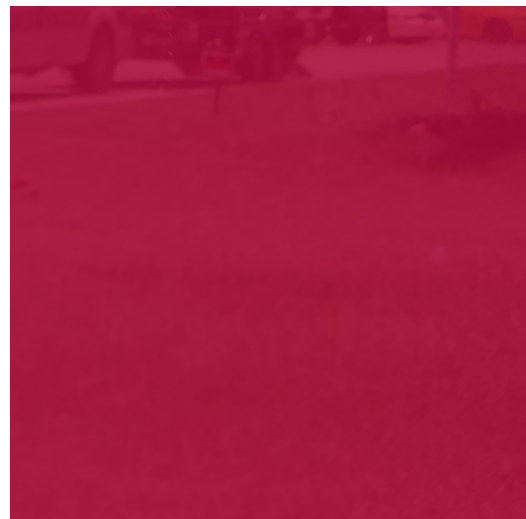


INDUSTRIAL PROPERTY FOR LEASE OR SALE

4951 E HARRISON



4951
E HARRISON
HARLINGEN, TX



Located in proximity to the new 60-Acre / 92,000 sf Cardone facility, this Freestanding 25,600 sf Warehouse with +/- 5 acres in Harlingen's Industrial District is ideal for your Growing Industrial Needs. Former SunPro Solar warehouse [80' x 320'] in Arroyo View Industrial Park. Graduated clear height of 18.5' to 20'. Set of six (6) drive through Grade Level doors [12' x 16'] and Three (3) Dock High Doors.



Commercial Real Estate in the Rio Grande Valley

FOR SALE
4951 E HARRISON

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,124,800
Building Size:	25,600 SF
Monthly Base Rent:	\$16,093.12
Lot Size:	5 Acres
Number of Units:	1
Price / SF:	\$83.00
Year Built:	2020
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Located in proximity to the new 60-Acre / 92,000 sf Cardone facility, this Freestanding 25,600 sf Warehouse with +/- 5 acres in Harlingen's Industrial District is ideal for your Growing Industrial Needs. Former SunPro Solar warehouse [80' x 320'] in Arroyo View Industrial Park. Graduated clear height of 18.5' to 20'. Set of six (6) drive through Grade Level doors [12' x 16'] and Three (3) Dock High Doors with 12' Doorways to accommodate 75' Semi Trucks. 400 Amp/3 Phase Electrical, 6" concrete on slab, 4,480 sf Office and 21,120 sf warehouse which includes break room, conference room, open work area, reception, offices and ADA restrooms. Construction includes Sprinkler System, Circular Concrete Drives and 55 Parking Spaces.

PROPERTY HIGHLIGHTS

- **Freestanding Warehouse**
- **Includes Office with HVAC/Restroom**
- **Set of Six (6) Drive Thru Grade Level Doors**
- **3 Dock High Doors**
- **400 AMP/3 Phase/6" concrete on base**
- **Sprinkler System**

FOR SALE OR LEASE
4951 E HARRISON

ADDITIONAL PHOTOS



Proposed Exterior [Warehouse under Construction]



Six (6) Drive-Thru / Grade Level Doors



Warehouse Dimensions 80' x 320' / 3,360 SF Office



CINDY HOPKINS REAL ESTATE

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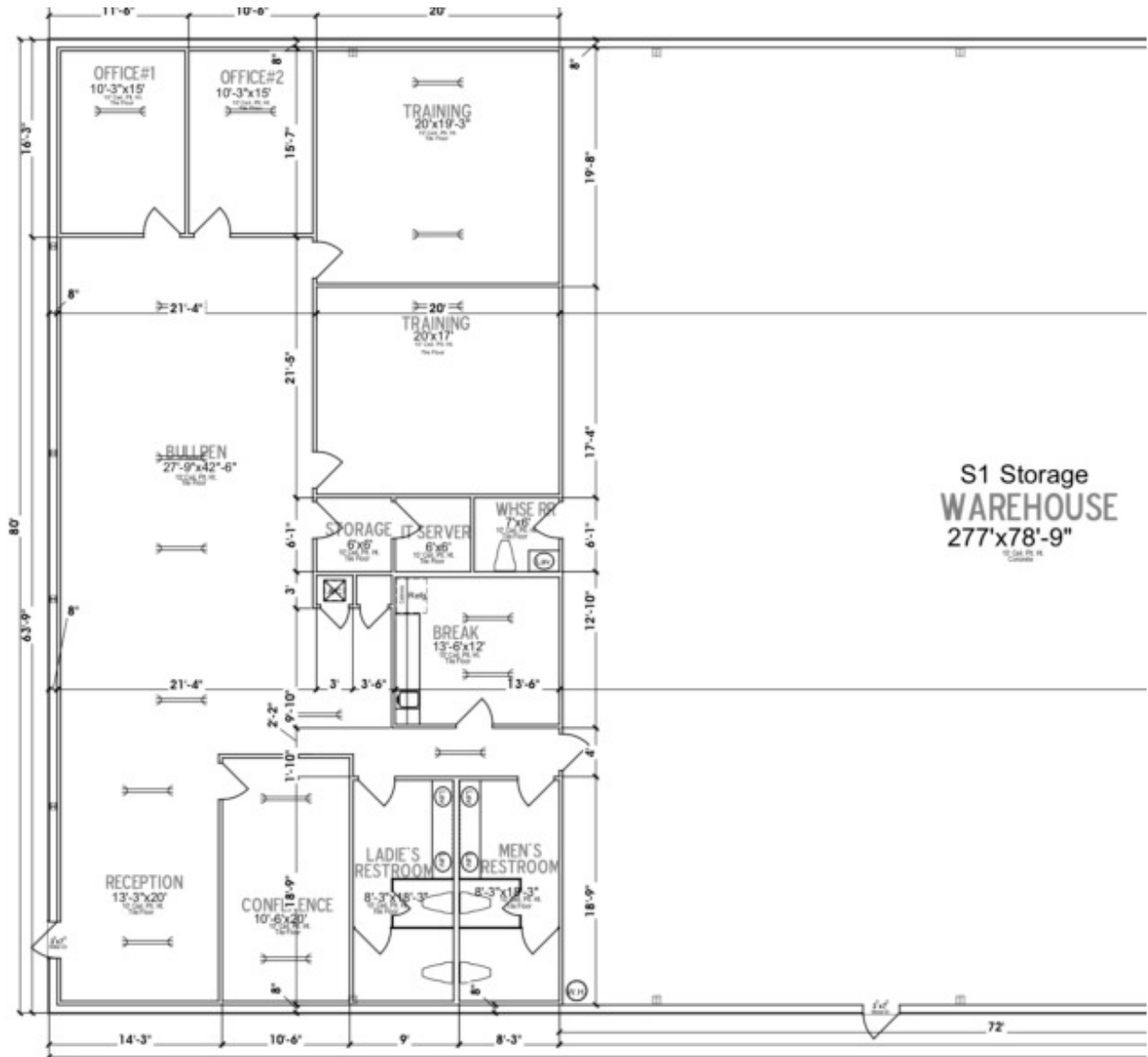
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AERIAL MAP



