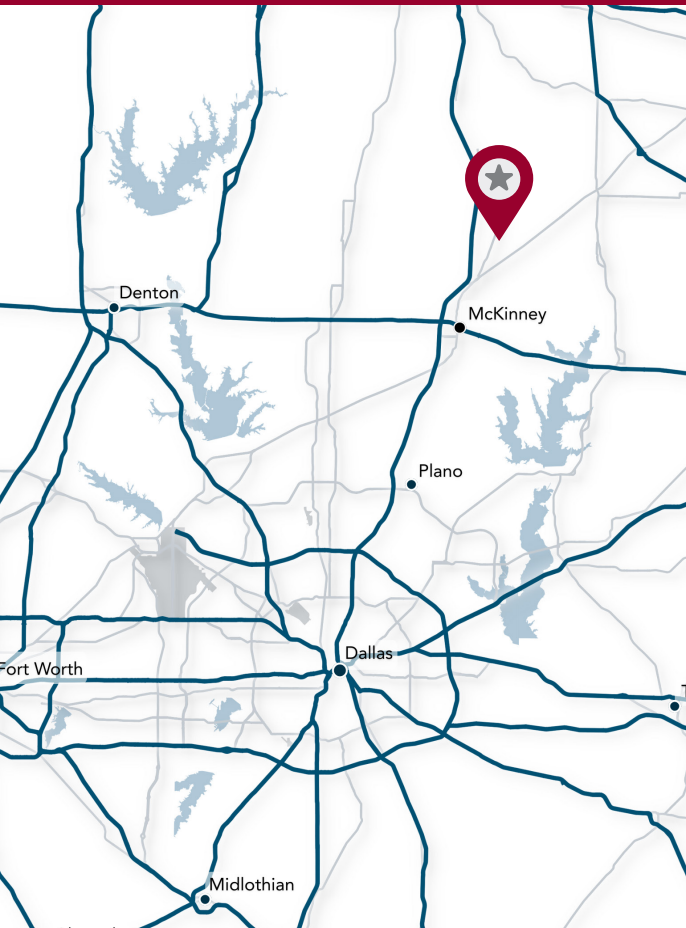


**119,280 SF
FOR LEASE**

MELISSA VILLAGE

Melissa, TX 75454



LISTING HIGHLIGHTS

- 119,280 SF Available
- 3,900 to 39,000 SF Available per building
- 3 Buildings, each 38,760 SF
- 24' Clear height
- Grade level loading
- Available for move in January 1, 2027
- [Gateway Melissa information link](#)

For more information,
contact:

GEORGE TANGHONGS, SIOR, CCIM
972.934.4008
george@lee-associates.com

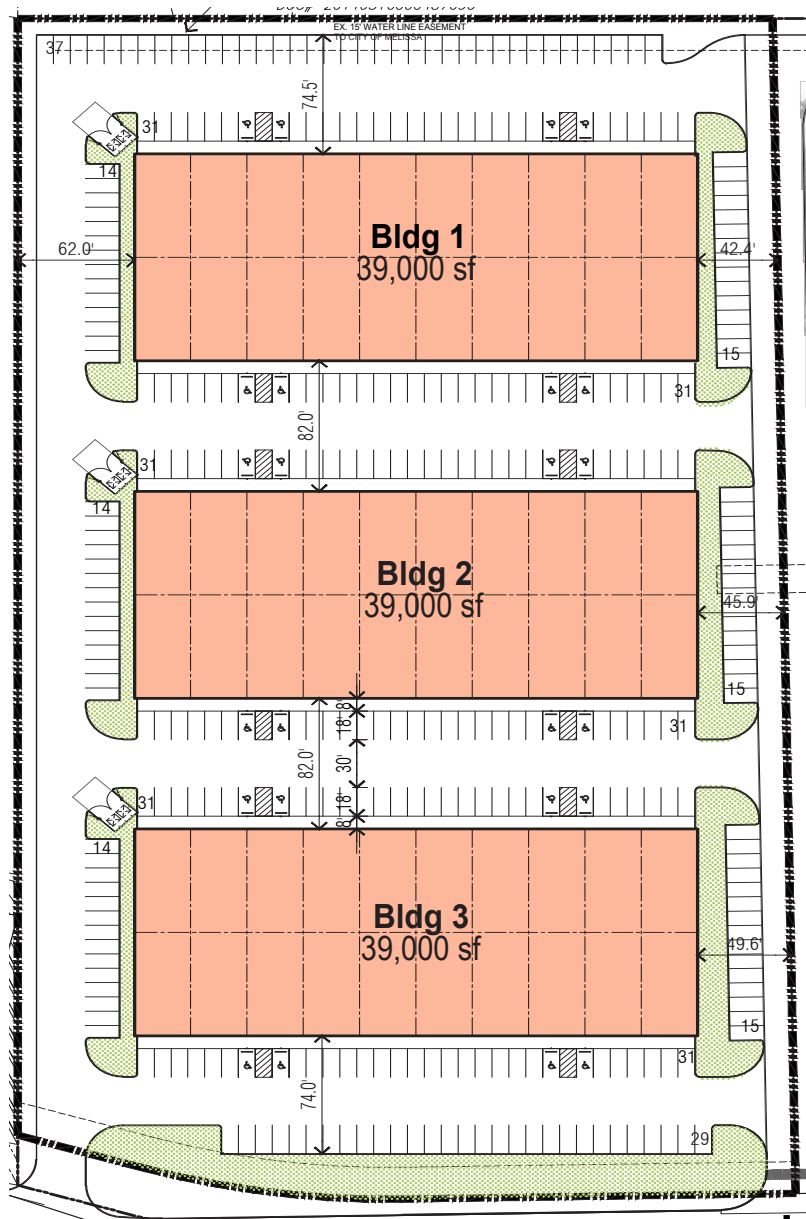
JESSICA REINHARDT
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**LEE &
ASSOCIATES**
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SITEPLAN

