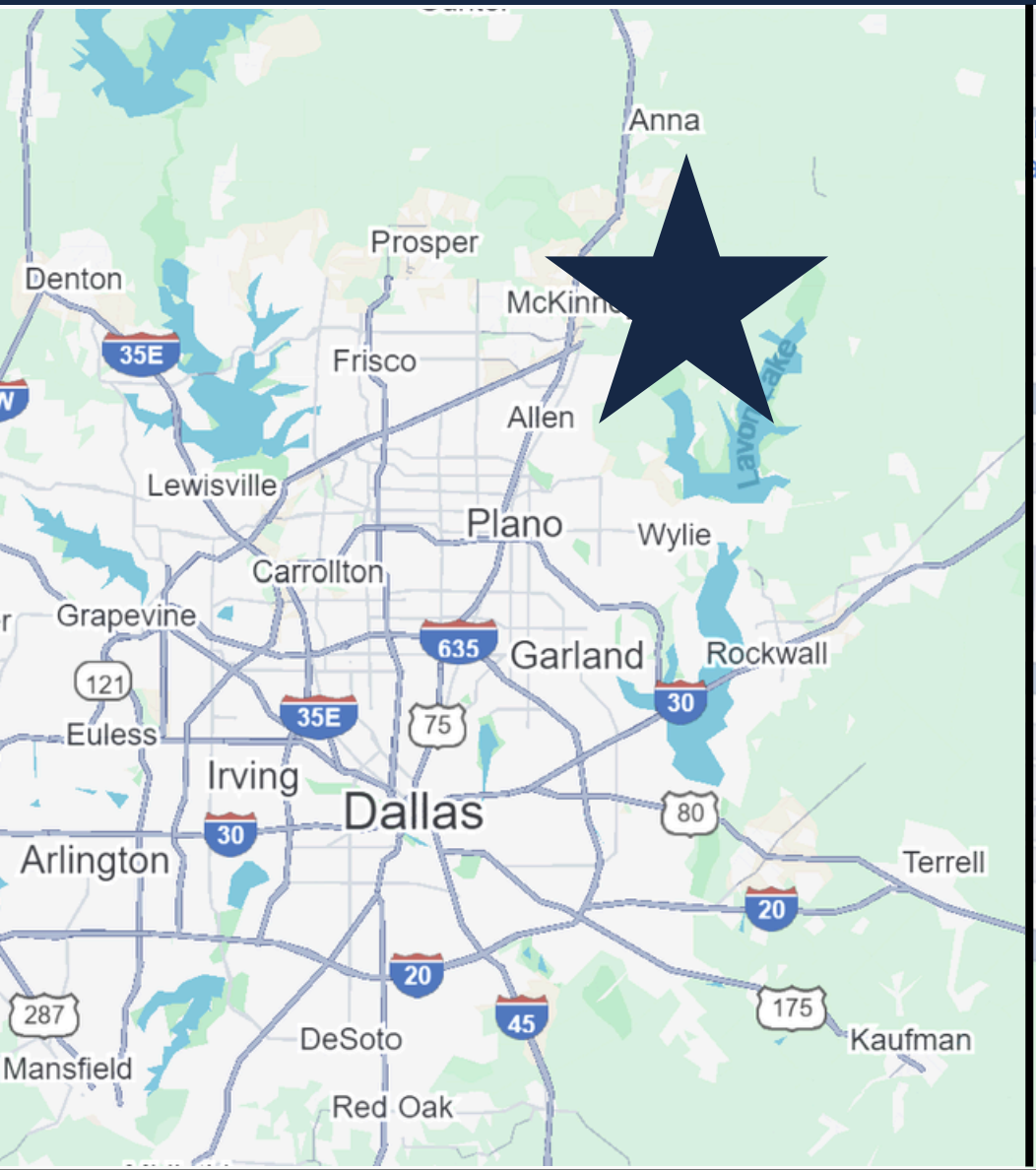