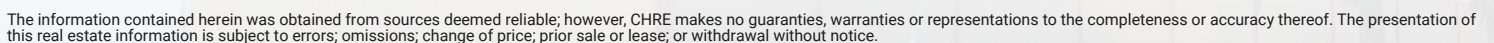
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FLOOR PLAN



Add text here...

SITE PLAN

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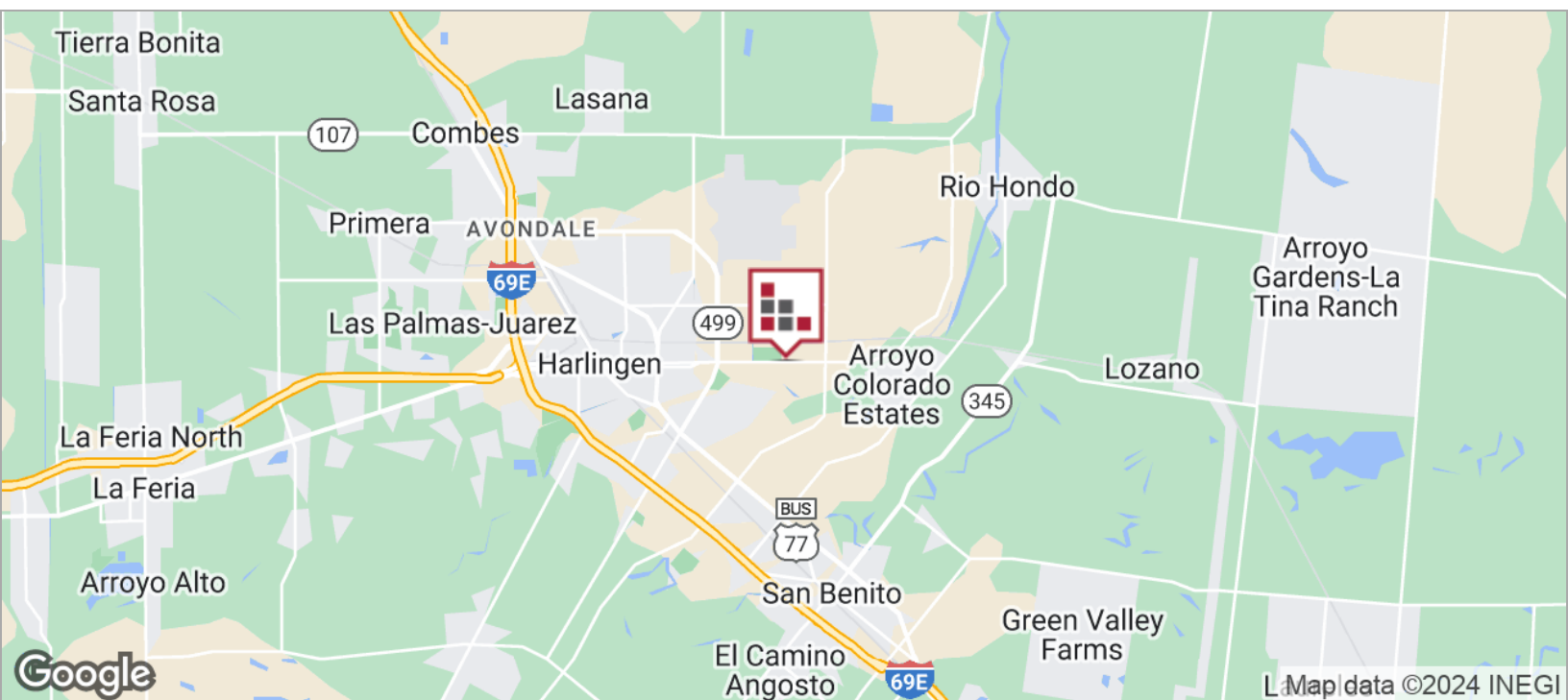
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RETAILER MAP



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LOCATION MAPS



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