Melissa Village,
Melissa, TX



BUILDING ONE

Address	Melissa, TX
Total Building Size	38,760 SF
Divisible to	3,900 SF
Spec Office	1,500 SF
Clear Height	24'
Loading	Grade Level Doors

BUILDING TWO

Address	Melissa, TX
Total Building Size	38,760 SF
Divisible to	3,900 SF
Spec Office	1,500 SF
Clear Height	24'
Loading	Grade Level Doors

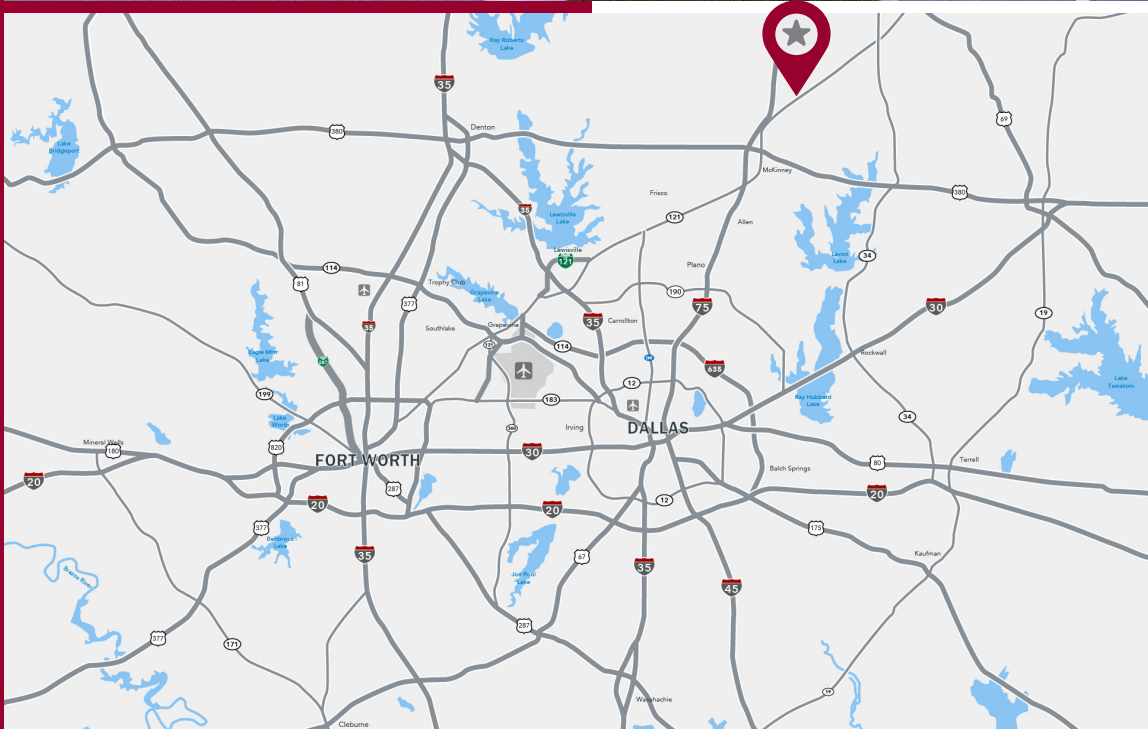
BUILDING THREE

Address	Melissa, TX
Total Building Size	38,760 SF
Divisible to	3,900 SF
Spec Office	1,500 SF
Clear Height	24'
Loading	Grade Level Doors



MELISSA VILLAGE

Melissa, TX



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