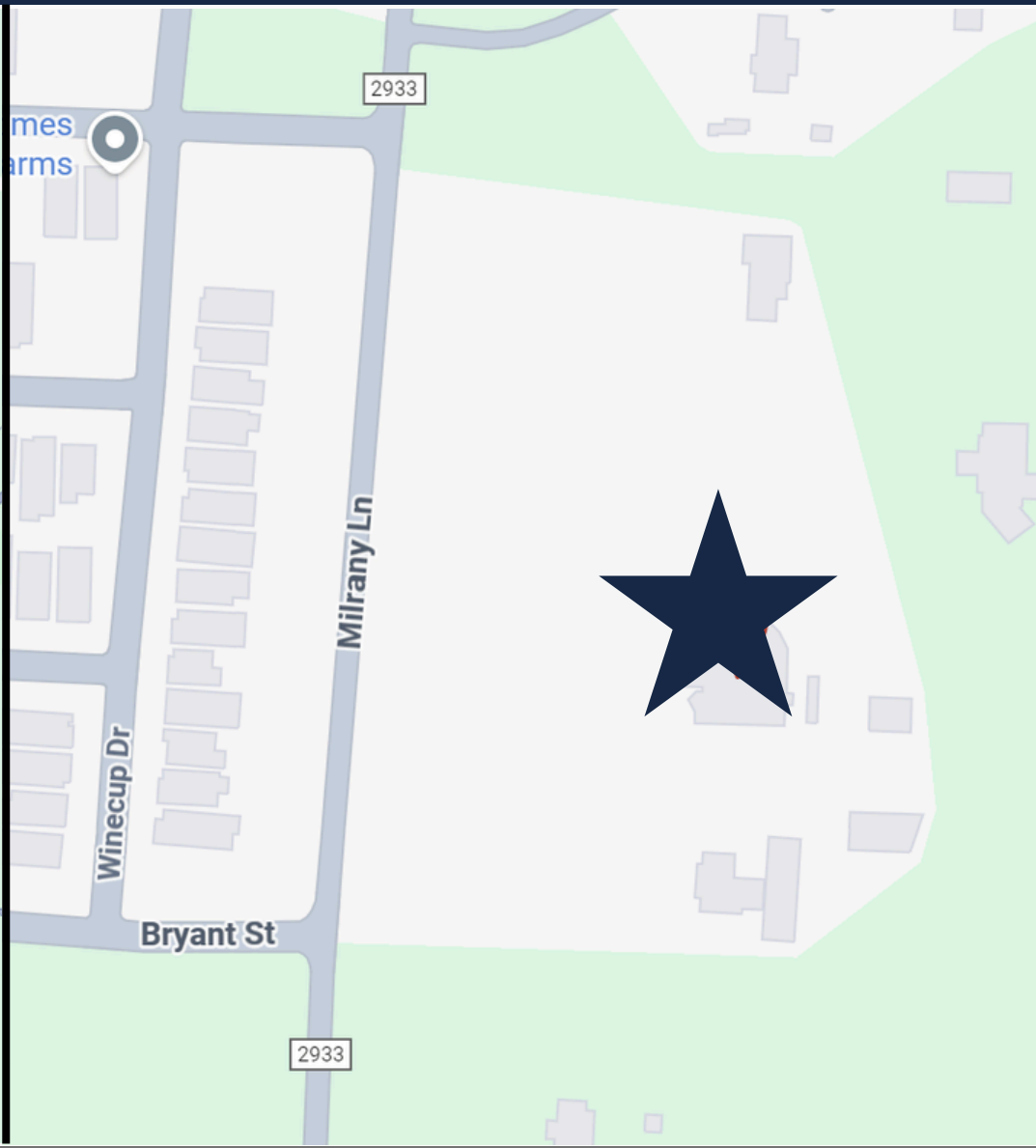
Location - City of Melissa





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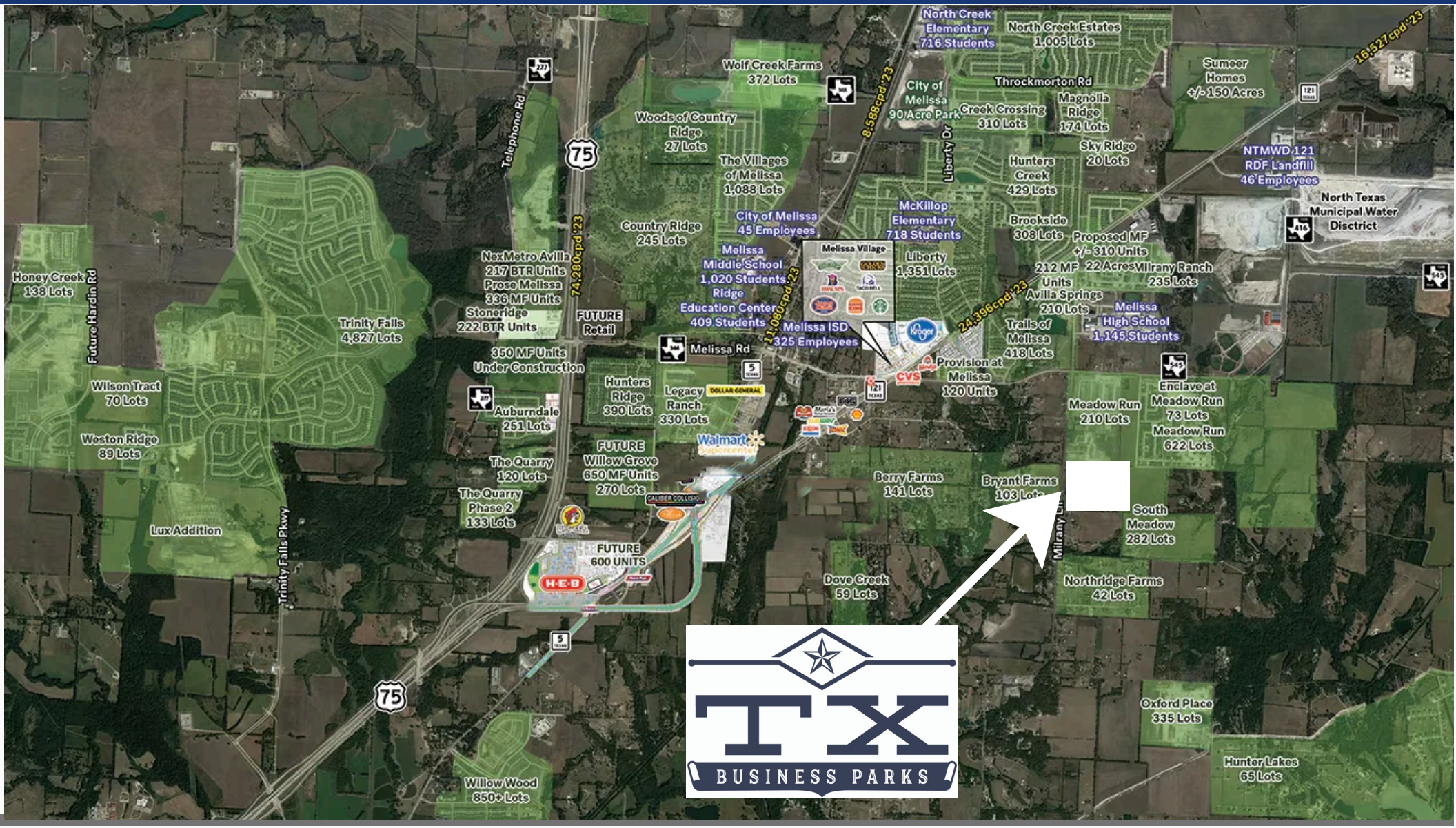
Location - Growth & Density



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TX Business Parks

The developers of Melissa Business Park have constructed over 500,000 SF of light industrial & office/warehouse property

Projects include:

Harmon Road Business Park (13045 Harmon Road Fort Worth, TX 76177)
Harmon Industrial Condos (13015 Harmon Rd. Fort Worth, TX 76177
Golden Heights Business Park (2163 Golden Heights Rd. Fort Worth, TX)
DFW Alliance Business Park (12801 Harmon Rd. Fort Worth, TX)
Argyle Business Park (308 East FM 1830 Argyle, TX 76226)

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Confidentiality

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